


COUNCIL COMMUNICATION

	Number:	20-341	Meeting:	August 3, 2020
	Agenda Item:	6C	Roll Call:	20-1194
	Submitted by:	James M. Hoff, Facilities Manager and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Ordering construction of the following: Municipal Service Center - Phase 2 - Receiving bids, (9-1-20), and Setting date of hearing, (9-14-20). Construction Estimate - \$53,450,000.

SYNOPSIS:

Recommend the City Council proceed with construction of the improvement and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. The project provides the construction of an approximate 261,270 square foot building which will include the Public Works Department, fleet maintenance, radio maintenance, a fuel pump station, and vehicle wash bay. Phase 2 of the Municipal Services Center will be located on two (2) sites just south of the existing Municipal Services Center. One (1) site location is on 19-acres east of S.E. 15th Street, between Scott Avenue and Maury Street, and the other location is on a 5-acre site south of Maury Street. The project is intended to better serve Des Moines' citizens and realize organization efficiencies by consolidating City services into sustainable facilities that are centrally located. The facility will be designed and submitted for LEED certification.

FISCAL IMPACT:

Amount: \$53,450,000 City Engineer's Estimate

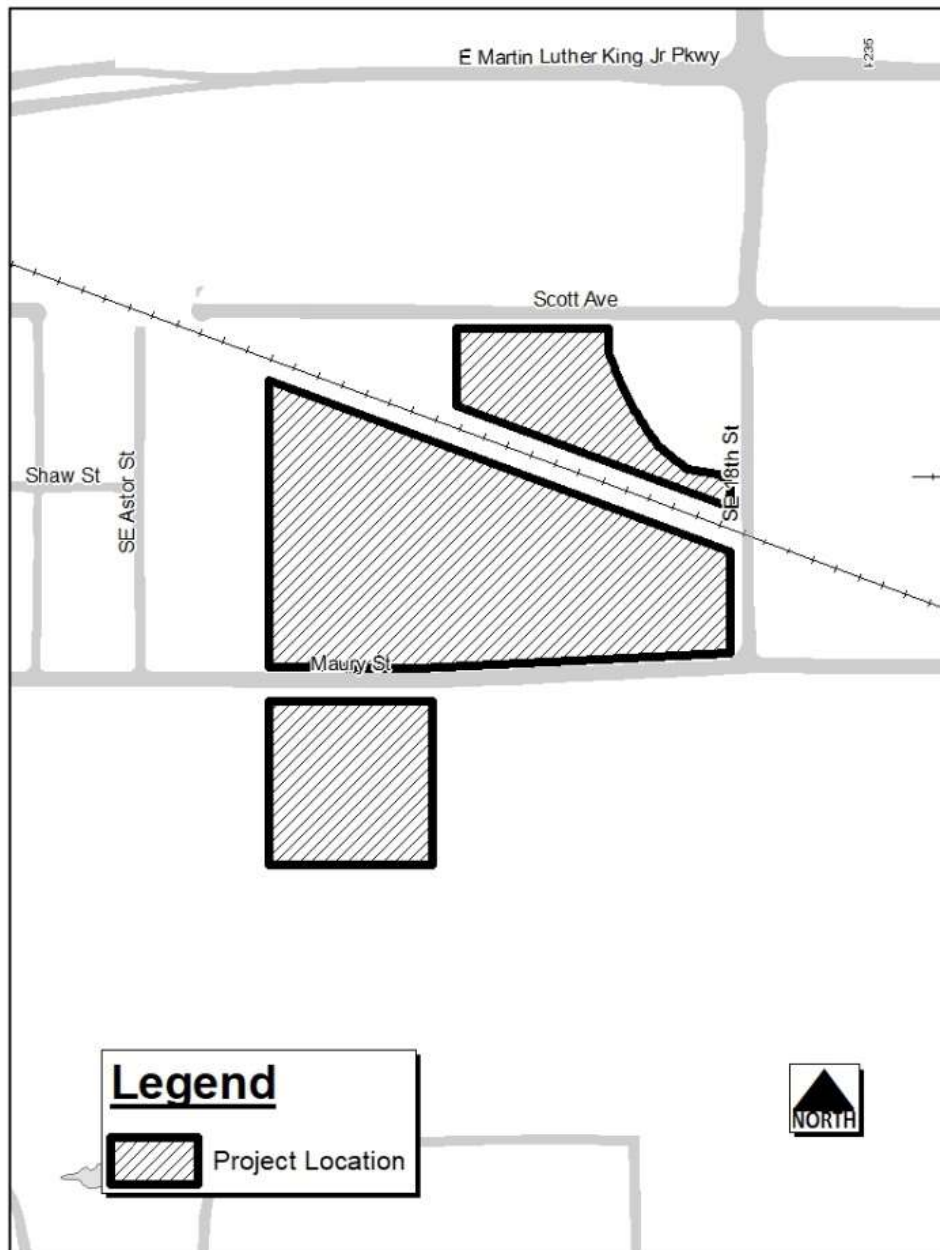
Funding Source: 2020-2021 CIP, Page Building – 12, Municipal Service Center - Phase 2, BL128, Being: G.O. Bonds to be issued \$27,950,000; Sale of land \$6,000,000; Solid Waste Bonds to be issued \$13,500,000; Sanitary Sewer Fund \$3,000,000; Storm Water Utility Fund \$3,000,000

ADDITIONAL INFORMATION:

- The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Municipal Service Center - Phase 2, 10-2018-001. 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. Also, will include 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.

- The estimated construction cost is \$53,450,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.
- Construction of this project is anticipated to be completed in spring 2022.



PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Anticipated actions include public hearing, receive and file bids, designate lowest bidder, approval of contract and bond, partial payments to the contractor, and final acceptance of work.

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