


COUNCIL COMMUNICATION

	Number:	25-095	Meeting:	March 10, 2025
	Agenda Item:	44	Roll Call:	25-0382
	Submitted by:	Jonathan A. Gano, P.E., Public Works Director, and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Hearing on SE 8th Street Force Main: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Rognes Corp. (Warren K. Rognes, President), \$6,582,308.60.

SYNOPSIS:

This is a public hearing to allow for public input on the SE 8th Street Force Main 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 installation of 48-inch storm sewer force main along SE 8th Street from E. Elm Street to the Des Moines River to improve stormwater drainage for the Market District.

FISCAL IMPACT:

Amount: \$6,582,308.60 Construction Contract (\$4,500,000 City Engineer's Estimate)

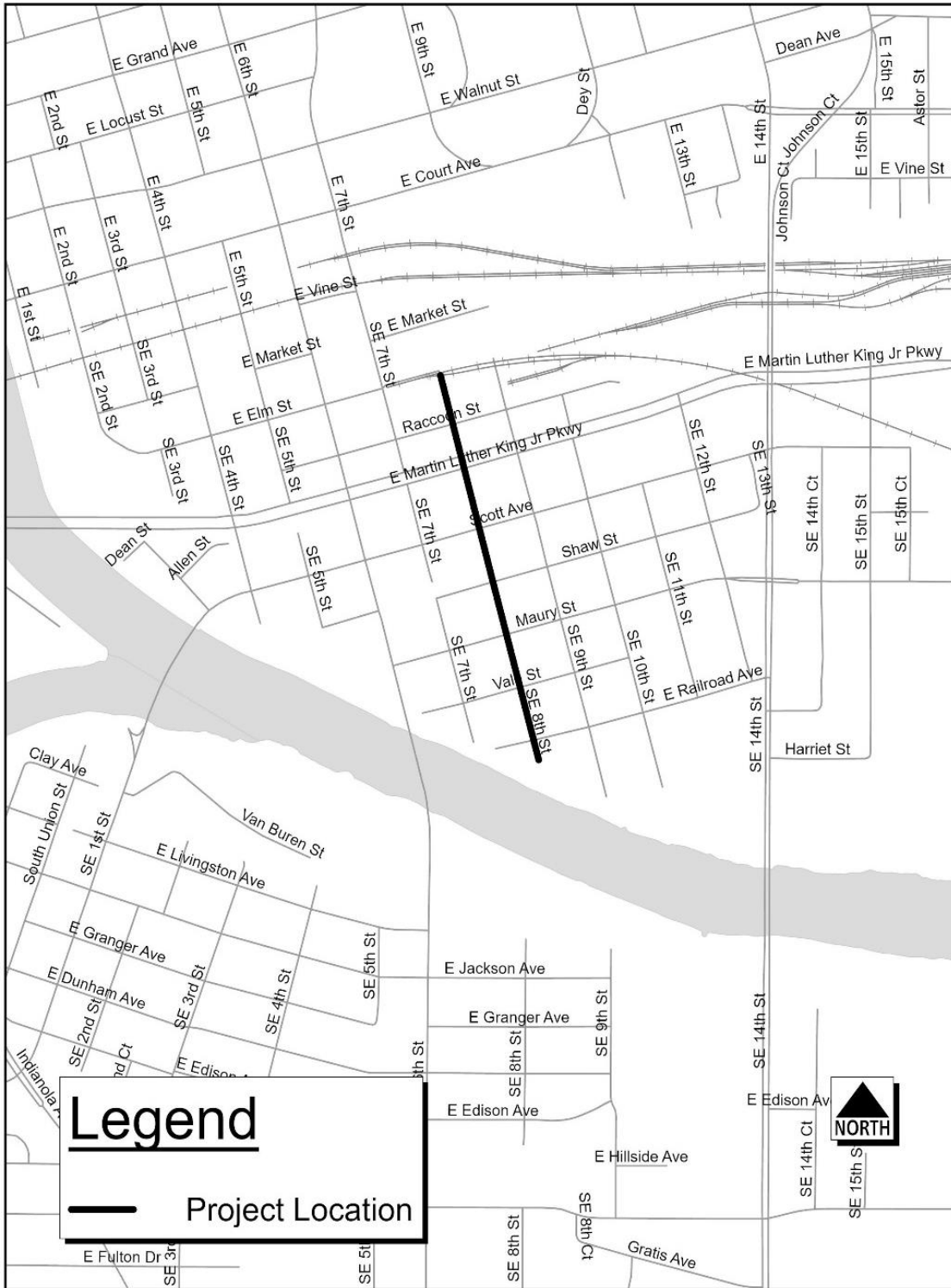
Funding Source: Fiscal Year (FY) 2024-2025 Capital Improvement Program (CIP), Page 118, Market District Infrastructure Improvements, ST282, Being: \$6,306,563.60 in Tax Increment Funding (TIF) Bonds, \$250,000 transferred from SM087 (Flood Mitigation Improvements), and the remaining \$25,745 from Des Moines Water Works (DMWW)

ADDITIONAL INFORMATION:

- On January 27, 2025, under Roll Call No. 25-0093, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the SE 8th Street Force Main. 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 SE 8th Street Force Main, Activity ID 08-2022-004. The improvement includes construction of 48-inch storm sewer force main, Reinforced Concrete Pipe (RCP) storm sewer, trenchless storm sewer, manholes, cast-in-place concrete headwall, Portland Cement Concrete (PCC) pavement, Hot Mix Asphalt (HMA) pavement, rip rap, landscaping, erosion control, restoration, and associated work including cleanup and other incidental items, all in accordance with the contract documents including Plans File No. 672-207/267, located on SE 8th Street from E. Elm Street to the Des Moines River.

- Sealed bids for said improvement were submitted by the following bidders:
 - Rognes Corp., Ankeny, IA - Low Bid
 - S. M. Hentges & Sons Inc., Jordan, MN
- 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, IA at 11:00 a.m. on February 11, 2025.
- The two (2) bids that were received for this project were significantly higher than the construction estimate prepared by the City's consultant engineer (46% and 49% higher, respectively). After evaluating the bids and discussing the construction requirements for this project with the bidders and contracting community, the City's Engineering and Public Works Departments have determined that certain components necessary for the proper construction of several bid items were not adequately reflected in the City's estimate and that the bids received more accurately reflect the cost and work items to be completed for this project.
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Rognes Corp. (Warren K. Rognes, President; 1609 N Ankeny Blvd., Suite 210, Ankeny, IA 50023) in the amount of \$6,582,308.60, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
- On November 4, 2019, by Roll Call No. 19-1761, City Council approved an Amendment to PlanDSM Creating our Tomorrow Plan, to approve the Market District of the East Village Master Plan as an element of the comprehensive plan.
- The Market District of the East Village Master Plan identified key infrastructure improvements in the Market District, including stormwater management improvements to mitigate flood risk in the Market District.
- On December 9, 2024, by Roll Call No. 24-1679, City Council approved a construction contract for the E. 8th Street and E. Market Street Pump Station project, which will begin construction in spring 2025 and includes the following improvements:
 - A new stormwater pump station located adjacent to the existing stormwater detention basin located near E. 8th Street and Market Street.
 - Demolition of the existing stormwater pump station located along the Des Moines River at E. 1st Street.
 - Rehabilitation of the existing gatewell to remain located north of the existing stormwater pump station located along the Des Moines River at E. 1st Street.
 - Expansion of the existing E. 8th Street and E. Market Street stormwater detention basin to increase the volume of the stormwater detention basin and make a portion of the basin a wet bottom basin.
 - Installation of over 700 feet of new 72-inch storm sewer from stormwater basin east of E. 7th Street to the intersection of E. 6th Street and E. Vine Street.

- Installation of over 100 feet of 72-inch by 96-inch storm sewer box from the stormwater basin to connect the existing 60-inch storm sewer located at E. 7th Street and E. Market Street.
- Construction of this force main project, which will be the discharge main for the E. 8th Street and E. Market Street Pump Station, is anticipated to be fully completed by fall 2027, in accordance with the following completion provisions:
 - At no point during construction shall the contractor's work impact traffic in the intersections of Maury Street/SE 8th Street and Shaw Street/SE 8th Street at the same time.
 - At no point during construction shall the contractor's work impact traffic in the intersections of Maury Street/SE 8th Street and Scott Avenue/SE 8th Street at the same time.
 - At no point during construction shall the contractor's work impact more than three (3) blocks at a time. The block between Shaw Street and Scott Avenue and the block south of Railroad Avenue are not included in the block count.
 - Contractor shall install rock surfacing at driveways as work progresses in order to provide temporary access before paving is completed. Contractor shall have access to no individual driveway closed for more than seven (7) consecutive calendar days.
 - Contractor shall minimize access limitations for businesses north of Raccoon Street. Contractor shall maintain full access to businesses during the trenchless pipe installation under the Burlington Northern Santa Fe (BNSF) railroad tracks. During construction of the open trench pipe and pavement installation on SE 8th Street from Raccoon Street at the south and the dead end at the north, contractor shall have business access restricted for no more than 21 calendar days.
 - Contractor shall minimize the length of time the trail along the levee is inaccessible to the public. Contractor shall fully complete all work impacting the trail, including final paving of trail, within 70 calendar days of commencing the trail detour as noted in the plans.



PREVIOUS COUNCIL ACTION(S):

Date: January 27, 2025

Roll Call Number: [25-0093](#)

Action: Ordering construction of the following:

- (A) SE 8th Street Force Main: Receiving of bids, (2-11-25) and Setting date of hearing, (3-10-25), Engineer's estimate, \$4,500,000. ([Council Communication No. 25-042](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

Date: December 9, 2024

Roll Call Number: [24-1679](#)

Action: On E. 8th Street and E. Market Street Pump Station: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating the lowest responsive, responsible bidder as Henkel Construction Company (Kent Brcka, President), \$13,672,392.10. ([Council Communication No. 24-488](#)) Moved by Mandelbaum to adopt. Second by Voss. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Partial payments to the contractor and final acceptance of work.

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