


## COUNCIL COMMUNICATION

	Number:	<b>22-055</b>	Meeting:	<b>February 21, 2022</b>
	Agenda Item:	<b>42</b>	Roll Call:	<b>22-0266</b>
	Submitted by:	<b>Steven L. Naber, P.E., City Engineer</b>		

### AGENDA HEADING:

Hearing on 9th and Locust Street Parking Garage Skywalk & HVAC Improvements: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Neumann Brothers, Inc., Michael Simpson, President, \$1,165,000.

### SYNOPSIS:

This is a public hearing to allow for public input on the 9th and Locust Street Parking Garage Skywalk & Heating, Ventilation and Air Conditioning (HVAC) Improvements and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. This project provides for the renovation of the skywalk corridors on the west and south sides of the 9th and Locust Parking Garage with interior and HVAC improvements, including replacement of eight (8) ceiling-mounted out-of-service heat pumps with two (2) new air handling units.

### FISCAL IMPACT:

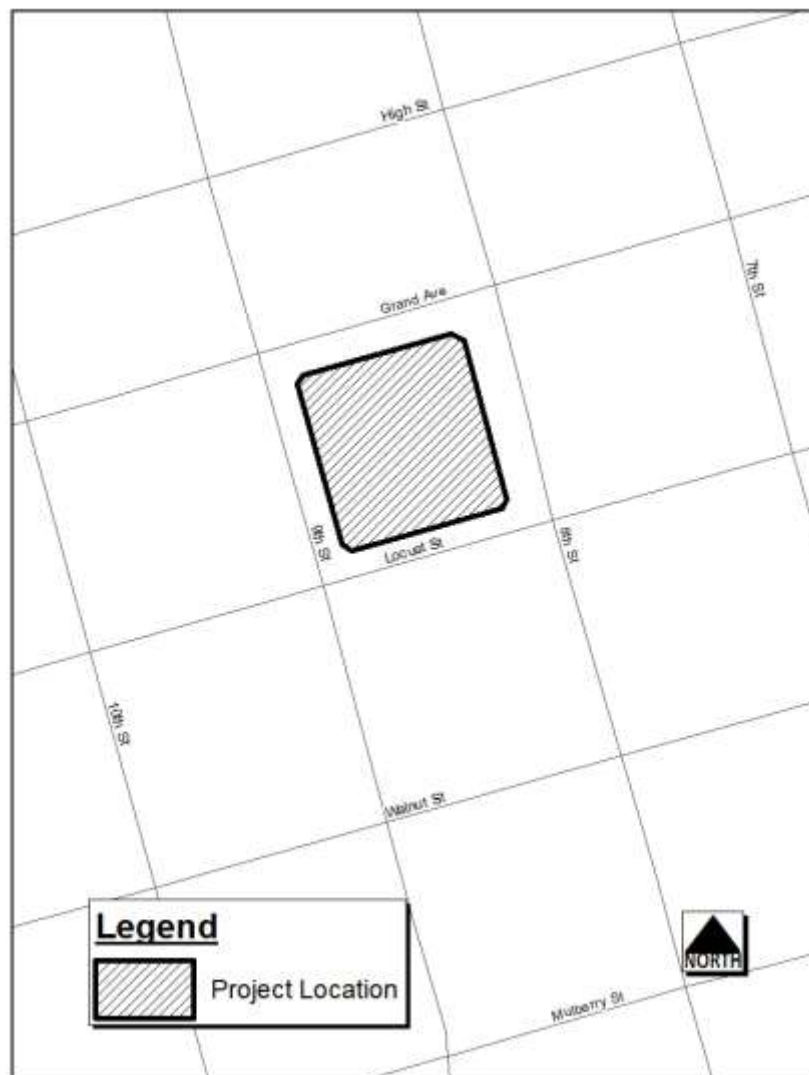
Amount: \$1,165,000 construction contract (\$850,000 City Engineer's Estimate).

Funding Source: 2021-2022 CIP, Page 59, Parking Facility Rehabilitation/Repair Program, PG016, Parking System Revenue.

### ADDITIONAL INFORMATION:

- On December 20, 2021, under Roll Call No. 21-1885, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the 9th and Locust Street Parking Garage Skywalk & HVAC Improvements. Before the City Council can enter into a contract, it must hold a public hearing and approve the proposed plans, specifications, and form of contract documents and engineer's estimate for the construction of the 9th and Locust Street Parking Garage Skywalk & HVAC Improvements, Activity ID 04-2020-012. The improvement includes the modification of parking garage skywalk corridors including selective demolition, expansion joint repair, new carpet and ceiling tile, new air handling units, new ductwork, and electrical improvements; all in accordance with the contract documents, including Plan File No. 603-065/093, located at the 9th and Locust Parking Garage.

- Sealed bids for said improvement were submitted by the following bidders:
  - Neumann Brothers, Inc., Des Moines, IA, Low Bid
  - Bergstrom Construction, Inc., Des Moines, IA
- The bids were received and opened at a public meeting presided over by the City Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa at 11:00 a.m. on January 25, 2022.
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Neumann Brothers, Inc. (Michael Simpson, President, 1435 Ohio Street, Des Moines, IA, 50314), in the amount of \$1,165,000, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.



**PREVIOUS COUNCIL ACTION(S):**

Date: December 20, 2021

Roll Call Number: [21-1885](#)

Action: Ordering construction of the following:

(D) [9<sup>th</sup>](#) and Locust Street Parking Garage Skywalk & Heating, Ventilation and Air Conditioning (HVAC) Improvements: Receiving of bids, (1-25-22), and Setting date of hearing, (2-21-22), Engineer's estimate, \$850,000. ([Council Communication No. 21-573](#)) Moved by Boesen to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Partial payments to the contractor and final acceptance of work.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).