


COUNCIL COMMUNICATION

	Number: 23-284	Meeting: June 12, 2023
	Agenda Item: 8	Roll Call: 23-0798
	Submitted by: John F. TeKippe, Fire Chief, James M. Hoff, Facilities Manager, and Steven L. Naber, P.E., City Engineer	

AGENDA HEADING:

Approving Professional Services Agreement (PSA) with Substance, LLC for professional services for the Des Moines Fire Station No. 4 Replacement project, not to exceed \$965,060.

SYNOPSIS:

Recommend approval of the Professional Services Agreement with Substance, LLC (Todd Garner, AIA LEED AP, Principal, 1300 Walnut Street, Suite 201, Des Moines, Iowa 50309) for a total cost not to exceed \$965,060, based on lump sum labor amount of \$940,060 plus reimbursable costs not to exceed \$25,000, to provide professional services for the Des Moines Fire Station No. 4 Replacement project.

FISCAL IMPACT:

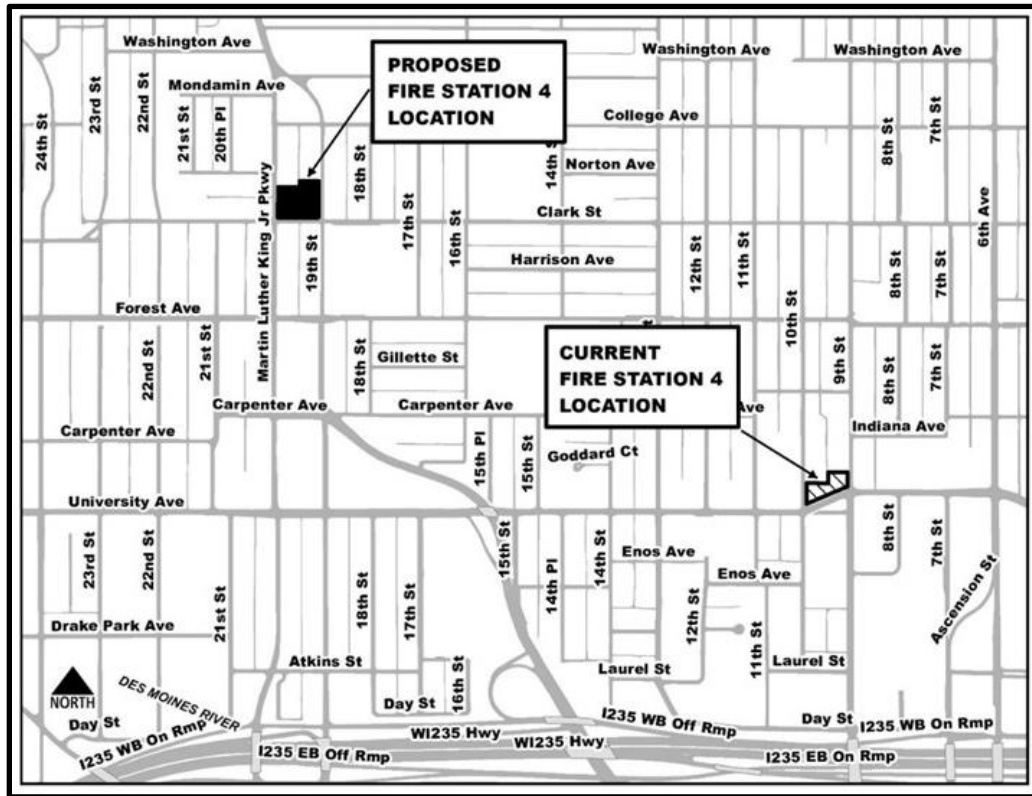
Amount: \$965,060

Funding Source: 2023-24 CIP, Page 65, Fire Station 4, BL136, Being: Ground Emergency Medical Transportation Funds transferred from 2023-24 CIP, Page 52, Fire Building Improvements, BL063

ADDITIONAL INFORMATION:

- As part of the Fire Department's long-term planning for fire station replacement, this project provides for the replacement and relocation of Fire Station No. 4. The new station will be similar in size to the newly constructed Fire Station No. 11 but will also include the addition of a fourth apparatus bay and a technical rescue training tower and will be located on a 1.5-acre site on the north side of Clark Street, between Martin Luther King Jr. Parkway and 19th Street, as illustrated on the project location map below.
- Fire Station No. 4 has been identified as the highest priority replacement project for the Fire Department for two (2) main reasons:
 - The ability to improve service delivery to the residents and guests of Des Moines in that area of the city; and

- o The opportunity to replace the second oldest fire station in the City.
- A project page was established on the City's website in May 2022. A virtual public meeting was held May 26, 2022, to share information regarding site selection and project planning with neighborhood residents. A recording of that meeting was posted to the project page. City staff also attended a meeting of the King Irving Neighborhood Association on June 16, 2022, to present the project and answer questions. Project information and updates may be found at this link: https://www.dsm.city/departments/engineering - division/fire_station_no_4.php.
- The estimated construction cost is \$7,850,000. City staff have prepared a Notice of Intent, Request for Qualifications, and Request for Proposals with the intention of procuring a Construction Manager at Risk (CMR) to assist throughout the design process and ultimately construct and deliver the project, pursuant to Iowa Code Chapter 26A. It is anticipated that City staff will interview and select a CMR in July 2023 to enter into negotiations of an Agreement for subsequent City Council consideration, with an anticipated issuance of a Notice to Proceed in August 2023.
- Property acquisition for this project is currently underway and is expected to be completed by fall of 2023, with construction expected to begin in 2024 and be completed in 2025.
- A Request for Proposals (RFP) for design services was issued and posted on the City's website. Nine (9) proposals were received in response to the RFP. The selection committee was comprised of representatives from the Fire Department, Engineering, and Facilities. Substance, LLC was selected based on their team's qualifications and experience with similar projects. WSKF Architects, an expert in public safety design, is included on the design team.
- Staff has negotiated a PSA with Substance, LLC for a total cost not to exceed \$965,060, based on lump sum labor amount of \$940,060 plus reimbursable costs not to exceed \$25,000, to provide architectural and engineering design and construction phase services for the Des Moines Fire Station No. 4 Replacement project.
- To accomplish the scope of services, the Substance, LLC team includes professionals with expertise in fire station and architectural design and construction contract administration, structural engineering, mechanical and electrical engineering, telecom engineering, fire detection and suppression design, civil engineering, landscape architecture, and sustainability.



PREVIOUS COUNCIL ACTION(S):

Date: August 8, 2022

Roll Call Number: [22-1292](#)

Action: [Authorization](#) to proceed with acquisition of the necessary property interests for the Fire Station 4 Relocation Project. ([Council Communication No. 22-362](#)) Moved by Sheumaker to adopt. Second by Boesen. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

City staff do not anticipate any future Council actions on this Professional Services Agreement at this time; however, unanticipated changes to this Professional Services Agreement will require a Supplemental Agreement which may require Council action.

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