


# COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	<b>24-316</b>	Meeting:	<b>August 5, 2024</b>
	Agenda Item:	<b>11</b>	Roll Call:	<b>24-1051</b>
	Submitted by:	<b>Steven L. Naber, P.E., City Engineer</b>		

## AGENDA HEADING:

Approval of contract and bond for construction of an improvement with an estimated cost which is less than the Iowa Code competitive bid threshold, 3rd & Court Avenue Parking Garage Skywalk Lobby Improvements, Bergstrom Construction, Inc. (Tom Gorgas, President), \$44,761.

## SYNOPSIS:

Recommend receive and file bids, designate lowest bidder, and approve contract and bond for 3rd & Court Avenue Parking Garage Skywalk Lobby Improvements. This project includes the installation of a new wall system located within the skywalk corridor at the 3rd & Court Parking Garage.

## FISCAL IMPACT:

Amount: \$44,761 Construction Contract (\$35,000 City Engineer's Estimate)

Funding Source: Fiscal Year (FY) 2024-2025 Capital Improvement Program (CIP), Page 58, Parking Facility Rehabilitation/Repair Program, PG016, Parking Fund

## ADDITIONAL INFORMATION:

- For projects where the Engineer's estimated cost of a vertical infrastructure improvement is less than the competitive bid threshold under Iowa Code, which is currently \$196,000, a competitive quotation process may be utilized.
- Sections 26.3 and 26.12 of the Iowa Code exempt the governing body from advertisement for sealed bids and holding a public hearing on the proposed plans, specifications, form of contract and estimated cost of a vertical infrastructure improvement when the Engineer's estimated cost for the improvement is less than the competitive bid threshold established in Iowa Code Section 314.1B.
- On February 12, 2007, under Roll Call No. 07-0291, the Des Moines City Council approved bidding and contracting process changes for construction of improvements which included "Part II: New Competitive Quotation Process for Public Improvements," which the City Engineer has utilized for this project to determine the lowest responsive, responsible bidder for construction of the proposed improvement.
- The City Engineer's estimate of the following proposed improvement is \$35,000, which is less than the competitive bid threshold under Iowa Code.

- The Engineering Department has prepared plans, specifications, form of contract documents, and Engineer’s estimate for the construction of the 3rd & Court Avenue Parking Garage Skywalk Lobby Improvements, Activity ID 04-2024-013. The improvement includes the installation of a new wall system, including auto locking door, windows, ceilings, electrical, lighting, and limited mechanical work, all in accordance with the contract documents including Plan File No. 663-229/243, located within the skywalk corridor at the 3rd & Court Parking Garage, 210 Walnut Street.
- As part of a solicitation for proposals for said improvement, the plans and specifications were issued to contractors that normally bid on City of Des Moines projects of a similar nature and were also posted on the Engineering Department’s project bidding webpage where all other public improvements are posted; requesting contractors to submit proposals to the Des Moines City Engineer on or before 11:00 a.m. on July 10, 2024.
- One (1) bid for said improvement was submitted by the following bidder:
  - Bergstrom Construction, Inc., Des Moines, IA - Low Bid
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Bergstrom Construction, Inc. (Tom Gorgas, President, 1719 Hull Avenue, Des Moines, IA 503130) in the amount of \$44,761, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
- Construction of this project is anticipated to be completed before spring of 2025.



**PREVIOUS COUNCIL ACTION(S): NONE**

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Partial payments to the contractor and final acceptance of work.

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