


## COUNCIL COMMUNICATION

|   |               |  |            |                      |
|---|---------------|--|------------|----------------------|
|  | Number:       | <b>25-265</b>                                | Meeting:   | <b>July 14, 2025</b> |
|   | Agenda Item:  | <b>35</b>                                    | Roll Call: | <b>25-0987</b>       |
|   | Submitted by: | <b>James M. Hoff, Assistant City Manager</b> |            |                      |

### AGENDA HEADING:

Approving the purchase of Furniture Services for the T.M. Franklin Cownie City Administration Building (1200 Locust Street) from Pigott, Inc. using Short Form Agreement J24-798 between Pigott, Inc. and the City of Des Moines, and State of Iowa Participating Addendum No. 21169A to OMNIA Partners Contract No. 2020000622.

### SYNOPSIS:

The City Council is asked to approve the purchase of Furniture Services (installation, moving, acquisition, and project management) from Pigott, Inc. (3815 Ingersoll Avenue, Des Moines, IA 50312; John Stenberg, Owner) to complete interior renovations at the T.M. Franklin Cownie City Administration Building (1200 Locust). This approval is for an amount not to exceed \$1,170,825.25 using Short Form Agreement J24-798 between Pigott, Inc. and the City of Des Moines, and State of Iowa Participating Addendum No. 21169A to OMNIA Partners Contract No. 2020000622.

### FISCAL IMPACT:

Amount: \$1,170,825.25

Funding Source: Capital Improvement Program (CIP) Fiscal Year (FY) 2025-2026, BL133 C034PK City Facility and Armory Replacement, Page 39; GO Bonds Issued and Local Option Sales and Service Tax

### ADDITIONAL INFORMATION:

- The City purchased and is currently renovating 1200 Locust Street (now known as the T.M. Franklin Cownie City Administration Building) for the purposes of consolidating multiple city departments in one (1) location and vacating the Argonne Armory, City Hall, and leased office space at Polk County River Place. Existing furniture was included with the purchase of the building.
- Prior to the renovation, the acquired furniture had to be disassembled, inventoried, palletized, and stored within the building outside of areas affected by construction. This work was completed by Pigott, Inc. in December 2024.

- Completion of the project requires reassembly and installation of this stored furniture; moving of certain furniture items from the Argonne Armory and City Hall; and the acquisition of new furniture where sufficient quantities or type are unavailable at either 1200 Locust Street or the existing city facilities to be vacated.
- The acquired furniture is primarily Herman Miller (now MillerKnoll) office systems furniture. Pigott, Inc. is the local MillerKnoll vendor and installer. Furniture Services, including installation, moving, acquisition, and project management, have been competitively bid and are available from Pigott, Inc. (3815 Ingersoll Avenue, Des Moines, IA 50312; John Stenberg, Owner) using State of Iowa Master Agreement and OMNIA Partners cooperative purchasing contract between Pigott, Inc. c/o Herman Miller, Inc. and the City of Charlotte, NC (Contract No. 2020000622) as amended.
- Pigott, Inc. has provided a not-to-exceed quote in the amount of \$1,170,825.25 using the terms, conditions, pricing, and labor rates enumerated in the OMNIA contract as amended. New furniture components will be invoiced as a lump sum; labor associated with installation, moving, and project management services will be invoiced equal to the actual amount of work performed.

**PREVIOUS COUNCIL ACTION(S):**

Date: June 17, 2024

Roll Call Number: [24-0897](#)

Action: [Purchase](#) of furniture services for T.M. Franklin Cownie City Administration Building (1200 Locust Street) from Pigott, Inc. (John Stenberg, Owner) using State of Iowa Master Agreement and OMNIA Partners Contract, and authorizing negotiation and execution of Supplemental Agreement with Pigott Inc., \$524,899. ([Council Communication No. 24-249](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE****ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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).