



DATE September 14, 2020

APPROVAL OF CONTRACT AND BOND  
AND PERMISSION TO SUBLET ON  
MUNICIPAL SERVICE CENTER - PHASE 2  
\$44,930,979.00

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the contract and bond, in the amount of \$44,930,979.00, executed by Koester Construction Company, Inc., Paul Koester, President, 3050 SE Enterprise Drive, Suite A, Grimes, IA, 50111 dated September 14, 2020, for the construction of the following improvement:

Municipal Service Center - Phase 2, 102018001

The improvement includes construction of an approximate 261,270 square foot new facility which incorporates the Public Works Department vehicle maintenance, fuel pump station, wash bay, and radio maintenance, with LEED certification; design consists of pre-cast concrete panels, glazed aluminum curtainwalls, architectural aluminum metal panels; wall structure consists of perimeter bearing walls and internal bearing and non-bearing concrete masonry units; floor structure is steel beam framing along with concrete/metal floor decking; roof structure is metal roof joists and decking; roofing system is a single-ply, fully adhered membrane on low slope roof areas; mechanical systems will incorporate energy efficient system, solar array for electricity, rain water collection, and ventilation system to filter exhaust fumes from administration areas; and reconstruction of Burlington Northern railroad crossing; all work in accordance with the contract documents, including Plan File Nos. 604-001/296, located at 1650 Maury Street, Des Moines, Iowa

the same to be performed in accordance with the plans and specifications which have been heretofore approved by this Council, be and the same are hereby approved, subject to receipt of the contract and bond approved as to form by the Legal Department, and certificate of insurance acceptable to the Engineering Departments. The attached "Contractor's Anticipated DBE/TSB Utilization" shows the Contractor's efforts to solicit DBE/TSB Participation in accordance with the Disadvantaged Business Enterprise/Targeted Small Business (DBE/TSB) Program.

BE IT FURTHER RESOLVED: That the Mayor be and is hereby authorized and directed to execute said contract on behalf of the City of Des Moines, subject to receipt of the contract and bond approved as to form by the Legal Department, and certificate of insurance acceptable to the Engineering Department, and the City Clerk, be and is hereby authorized and directed to attest to same. No contract shall be deemed to exist between the City of Des Moines and said Bidder until said contract has been executed by the Bidder, and shall have been approved by this Council and executed by the Mayor and attested to by the City Clerk.

BE IT FURTHER RESOLVED: That after said contract has been executed by the Mayor, the City Clerk be and is hereby authorized and directed to return the Contractor's bid security in accordance with the Instructions to Bidders.



**Roll Call Number**

Agenda Item Number

88A

DATE September 14, 2020

BE IT FURTHER RESOLVED: That the attached Permission to Sublet form, from said Contractor requesting permission to sublet designated items, be and is hereby approved, subject to receipt of the contract and bond approved as to form by the Legal Department, and certificate of insurance acceptable to the Engineering Department; and each subcontractor is hereby granted permission to work on said improvement.

BE IT FURTHER RESOLVED: That the Interim Des Moines Finance Director is hereby authorized to encumber this contract amount against the funds as identified below, and to acquire Builder's Risk Insurance, if appropriate, for the above referenced improvement.

(City Council Communication Number 20-403 attached)

Moved by \_\_\_\_\_ to adopt.

FORM APPROVED Kathleen Vanderpool by AD  
Kathleen Vanderpool  
Deputy City Attorney

*SLN* Funding Source: 2020-2021 CIP, Page Building – 12, Municipal Service Center - Phase 2, BL128, Being: G.O. Bonds \$25,430,979; Solid Waste Bonds \$13,500,000; Sanitary Sewer Fund \$3,000,000; Storm Water Utility Fund \$3,000,000

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

I, P. Kay Cmelik, 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.

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

88A

Department of Engineering  
City of Des Moines, Iowa



**CONTRACTOR'S ANTICIPATED DBE/TSB UTILIZATION**  
**Municipal Service Center - Phase 2**

**Activity ID 102018001**

On September 1, 2020, Koester Construction Company, Inc., Paul Koester, President, 3050 SE Enterprise Drive, Suite A, Grimes, IA 50111 submitted a proposal for construction of the Municipal Service Center - Phase 2, Activity ID 102018001, which the City Council has determined to be the lowest responsible, responsive bid for said project in the amount of \$44,930,979.00. The proposal included a statement that the Disadvantaged Business Enterprise/Targeted Small Business (DBE/TSB) Program shall apply to this project.

The Engineering Department has prepared this report summarizing the information that Koester Construction Company, Inc., has submitted indicating that it anticipates utilizing the following DBE/TSB companies on this project:

<u>DBE/TSB Name</u>	<u>Description of Work</u>	<u>Estimated Amount</u>
None	N/A	\$0.00
	Estimated DBE/TSB Participation	\$0.00
	Koester Construction Company, Inc. Amount	\$44,930,979.00
	Percentage of DBE/TSB Participation	0.00%