

DATE April 25, 2016

ORDERING CONSTRUCTION OF
CITY HALL IMPROVEMENTS
AND FIXING A DATE FOR RECEIVING OF BIDS ON MAY 24, 2016
AND PUBLIC HEARING ON JUNE 13, 2016
ENGINEER'S ESTIMATE IS \$5,795,000.00

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the attached communication recommending construction of the following improvement and the method of financing; and also including the recommendation of the Des Moines City Engineer, as the Engineer, submitting plans, specifications, form of contract documents, and Engineer's estimate of cost for the construction of the following improvement:

City Hall Improvements, 10-2016-004

The improvement includes the replacement and/or rehabilitation of HVAC equipment; lighting and lighting controls; installation of a new fire suppression system and upgrades to the fire alarm and detection system; architectural remodeling includes reconfiguration of the Mayor & Council offices; electrical work as required by the equipment replacements and the architectural remodeling; minor data and phone cabling upgrades; new elevator; remodeling to first floor conference room, third floor Legal offices, and first floor public restrooms; all in accordance with the contract documents including Plan File Nos. 563-014/105, located at 400 Robert D. Ray Drive, Des Moines, Iowa

be and the same are hereby approved and accepted. The estimated construction cost for said improvement is \$5,795,000.00. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.

BE IT FURTHER RESOLVED: That this Council hereby determines that it is necessary and advisable to construct said improvement in the manner set forth in the plans, specifications, and form of contract documents submitted by the Engineer; and that payment for the cost of said improvement shall be paid from the funding source identified below.

BE IT FURTHER RESOLVED: That a public hearing on said plans, specifications, form of contract documents, and Engineer's estimate of construction cost for said improvement be held in the City Council Chambers, 2nd Floor, Municipal Service Center, 1551 E. Martin Luther King Jr. Parkway, Des Moines, Iowa, at 5:00 p.m. on June 13, 2016, at which time this Council will consider any objections offered thereto or to the making of said improvement.

BE IT FURTHER RESOLVED: That proposals will be received by the City of Des Moines, at the office of the Des Moines City Clerk until 11:00 a.m. on May 24, 2016, for the construction of said improvement, and the taking of bids in the manner required by law. Proposals received will be opened at a public meeting presided over by the Engineer in the Shijiazhuang Room, 2nd Floor, City Administration Building, 400 E. Court Avenue, Des Moines, Iowa, at 11:00 a.m. on May 24, 2016, after which the bids together with a bid tabulation and recommendation of the Engineer will be presented to the City Council at its next meeting for action thereon.

★ **Roll Call Number**

Agenda Item Number

6 A

DATE April 25, 2016

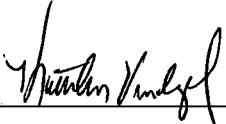
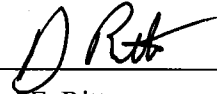
BE IT FURTHER RESOLVED: That an appropriate Notice to Bidders and Notice of Public Hearing for said improvement be published in the Des Moines Register as provided and directed by Chapter 26 and/or 314, Code of Iowa.

(City Council Communication Number 16-223 attached.)

Moved by _____ to adopt.

FORM APPROVED:

FUNDS AVAILABLE

Kathleen Vanderpool
Deputy City Attorney

Daniel E. Ritter
Des Moines Finance Director

AE Funding Source: 2016-2017 CIP, Page Building-5, City Hall Improvements, BL127, Being: \$3,360,000, Urban Renewal G.O. Bonds to be issued; \$555,284 G.O. Bonds Issued; and the remaining \$1,879,716, FY 2015 Unreserved General Fund balance

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

I, Diane Rauh, City Clerk of said City Council, hereby certify that at a meeting of the City Council, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk

6 A

CONSTRUCTION ESTIMATE

DEPARTMENT OF ENGINEERING			Activity ID 10-2016-004
CITY OF DES MOINES, IOWA			IDOT Project No: None
			Date: 04-08-2016

PROJECT: City Hall Improvements

ITEM	DESCRIPTION	ESTIMATED UNITS			AMOUNT
		UNIT	TOTAL	UNIT PRICE	TOTAL
1	As described in Contract Documents, City Hall Improvements, complete as specified.	LS	1	\$5,642,000.00	\$5,642,000.00
2	Plaster removal & replace full depth plaster, complete as specified	SF	200	\$50.00	\$10,000.00
3	Masonry & plaster wall repair, complete as specified	SF	100	\$60.00	\$6,000.00
4	Plaster skim coat repair, complete as specified	SF	100	\$10.00	\$1,000.00
5	Existing Analog Cabling Removal, complete as specified	EA	10	\$200.00	\$2,000.00
6	New Telecom Data Cabling Material & Installation, complete as specified	EA	35	\$350.00	\$12,250.00

ALLOWANCE

A1	Carpet tile, walk-off-carpet, & luxury vinyl tile; flooring material only				\$30,750.00
A2	Chiller refurbishment				\$55,000.00
A3	Cooling Tower refurbishment				\$36,000.00

TOTAL BASE BID = \$5,795,000.00

ADD ALTERNATES

AA1	Restoration of historic fixture types EX1, EX2, & EX3			Add	\$33,800.00
AA2	Restoration of historic fixture types EX4 & EX5			Add	\$71,200.00
AA3	Rooms 310 & 310B furr-out & insulate walls replace raceway with new data & power			Add	\$30,000.00
AA4	Chiller and Cooling Tower replacement			Add	\$260,000.00

TOTAL ADD ALTERNATES = \$395,000.00

TOTAL CONSTRUCTION COST PLUS ADD ALTERNATES \$6,190,000.00

Checked By: _____

Prepared By: Project Manager