CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: September 3, 2019

ITEM:

Resolution - Ordering Construction
Library Interior Renovations

FINANCIAL IMPACT:

The Engineering Estimate of Construction Cost for the Library Interior Renovations is $1,995,916.45. Payments will be made from account no. 500.000.000.5250.490 with the ultimate funding intended to come from General Obligation Bonds, Private Contributions, and Local Option Sales Tax.

BACKGROUND:

A Bid Letting should be scheduled for 2:00 p.m. on Wednesday, October 2, 2019 and a Public Hearing on the project should be scheduled for 5:35 p.m. on Monday, October 7, 2019. The contract would be awarded on Monday, October 7, 2019 and work will begin shortly thereafter.

The Interior Renovations at the Public Library located at 4000 Mills Civic Parkway will include renovation of the current Library Café space to accommodate a Library Living Room, a Young Adult/Teen Area, relocation/addition of a couple of study rooms, and addition of a Health Room. In addition, the project will include carpet replacement, miscellaneous wall repairs, painting, furniture replacement in staff work area, reconfiguration of Collections area, return-air fans for air handling units, updates to first and second floor restrooms, sanitary sewer replacement for second floor plumbing, and power/data connections for new furniture. Work on the second floor of the Library is anticipated to be completed by May 8, 2020. No work will occur from June to August to accommodate the summer programs. Work on the first floor of the Library is anticipated to be completed by May 7, 2021.

OUTSTANDING ISSUES: None.

RECOMMENDATION:

City Council Adopt:

- Resolution Ordering Construction of the Library Interior Renovations.
- Fixing 2:00 p.m. on Wednesday, October 2, 2019 as the time and date for project Bid Letting.
- Ordering the City Clerk to publish notice of Letting and Public Hearing.

Lead Staff Member: Brian J. Hemesath, P.E., City Engineer BJH

STAFF REVIEWS

Department Director	Brian J. Hemesath, P.E., City Engineer
Appropriations/Finance	Tim Stiles, Finance Director
Legal	Richard Scieszinski, City Attorney JDS
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Public Services		
Date Reviewed	August 26, 2019		
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:

Library Interior Renovations
Project No. 0510-005-2019

is hereby ordered to be constructed according to the Plans and Specifications prepared by Studio Melee of Des Moines, Iowa 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 the 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, October 7, 2019, 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 thirteen (13) 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, October 2, 2019.

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 City Clerk designee at 2:00 p.m. on Wednesday, October 2, 2019 and the results of said bids shall be considered at a meeting of this Council on Monday, October 7, 2019 at 5:35 p.m. and acted upon at said time, or such time as may then be fixed.

PASSED AND APPROVED on this **3rd** day of **September, 2019.**

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson, City Clerk

2. Flooring Replacement (throughout building – w/ waste and attic stock included) $247,049.00

First Floor (high traffic & general public):

1,800 square yards	@ $32.00/sy (material)	= $57,600
	@ $13.50/sy (labor)	= $24,300

First Floor (low traffic & staff):

780 square yards	@ $20.00/sy (material)	= $15,600
	@ $13.50/sy (labor)	= $10,530

First Floor (LVT):

1,130 square feet	@ $3.80/sf (material)	= $4,294
	@ $1.50/sf (labor)	= $1,695

Second Floor (high traffic & general public):

2,540 square yards	@ $32.00/sy (material)	= $81,280
	@ $13.50/sy (labor)	= $34,290

Second Floor (low traffic & staff):

450 square yards	@ $20.00/sy (material)	= $9,000
	@ $13.50/sy (labor)	= $6,075

Second Floor (LVT):

450 square feet	@ $3.80/sf (material)	= $1,710
	@ $1.50/sf (labor)	= $675

3. Re-Painting (throughout building) $127,515.00

First Floor (walls):

29,600 square feet	@ $1.80/sf (material & labor)	= $53,280

First Floor (bulkheads):

3,600 square feet	@ $2.10/sf (material & labor)	= $7,560

Second Floor (walls):

22,500 square feet	@ $1.85/sf (material & labor)	= $41,625

Second Floor (bulkheads):

3,200 square feet	@ $2.15/sf (material & labor)	= $6,880

Second Floor (clerestory and vaulted ceiling):

7,900 square feet	@ $2.30/sf (material & labor)	= $18,170

4. Infill of Wainscoting Panels (throughout building) $40,880.00

First Floor:

3,300 square feet	@ $3.60/sf (material)	= $11,880
	@ $2.00/sf (labor)	= $6,600

Second Floor:

4,000 square feet	@ $3.60/sf (material)	= $14,400
	@ $2.00/sf (labor)	= $8,000

5. **Removal and Re-Installation of Furniture & Furnishings (throughout building)** **$161,140.00**
(pricing based off relocation of collection to an off-site location owner and insured by the City)

Collections/Shelving:
1,158 units (1'x3') @ $80.00 per unit (labor) = $92,640

Book bins, CD BINs, etc.:
60 units @ $60.00 per unit (labor) = $3,600

Reading/Study Furniture:
200 units @ $45.00 per unit (labor) = $9,000

Office/Administration/Desks/Cubicles (first floor):
4,220 square feet @ $5.00/sf (labor) = $21,100
14 cubicles (move) @ $1,400 per unit (labor) = $19,600

Office/Administration/Desks (second floor):
3,040 square feet @ $5.00/sf (labor) = $15,200

6. **Added MEP Scope (Return-Air Fans, Sanitary, and Ceiling Replacement)** **$123,330.00**
(pricing based off June 17th, 2019 Opinion of Cost provided by Resource Consulting Engineers, LLC)

Mechanical:	= $67,700
Additional return air fans (six instead of three)	= $11,000
Electrical:	= $11,280
Additional return air fans (six instead of three)	= $4,000
Plumbing:	= $16,500
Additional piping navigation around existing duct	= $4,000
Ceiling Replacement	= $8,750
Testing, Flushing and Tools:	= $100

7. **Added MEP Scope (power and data for new staff desks and workstations)** **$51,800.00**
(pricing based off August 26th, 2019 Opinion of Cost provided by Resource Consulting Engineers, LLC)

Architectural/Ceilings and coordination	= $3,500
Electrical:	= $48,300

Sub-Total:	$1,620,014.00
- **General Conditions (Temp Barriers, Protections, Controls, Dumpsters)**	**$52,800.00**
- **Site Supervisor:**	**$39,600.00**
- **Contractor's Profit (10%):**	**$162,001.40**
- **Insurance and Bonds (2.5%):**	**$40,500.35**
- **Construction Contingency (5%):**	**$81,000.70**
Total Construction Cost (revised August 26th, 2019):	**$1,995,916.45**

Note that the following items are excluded from the Total Construction Cost indicated above:

- *Design Fees (Architectural, Mechanical, Electrical, Plumbing, Fire Suppression, and misc. Structural)*
- *Cubicle Replacement (it was described in a previous building report dated July 20th, 2017 that the cost for replacing the existing office/administration cubicles totaled $96,000 in 11/2016).*
- *Public Furniture Replacement (it was mentioned in the meeting on October 17th that the Library was currently receiving quotes for replacement of existing public Library Furniture from All-Makes Furniture).*
- *Refinishing or Modification related to the exterior envelope (hollow metal doors, aluminum doors, aluminum windows, soffits, exposed beams, lintels, brick, roofing, and accessories).*
- *Refinishing or Modification related to the existing interior woodwork trim and paneling.*
- *Replacement or Modification of the existing staff desks (Circulation, Children's, and Reference).*
- *Replacement of the existing floor tile or wall tile in staff areas, hallways, and other locations.*
- *Replacement or Modification of the existing mechanical, electrical/lighting, or other MEPFT systems located outside of the "Renovation Areas" and "Added MEP Scope".*
- *Large-format Signage or other means of patron wayfinding.*
- *Material Testing, Permitting, Special Inspections, or other fees and costs associated with the project.*
- *Work related to the existing elevator.*

Architect Certification:

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

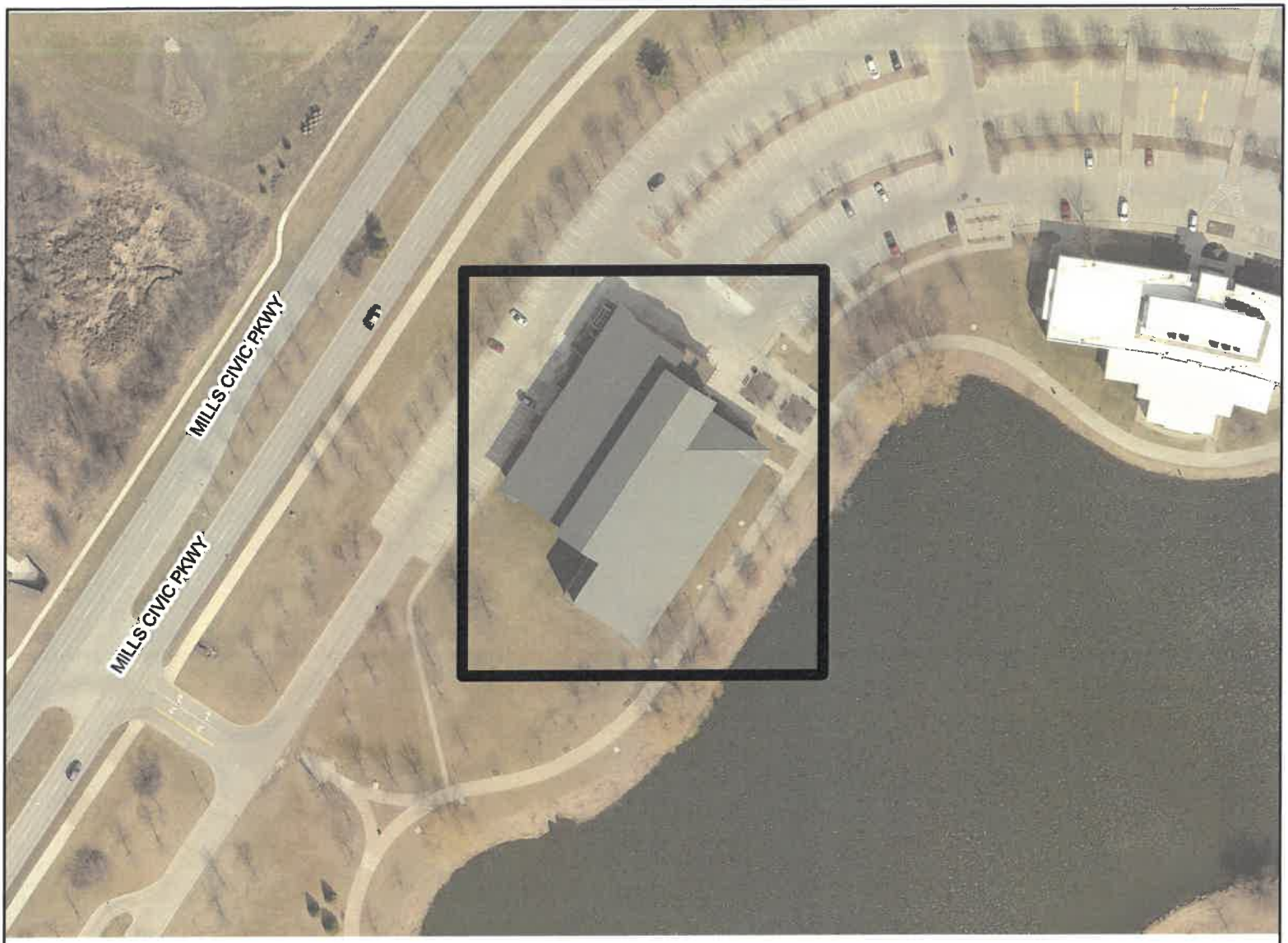
CURTIS D. EHLER
PRINTED OR TYPED NAME

08-26-2019
SIGNATURE & DATE

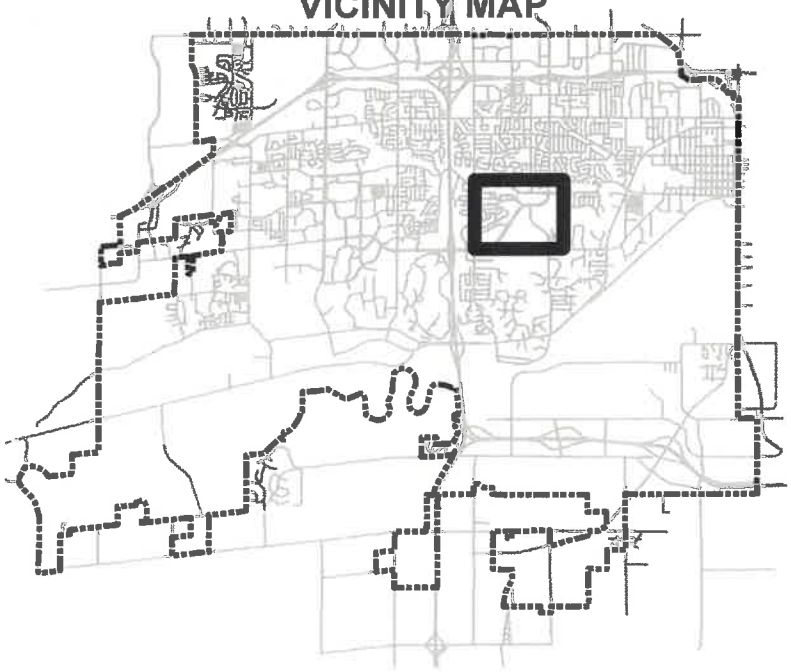
JUNE 30, 2020
REGISTRATION EXPIRES & DATE ISSUED

OPINION OF PROBABLE COST PAGES 1 THROUGH 4
PAGES OR SHEETS COVERED BY THIS SEAL

STATE OF IOWA
CURTIS D. EHLER
06548
LICENSED ARCHITECT



VICINITY MAP



LEGEND

PROJECT LOCATION

N
W E
S

THE CITY OF WEST DES MOINES

PROJECT:	**Library Interior Renovations**		
LOCATION:	**4000 Mills Civic Parkway**		
DRAWN BY: JDR	DATE: 11/27/2018	PROJECT NUMBER/NAME: 0510-005-2019	SHT. 1 of 1