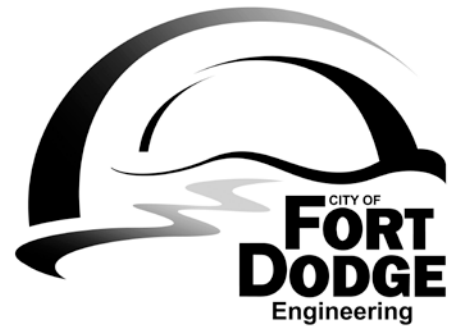


**January 19, 2015**

**To: Mayor Bemrich and City Council**

**From: David Fierke, City Manager**

**Subject: Municipal Building – Priority 2 Renovations  
Public Hearing and Approve Plans, Specifications,  
Form of Contract & Opinion of Probable Cost**



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**ACTION: For vote Monday, January 26, 2015**

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**Brief History**

In 2007 and 2008 the Building Evaluation and Recommendation Team (BERT) made recommendations to the City Council regarding the Municipal Building. That team recommended that the City stay in the current Municipal Building. They also recommended that the front stairs to the building be repaired, an elevator be installed, additional HVAC improvements, water damaged areas be repaired, and additional waterproofing and tuck-pointing work be completed.

A new roof was installed and minor tuck-pointing was completed in 2008/2009. New boilers were installed and a new fresh air system was completed in 2012.

On April 14, 2014 Council approved a contract with Allers Associates Architects for the 2014 Renovations. The contracts provides for architectural/engineering design services for the following renovations to the existing Municipal Building: a new three stop elevator, renovation of the east end of the building to new council chambers, creating restrooms near the new council chambers, renovations of Clerk's office, and renovate area near elevator on second floor. The cost of these services, which include schematic, design development, construction documents, bidding phase and construction phase, is \$60,500 plus reimbursable expenses.

A bid letting date was set for January 29, 2015 at 10:00 a.m.

**Analysis of Issue**

The Council needs to hold a public hearing and then approve the plans, specifications, form of contract, and opinion of probably costs. An agenda item will be presented to Council on February 9, 2015 regarding the award of contract.

**Budget Impact**

This project will be funded by General Obligation Bonds. Bonds in the amount of \$700,000 were issued with the Series 2014 bond sale. The Architects Opinion of Probable Cost is \$586,600.

**Strategic Plan Impact**

Policy D.4.2: Advanced planning for all infrastructure facilities shall be supported and routinely updated. Facilities benefited by advanced planning shall include, at minimum, schools, health care, residential areas, roads, water, sewer, storm water management, parks, recreation, and greenways.

**Impact on Existing Plans**

NA

**Committee Review / Recommendation**

NA

**Staff Conclusions / Recommendations**

It is the Engineering Department's recommendation to approve the plans, specifications, form of contract, and opinion of probably cost.

**Alternatives**

No practical alternatives are suggested as this could hinder this project moving forward.

**Implementation and Accountability**

The Engineering Department and Allers Associates Architects will assume responsibility for this project.

Signed



Chad W. Schaeffer, P.E.  
City Engineer

Approved



David R. Fierke  
City Manager

**RESOLUTION NO. \_\_\_\_\_**

**APPROVING PLANS AND SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATE OF COST FOR MUNICIPAL BUILDING – PRIORITY 2 RENOVATIONS PROJECT FOR THE CITY OF FORT DODGE, IOWA.**

**WHEREAS**, proposed Plans and Specifications, proposed form of Contract, and estimate of cost for Municipal Building - Priority 2 Renovations Project have heretofore been prepared by Allers Associates Architects and filed with the City Clerk on the 23<sup>rd</sup> day of December, 2014; and

**WHEREAS**, Notice of Hearing on the said proposed Plans and Specifications, proposed form of Contract, and estimate of cost were duly published in the form and manner required by law; and

**WHEREAS**, no petition or objections to the said Plans and Specifications, proposed form of Contract, and estimate of cost have been filed or made by any interested party;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Fort Dodge, Iowa, as follows:

**Section I.** That the Plans and Specifications, form of Contract, and estimate of cost referred to in the preamble hereof be and the same are hereby approved.

**Section II.** That all Resolutions or Orders or parts thereof in conflict herewith are hereby repealed.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**AYE:** \_\_\_\_\_

**NAY:** \_\_\_\_\_

**OTHER:** \_\_\_\_\_

\_\_\_\_\_  
**Matt Bemrich, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Jeff Nemmers, City Clerk**