


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	22-564	Meeting:	December 12, 2022
	Agenda Item:	61	Roll Call:	22-1935
	Submitted by:	James M. Hoff, Facilities Manager, and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Hearing on Drake Observatory Foundation Repair: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Gruss Construction, LLC, Derek J. Gruss, Owner, \$360,940.

SYNOPSIS:

This is a public hearing to allow for public input on the Drake Observatory Foundation Repair and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. The project includes the repair of the foundation of the Drake Observatory due to water damage. Masonry repairs and foundation waterproofing will be completed as a part of the project.

FISCAL IMPACT:

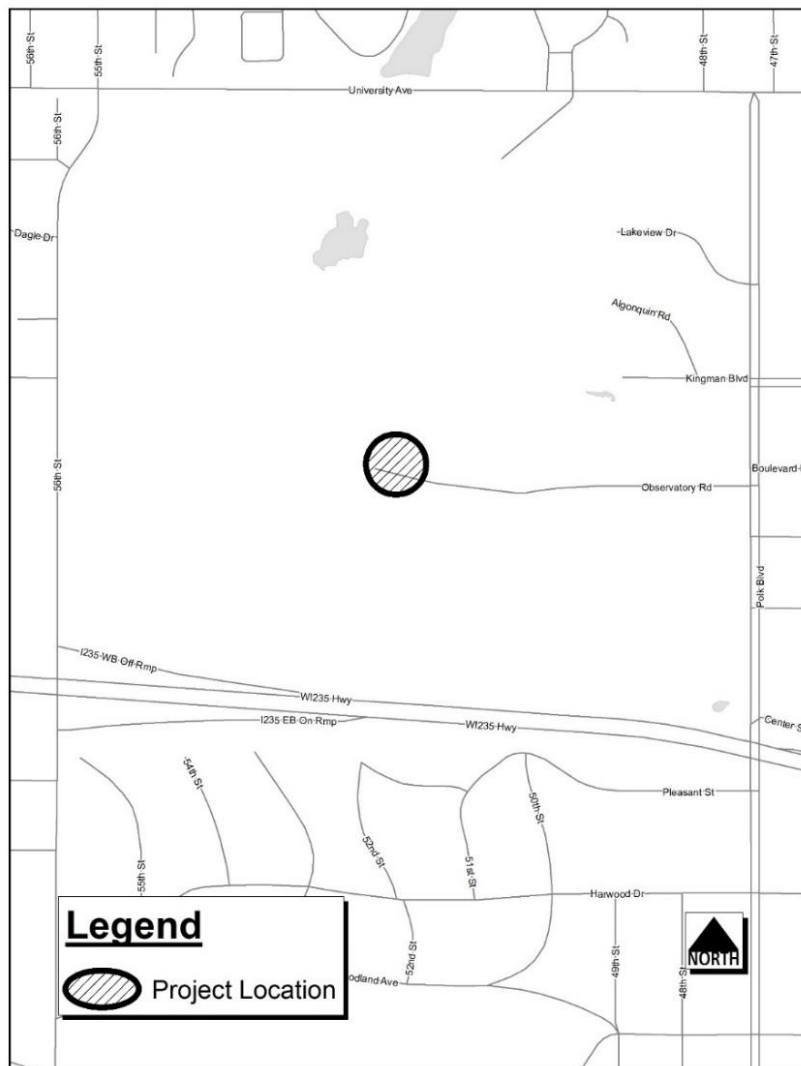
Amount: \$360,940 construction contract (\$275,000 City Engineer's Estimate).

Funding Source: 2022-23 CIP, Page 52, Municipal Building Improvements, BL085, G.O. Bonds.

ADDITIONAL INFORMATION:

- On November 7, 2022, under Roll Call No. 22-1711, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Drake Observatory Foundation Repair. 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 Drake Observatory Foundation Repair, Activity ID 10-2022-021. The improvement includes excavation, subdrain, masonry work, foundation waterproofing, backfill, sodding and restoration, and other incidental items; all in accordance with the contract documents, including Plan File No. 646-162/168, at Drake Observatory, 4898 Observatory Road.
- Sealed bids for said improvement were submitted by the following bidders:
 - Gruss Construction, LLC, Winterset, IA, - Low Bid
 - Neumann Brothers, Inc., Des Moines, IA
- 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, Iowa at 11:00 a.m. on November 22, 2022.

- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Gruss Construction, LLC (Derek J. Gruss, Owner, 1491 248th Street, Winterset, IA, 50273), in the amount of \$360,940, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
- Construction of this project is anticipated to be completed in late spring 2023.
- This project is a first step in addressing recommended building repairs documented in “Drake Municipal Observatory Building Condition Assessment” (2021), a study performed by OPN Architects. That study recommended three (3) phases of work with a total cost estimated to be in excess of \$2,000,000. The foundation repair project addresses water infiltration into the building that is occurring at and below grade, and which addresses one (1) of the recommendations included as part of Phase 1 in the study. This repair will prevent further deterioration of foundation walls while the City and Drake pursue funding for additional work.
- Coordination with the City’s golf course operator, C-Corp, regarding schedule, safety measures and related matters will continue throughout the duration of the project.



PREVIOUS COUNCIL ACTION(S):

Date: November 7, 2022

Roll Call Number: [22-1711](#)

Action: Ordering construction of the following:

- (B) [Drake](#) Observatory Foundation Repair: Receiving of bids, (11-22-22) and Setting date of hearing, (12-12-22), Engineer's estimate, \$275,000. ([Council Communication No. 22-502](#)) Moved by Gatto to adopt. Second by Boesen. Motion Carried 6-1. Absent: Cownie.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Partial payments to the contractor and final acceptance of work.

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.