

ITEM #:	48
DATE:	07-14-26
DEPT:	FLEET/FIRE

COUNCIL ACTION FORM

SUBJECT: AGREEMENT WITH DENOVO CONSTRUCTION SOLUTIONS, INC FOR CONSTRUCTION ADVISOR SERVICES FOR AMES FIRE STATION NO. 2 PROJECT

BACKGROUND:

At the Council meeting on January 13, 2026, the City Council approved a change order to a contract with Brown Reynolds Watford Architects (BWR) of College Station, TX, to provide final design and construction services for the Ames Fire Station No. 2 project. This action kicked off final design development activities for the project.

City staff anticipates the need for a construction advisor during the design phase to assist in cost estimating and control as well as provide part-time project representation on site during construction. These types of services are provided in the form of a Construction Advisor (CA or Owner's Representative). The Construction Advisor is retained during the design phase and acts as an extension of City staff.

The Construction Advisor (Owner's Representative) will regularly visit the construction project to observe and report on the progress of work. The Construction Advisor will represent the Owner in decisions to be made as progress during the various phases of design development, bidding, and all phases during construction including site visits, commissioning, etc. The Construction Advisor will support planning, design, procurement, and construction of the City of Ames Fire Station No. 2 project.

Services are intended to assist the Owner through budget and schedule awareness, constructability review, procurement support, construction phase advisory services, change order support, pay application review, issue observation reports, stakeholder coordination, and project closeout support.

It is important to note that the Construction Advisor will not perform any of the work during the construction phase. The Construction Advisor will not provide any of the "general conditions" services in its scope (e.g., fencing, job trailer, temporary utilities, snow removal, portable toilets, etc.). These items will be provided by the Contractor.

A Request for Qualifications (RFQu) was issued for Construction Advisor Services for Ames Fire Station No. 2 on April 13, 2026, through AmesBids, the City's electronic bidding system. Four responses were received on May 1, 2026. The ranking and cost for the in the table below.

Consultants	Evaluation Rank	Proposed Cost
Denovo Construction Solutions, West Des Moines, IA	1	\$95,000
Integrity Construction, Ames, IA	2	\$126,000
Lang Construction Group, Inc. Grimes, IA	3	\$133,400
Sidekick Development, Des Moines, IA	4	\$288,750

An evaluation team reviewed the proposals based on: 1) Qualifications, Background and Experience of the individual team member who will provide construction advisor services, 2) Experience with similar size and types of projects, and project references, 3) Organization, clarity, completeness and responsiveness to RFQ, and 4) cost proposal.

The evaluation team invited the top two firms for an interview. The interviews were evaluated based on: 1) the firm's understanding of the project and the scope of services including the response to a list of questions, 2) demonstrating their cohesive approach with similar projects, 3) Construction Advisor's knowledge and relevant experience assigned to perform the services, 4) methods of achieving desired outcomes, 5) their interest in the project, and 6) what sets them apart from other consultants.

The ranking from the interviews is shown in the table below:

Consultants	Evaluation Rank	Proposed Cost
Denovo Construction Solutions, West Des Moines, IA	1	\$95,000
Integrity Construction, Ames, IA	2	\$126,000

Following the interviews, the team determined the proposal from Denovo is acceptable. With Denovo demonstrating its regional and local experience as a Construction Advisor along with net-zero-ready experience and a proactive approach will provide the value to the project oversight, the evaluation team believes Denovo will provide the necessary services to assist the City in the construction of the Ames Fire Station #2 facility.

Denovo's fee proposal is \$95,000. This cost has been broken out separately from the Project Management Line in the budget table provided below, which previously contained \$400,000. The project budget is outlined in the table below:

Funding Source		Project Expenses	
G.O. Bond Proceeds	\$10,456,128	ISU Lease for Land on State Ave	\$0
General Fund	\$104,219	Conceptual Design & Site Plan	\$78,800
		Amendment No. 1 Detailed Design/Construction Documents	\$806,300
		Construction (including Net Zero Ready upgrades and contingency)	\$9,169,074
		Furniture, Fixtures and Equipment	\$88,554
		3rd Party Testing/Geotechnical	\$98,000
		Utilities Connections and Station Alerting System	\$153,000
		Construction Advisor (This Council Action)	\$95,000
Total Revenues	\$10,560,347	Total	\$10,488,728

ALTERNATIVES:

1. Award an agreement contract to Denovo Construction Solutions of West Des Moines, IA in the amount of \$95,000 for Construction Advisor services for the Ames Fire Station No. 2 project.
2. Award a contract to one of the other firms.
3. Do not award a contract for Construction Advisor services, and provide further direction to staff.

CITY MANAGER'S RECOMMENDED ACTION:

The Construction Advisor will serve to support City staff during the design, bidding, and construction phases of the project. The Construction Advisor will assist the City in schedule, coordination, and oversight on the project. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.