


# COUNCIL COMMUNICATION

	Number:	<b>24-289</b>	Meeting:	<b>July 15, 2024</b>
	Agenda Item:	<b>7</b>	Roll Call:	<b>24-0931</b>
	Submitted by:	<b>John F. TeKippe, Fire Chief, James M. Hoff, Assistant City Manager, and Steven L. Naber, P.E., City Engineer</b>		

## AGENDA HEADING:

Approving Guaranteed Maximum Price (GMP) Amendment 2 with Ryan Companies US, Inc. for Construction Manager at Risk (CMaR) services for the Des Moines Fire Station No. 4 Replacement, not to exceed \$12,961,920.

## SYNOPSIS:

Recommend approval of the GMP Amendment 2 with Ryan Companies US, Inc. (Michael R. McElroy, President, 533 South Third Street, Suite 100, Minneapolis, Minnesota 55415) for a total cost not to exceed \$12,961,920 for the Des Moines Fire Station No. 4 Replacement project.

## FISCAL IMPACT:

Amount: \$12,961,920

Funding Source: Fiscal Year (FY) 2024-2025 Capital Improvement Program (CIP), Page 35, Fire Station 4, BL136, Being: Ground Emergency Medical Transportation Funds transferred from FY2024-2025 CIP, Page 23, Fire Building Improvements, BL063

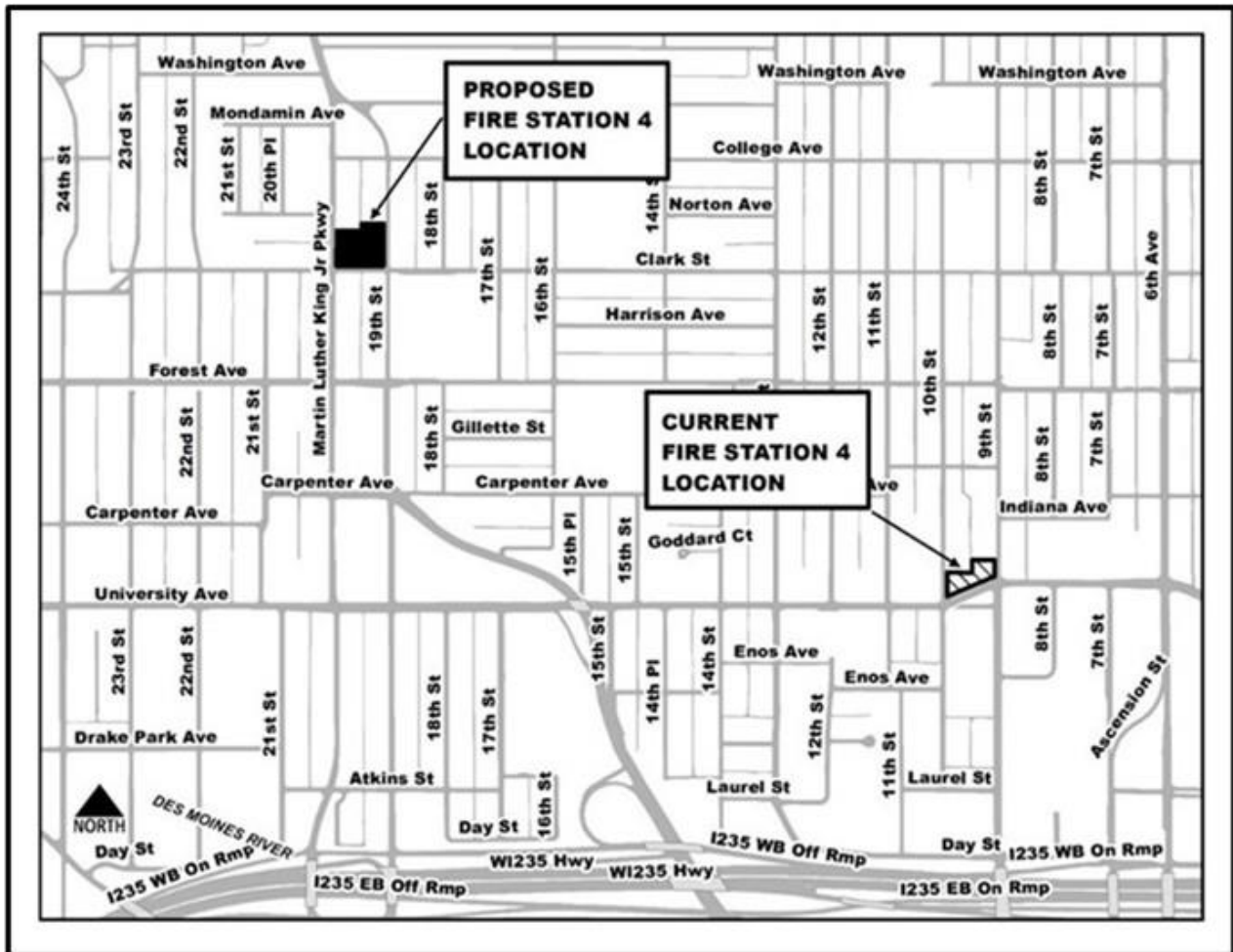
## ADDITIONAL INFORMATION:

- On July 1, 2022, Senate File 183 established a new Chapter 26A of the Iowa Code, which allows and authorizes public improvement projects to be constructed under the Construction Manager at Risk (“CMR”, alternatively “CMaR”) project delivery method.
- CMR is defined in Iowa Code Chapter 26A as a sole proprietorship, partnership, corporation, or other legal entity that assumes the risk for construction, rehabilitation, alteration, or repair of a project and provides consultant services to the government entity in the project development and design phases, working collaboratively with the design professionals involved. A CMaR project delivery method involves the negotiation of a GMP for the project with a construction manager who agrees to complete the project for the public entity-owner within the GMP. The GMP includes the cost of the construction work (including work performed by subcontractors and any self-performed work by the construction manager), plus the construction manager’s negotiated fee. CMaR cannot be used on highway, bridge or culvert construction projects.
- City staff prepared and issued a Notice of Intent (NOI), Request for Qualifications (RFQ), and Request for Proposals (RFP) with the intention of being used to procure a CMaR. Ryan Companies US, Inc. was selected to provide CMaR services for this project based upon the selection criteria in

the RFQ and RFP, as well as their demonstrated project approach, understanding, and related project experience.

- The Scope of Services previously performed by the Construction Manager under this Agreement for pre-construction services has included design review and constructability recommendations, scheduling, cost estimating, value engineering, construction bid packaging, and subcontractor and supplier procurement.
- An Interim GMP for long-lead time electrical equipment was approved by City Council on May 6, 2024, by Roll Call No. 24-0645, for an amount not to exceed \$239,705.46. This Interim GMP Amendment No .1 allows for the early procurement of long lead time material, which is anticipated to save approximately one (1) month of construction time.
- The Construction Manager has assembled bid packages for the remainder of the scope to complete the construction project according to the complete construction plans and specifications. The Construction Manager posted an RFQ, evaluated qualifications, and issued bid documents to qualified subcontractors to submit a bid. The Construction Manager and City have opened, reviewed, and tabulated the bids. The following bidders have been deemed to be the lowest responsive, responsible bidders for their respective bid packages to be the Construction Manager's subcontractor for the associated scope of work:
  - Bid Package 1 Electrical Equipment\*\*: Waldinger Corporation  
\*\*[May 6, 2024]
  - Bid Package 2 Building Concrete: Jensen Builders Ltd.
  - Bid Package 3 Precast Material: Enterprise Precast Concrete
  - Bid Package 4 Masonry: Midwest Masonry
  - Bid Package 5 Steel Material: PDM Precast, Inc.
  - Bid Package 6 Precast & Steel Erection: Northwest Steel Erection
  - Bid Package 7 Finish Carpentry: Ryan Companies US Inc.
  - Bid Package 8 Roofing: Academy Roofing & Sheet Metal Company
  - Bid Package 9 Overhead Doors: Skold Door & Floor Company, Inc.
  - Bid Package 10 Glazing: Elite Glass & Metal
  - Bid Package 11 Framing, Drywall, Ceilings: Allied Construction
  - Bid Package 12 Tile & Flooring: Allied Construction
  - Bid Package 13 Polished Concrete/Resinous Flooring: Skold Construction Services
  - Bid Package 14 Painting & Wall Coverings: Jarnagin Painting, Inc.
  - Bid Package 15 Signage: Archetype
  - Bid Package 16 Fire Suppression: Summit Fire Protection Co.
  - Bid Package 17 Plumbing & HVAC: Air Con Mechanical Corp.
  - Bid Package 18 Electrical, Comm, Safety, Security: Van Maanen Electric
  - Bid Package 19 Earthwork & Utilities: Corell Contractor, Inc.
  - Bid Package 20 Rammed Aggregate Piers: Foundation Service Corp.
  - Bid Package 21 Site Concrete: Nehring Construction
  - Bid Package 22 Fencing: Des Moines Steel Fence
  - Bid Package 23 Landscaping: Whitfields Lawn & Garden Specialists

- The Construction Manager has prepared a GMP proposal for the complete scope of work for the Des Moines Fire Station No. 4 Replacement project, including the Cost of the Work, contingencies, and the Construction Manager’s Fee percentage as established in the RFP. This GMP Amendment #2 to the original Agreement requires Council action to allow the start of construction. This GMP Amendment #2 incorporates the prior agreed upon GMP Amendment #1, to ensure there is one cumulative GMP for the Project. The fiscal impacts stated for GMP Amendment #2 includes the previously approved fiscal impact from GMP Amendment #1.
- As part of the Fire Department’s long-term planning for fire station replacement, this project provides for the replacement and relocation of Fire Station No. 4. The new station will be similar in size to the newly constructed Fire Station No. 11 but will also include the addition of a fourth apparatus bay, a stair training tower, and training trench.
- Fire Station No. 4 was identified as the highest priority replacement project for the Fire Department for two (2) main reasons:
  - The ability to improve service delivery to the residents and guests of Des Moines in that area of the city; and
  - The opportunity to replace the second oldest fire station in the City.
- Construction is expected to begin on-site in summer 2024 and be completed in December 2025.



**PREVIOUS COUNCIL ACTION(S):**

Date: May 6, 2024

Roll Call Number: [24-0645](#)

Action: [Approving](#) Interim GMP Amendment 1 with Ryan Companies US, Inc. for CMAr Services for the Des Moines Fire Station No. 4 Replacement, not to exceed \$239,705.46. ([Council Communication No. 24-194](#)) Moved by Coleman to adopt. Second by Gatto. Motion Carried 7-0.

Date: October 23, 2023

Roll Call Number: [23-1406](#)

Action: [Authorizing](#) and approving agreement with Ryan Companies US, Inc. for CMAr Services for the Des Moines Fire Station No. 4 Replacement, with preconstruction services, not to exceed \$140,100. ([Council Communication No. 23-454](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 6-0.

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Partial payments to the Construction Manager and final acceptance of the 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).