

DATE September 12, 2016

APPROVAL OF CONTRACT AND BOND  
AND PERMISSION TO SUBLET ON  
5TH & KEO PARKING GARAGE STAIR REPLACEMENT  
\$ 517,500.00

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the contract and bond, in the amount of \$517,500.00, executed by Koester Construction Company, Inc., Paul Koester, President, 3050 SE Enterprise Drive, Suite A, Grimes, IA, 50111 dated September 12, 2016, for the construction of the following improvement:

5th & Keo Parking Garage Stair Replacement, 04-2016-013

The improvement includes repair of 5th & Keo Parking Garage stairways 3 and 4 by replacing beam connections, reinforcing steel, concrete patching, structural concrete, exhaust system, and roof repairs; all in accordance with the contract documents, including Plan File Nos. 574-115/127, located at 525 5th Avenue, 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, bond, and certificate of insurance acceptable to the Engineering and Legal 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, bond, and certificate of insurance acceptable to the Engineering and Legal Departments, 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.

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, bond, and certificate of insurance acceptable to the Engineering and Legal Departments; and each subcontractor is hereby granted permission to work on said improvement.

★ **Roll Call Number**

**Agenda Item Number**

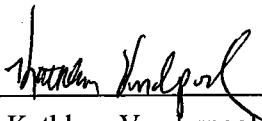
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DATE September 12, 2016

BE IT FURTHER RESOLVED: That the 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 16-505 attached)

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

FORM APPROVED   
 Kathleen Vanderpool  
 Deputy City Attorney

AC Funding Source: 2016-2017 CIP, Page Parking – 7, Parking Facility Rehab/Repair Program, PG016, Parking System Revenue

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

MOTION CARRIED APPROVED

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.

\_\_\_\_\_  
 Mayor

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

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Department of Engineering  
City of Des Moines, Iowa



**CONTRACTOR'S ANTICIPATED DBE/TSB UTILIZATION**  
**5th & Keo Parking Garage Stair Replacement**

**Activity ID 04-2016-013**

On August 23, 2016, Koester Construction Company, Inc., Paul Koester, President, 3050 SE Enterprise Drive, Suite A, Grimes, IA 50111 submitted a proposal for construction of the 5th & Keo Parking Garage Stair Replacement, Activity ID 04-2016-013, which the City Council has determined to be the lowest responsible, responsive bid for said project in the amount of \$517,500.00. The proposal included a statement that the Disadvantaged Business Enterprise/Targeted Small Business (DBE/TSB) Program shall not 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	\$517,500.00
	Percentage of DBE/TSB Participation	0.00%

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ENGINEERING DEPARTMENT  
CITY OF DES MOINES, IOWA

Activity ID 04-2016-013  
Date 8/31/2016

### PERMISSION TO SUBLET

**Project** 5th & Keo Parking Garage Stair Replacement  
**Contractor** Koester Construction Company, Inc.  
**Federal Tax ID** \_\_\_\_\_ **Contract No.** 15001 **Sublet Request No.** 1

ITEM TO BE SUBLET	ORGANIZATION TO PERFORM WORK	DBE Y/N	COST OF SPECIALTY ITEMS	TOTAL COST OF WORK SUBLET
Fire Sprinklers	Continental Fire Sprinkler Company 1216 W 76th St, Davenport, IA 52806 Davenport, IA 52806 (563) 388-0600 Federal Tax ID 20-3106072	No		\$1,200.00
Concrete	Nehring Construction, Inc. 4300 N.E. 14th Street Des Moines, IA 50313-2606 (515) 265-1440 Federal Tax ID 20-1069360	No		\$22,000.00
Fire proofing	Kinzler Construction Services 2335 230th Street Ames, IA 50014 (515) 292-5714 Federal Tax ID 42-1426985	No		\$20,000.00
Steel Erection	Steel Builders, Inc. 1840 E. Diehl Des Moines, IA 50320 (515) 953-6189	No		\$75,000.00
Demolition	DeCarlo Corporation dba DeCarlo Demolition Company 260 N.E. 44th Avenue Des Moines, IA 50313 (515) 243-1151	No		\$40,000.00
HVAC	Air Con Mechanical, Corp. 3121 SE 14th Street Des Moines, IA 50320 (515) 243-5500	No		\$13,100.00
Electrical	Mid Iowa Electric Inc. PO Box 71539 Clive, IA 50325 (515) 987-5578	No		\$24,000.00

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Painting	All Lines Painting Inc. 6612 NW 5th Street Des Moines, IA 50313 (515) 309-0646	No	\$30,000.00
Masonry	C & D Masonry & General Contracting 1215 4th Street Perry, IA 50220 (515) 473-4887 Federal Tax ID 46-1076346	No	\$7,000.00

	Previous Request	This Request	Total To Date
Cost of Items Sublet		\$232,300.00	\$232,300.00 (a)
Cost of Specialty Items Sublet			(b)
Cost of Sublet Items Less Speciality Items		\$232,300.00	\$232,300.00 (c)
Contract Amount			\$517,500.00 (d)
Contract Amount Less Total Specialty Items (d-b)			\$517,500.00 (e)
Percentage of Contract Sublet to Date (c/e)			44.89%

The prime contractor's request for Permission to Sublet the above items of work is approved with the understanding that the prime contractor shall be held responsible for the subcontractors' full compliance of all terms of the contract.

Attachment: Contractor's Letter  
Requesting Subletting

Form Routing: Project Engr. - City Engr. -  
Engr. Admin. - City Clerk/City Manager -  
Engr. Admin. - Distribution

Form Distribution Original - Project File  
Copy - Project Engineer  
Copy - Prime Contractor

\_\_\_\_\_  
Roll Call No. 9/12/16  
Date

