CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: **November 2, 2015**

ITEM:

Resolution – Ordering Construction
Public Safety Station 17 HVAC Improvements

FINANCIAL IMPACT:

The Engineers' estimate of construction costs for the base project is $692,904.46. There are a total of three bid alternates for the project, Alternate 1 (variable air volume system) is anticipated to be an add of $30,000.00, Alternate #2 (building automation system) is expected to be a deduct of $10,000.00 and Alternate #3 (combination of Alternate 1 and 2) is expected to be an add of $20,000.00. Costs for the construction will be paid from budgeted account number 3009.75.810.6.7910. Staff would note that a budget amendment will be required for the project as the current budget for construction is $608,085.00. A request for amending the project budget will be included in Budget Amendment #2.

BACKGROUND:

This action begins the bid letting and public hearing process for the replacement of the HVAC system in Public Safety Station 17 located at 1401 Railroad Avenue. The HVAC equipment at Fire/EMS Station 17 is 23 years old, has exceeded it useful life and requires replacement. Contract completion date for the interior improvements is April 15, 2016, and June 1, 2016 for the exterior work.

OUTSTANDING ISSUES: None

RECOMMENDATION:

City Council Adopt:
- Resolution Ordering Construction of Public Safety Station 17 HVAC Improvements
- Fixing 2:00 p.m. on Wednesday, November 25, 2015, as time and date for project Bid Letting
- Ordering the City Clerk to publish notice of Letting and Public Hearing.

Lead Staff Member: **Duane Wittstock, P.E., L.S., City Engineer**

DW

STAFF REVIEWS

Department Director	Duane C. Wittstock, City Engineer
Appropriations/Finance	Tim Stiles, Finance Director
Legal	Richard Scieszinski, City Attorney
Agenda Acceptance	RTG

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Public Works		
Date Reviewed	October 28, 2015		
Recommendation	Yes	No	Split

Resolution Ordering Construction and Notice of Public Hearing on Plans, Specifications, Form of Contract, Estimate of Cost, and Directing Advertisement for Bids

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, that the following described public improvement:

Public Safety Station 17 HVAC Improvements
Project No. 0510-072-2014

is hereby ordered constructed according to the Plans and Specifications prepared by the City Engineer and now on file in the office of the City Clerk.

BE IT FURTHER RESOLVED, that the detailed Plans and Specifications, Form of Contract, Bid Security, and Notice to Bidders are hereby approved, subject to hearing thereon, and that the same are now on file in the office of City Clerk for public inspection.

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to publish notice of hearing on the Plans and Specifications, Form of Contract, Bid Security and Estimate of Costs for said project to be held at 5:35 p.m. on Monday, November 30, 2015, with said notice published not less than four (4) days nor more than twenty (20) days prior to the date heretofore fixed.

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to publish Notice to Bidders for said project with publication not less than four (4) days nor more than forty-five (45) days prior to the date for receiving bids. Said bids are to be filed prior to 2:00 p.m. on Wednesday, November 25, 2015.

BE IT FURTHER RESOLVED, that the bids received for construction of said improvements will be opened, publicly read and tabulated by the City Clerk, Deputy City Clerk or designee at 2:00 p.m. on Wednesday, November 25, 2015, and the results of said bids shall be considered at a meeting of this Council on November 30, 2015, at 5:35 p.m. and acted upon at said time, or such time as may then be fixed.

PASSED AND APPROVED this 2nd day of November, 2015.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

West Des Moines Public Safety Station 17 - HVAC Improvements - Base Bid

RESOURCE CONSULTING ENGINEERS LLC

10/5/2015

Project Opinion of Cost - Base Bid							
System	Area/Quantity	Material Cost ($/SF or $/Qty)	Labor Cost ($/SF or $/Qty)	Safety Factor (%)	Overhead/Profit	Total Cost	Notes
Mechanical Systems							
Demolition	8,000	$ -	$ 4.00	5%	15%	$ 38,640.00	
DOAS AHU	1	$ 22,000.00	$ 10,000.00	5%	15%	$ 38,640.00	
Air-Cooled Chiller	1	$ 34,000.00	$ 10,000.00	5%	15%	$ 53,130.00	
Chiller Equipment Pad	1	$ 1,500.00	$ 3,000.00	5%	15%	$ 5,433.75	
Equipment Screen	1	$ 5,000.00	$ 10,000.00	5%	15%	$ 18,112.50	
Supply Air Ductwork	1	$ 8,000.00	$ 16,000.00	5%	15%	$ 28,980.00	
Supply R/G/D	45	$ 150.00	$ 75.00	5%	15%	$ 12,225.94	
Exhaust Air Ductwork	1	$ 6,000.00	$ 12,000.00	5%	15%	$ 21,735.00	
Return/Exhaust R/G/D	25	$ 100.00	$ 75.00	5%	15%	$ 5,282.81	
Louvers	2	$ 1,000.00	$ 1,000.00	5%	15%	$ 4,830.00	
Restroom Exhaust Fans	1	$ 500.00	$ 1,000.00	5%	15%	$ 1,811.25	
Supply Air Terminals (standard)	0	$ 750.00	$ 1,500.00	5%	15%	$ -	
Exhaust Air Terminals (standard)	0	$ 500.00	$ 1,250.00	5%	15%	$ -	
Re-Heat Coils	9	$ 200.00	$ 1,000.00	5%	15%	$ 13,041.00	
Boilers	2	$ 10,000.00	$ 5,000.00	5%	15%	$ 36,225.00	
Boiler Combustion Intake/Exhaust	4	$ 200.00	$ 500.00	5%	15%	$ 3,381.00	
Heating Water Piping	699	$ 5.00	$ 20.00	5%	15%	$ 21,085.97	
Heating Water Pumps	2	$ 2,000.00	$ 4,000.00	5%	15%	$ 14,490.00	
Natural Gas Piping	2	$ 200.00	$ 800.00	5%	15%	$ 2,415.00	
Condensate Piping	250	$ 4.00	$ 10.00	5%	15%	$ 4,226.25	
Fan Coil Units	8	$ 2,200.00	$ 1,500.00	5%	15%	$ 35,742.00	
Chilled Water Piping	946	$ 6.00	$ 20.00	5%	15%	$ 29,699.67	
Chilled Water Pumps	2	$ 2,000.00	$ 4,000.00	5%	15%	$ 14,490.00	
Air Separator	2	$ 750.00	$ 1,000.00	5%	15%	$ 4,226.25	
Expansion Tank	2	$ 1,000.00	$ 1,000.00	5%	15%	$ 4,830.00	
Volume Tank	1	$ 1,500.00	$ 1,000.00	5%	15%	$ 3,018.75	
Fin Tube Radiation	7	$ 500.00	$ 1,000.00	5%	15%	$ 12,678.75	
Rooftop Unit - West of Bay	1	$ 10,000.00	$ 10,000.00	5%	15%	$ 24,150.00	
Controls	1	$ 86,800.00	$ -	5%	15%	$ 104,811.00	
Mechanical Total:						**$ 557,331.89**	
Electrical Systems							
Demolition	8,000	$ -	$ 0.50	5%	15%	$ 4,830.00	
Fire Alarm	2	$ 1,000.00	$ 1,500.00	5%	15%	$ 6,037.50	
New Panel	1	$ 750.00	$ 2,500.00	5%	15%	$ 3,924.38	
Power Distribution	25	$ 250.00	$ 1,000.00	5%	15%	$ 37,734.38	
Electrical Total:						**$ 52,526.25**	
Plumbing Systems							
Demolition	1	$ -	$ 500.00	5%	15%	$ 603.75	
Domestic Hot Water Heater	1	$ 7,500.00	$ 2,000.00	5%	15%	$ 11,471.25	
Gas Distribution Piping	1	$ 250.00	$ 250.00	5%	15%	$ 603.75	
Plumbing Total:						**$ 12,678.75**	
Architectural							
Ceiling Removal and Reinstallation	6,000	$ 0.25	$ 1.50	5%	15%	$ 12,678.75	
New Ceiling Tile	500	$ 2.00	$ 2.00	5%	15%	$ 2,415.00	
New Wall Openings	30	$ -	$ 300.00	5%	15%	$ 10,867.50	
Block Wall Patches	25	$ 50.00	$ 300.00	5%	15%	$ 10,565.63	
Roofing Work	1	$ 200.00	$ 500.00	5%	15%	$ 845.25	
Plumbing Total:						**$ 37,372.13**	
					Project Total:	**$ 659,909.01**	
					Total with 5% Contingency:	**$ 692,904.46**	

NOTES:

Schemmel, Linda

From: Corey Metzger <corey.metzger@resourcece.com>
Sent: Thursday, October 29, 2015 12:14 PM
To: Schemmel, Linda
Subject: Public Safety Station 17 - Expected Alternate Costs

Linda,

Our current expectation for costs associated with the Public Safety Station 17 Alternates is as follows:

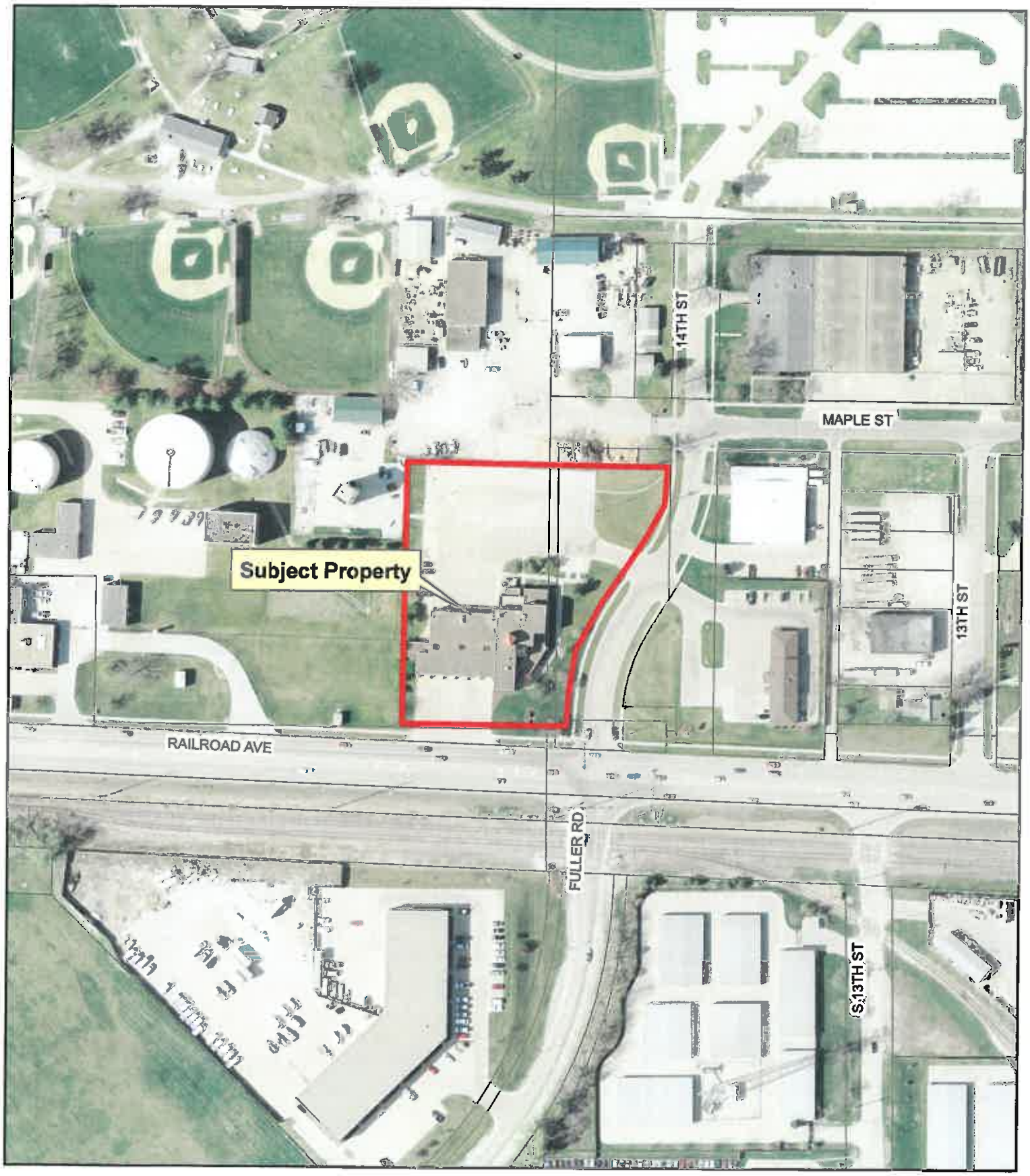
- Alternate 1 (HVAC Improvements with Variable Volume Air Handling System): Expected add of $30,000
- Alternate 2 (Alternate Building Automation System for Constant Volume Air Handling System): Expected deduct of $10,000
- Alternate 3 (Alternate Building Automation System for Variable Volume Air Handling System): Expected add of $20,000

A few comments on these items:

- Alternate 1 should represent a straight add to the base bid – there may not be immediate benefits to implementing this system, but it allows for the capability of making up kitchen exhaust hood exhaust air in the future to the kitchen/break room space on the second floor – this should improve comfort in this space, and may improve energy efficiency depending on what system is being used for makeup air in the future
- Alternate 2 is expected, though not guaranteed to result in a deduct to the Base Bid cost – one factor to keep in mind is annual licensing/maintenance fees for software – this is typically in the range of $1,000 to $1,500, so over the course of a 10 to 15 year lifespan, could result in a cost of $10,000 to $22,500 – this cost is already being paid for Johnson Controls because of systems installed at other City facilities, so the selection of this alternate should consider whether there will be additional licensing costs and, if so, whether these costs will offset the savings from the alternate
- Alternate 3 is similar to Alternate 2, but should only be applied to the sum of the Base Bid plus Alternate 1 – it does not apply to the Base Bid alone

Please let me know if you have any questions or comments regarding this information. Thank you, and have a great afternoon.

Corey B. Metzger, PE
Resource Consulting Engineers, LLC
3116 South Duff Avenue
Suite 201
Ames, IA 50010
515-509-8905
corey.metzger@resourcece.com
www.resourcece.com
RCE RESOURCE CONSULTING ENGINEERS LLC



Location Map
Fire/EMS Station 17

0 62.5 125 250 375 500 Feet

N