CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: November 2, 2015

ITEM:

- Public Hearing (5:35 p.m.)
318 5th Street Building Renovation

FINANCIAL IMPACT:

The Engineering Estimate of construction cost for the base bid was estimated to be $747,795.00 for 318 5th Street Building Renovation Project. There were seven (7) bids submitted with lowest responsive, responsible base bid of $674,000.00 being submitted by Ball Team LLC. Construction costs will be paid from budgeted account 7006.75.830.6.7920. Staff would note that a budget amendment will be required for the project as the current budget for the construction is $491,400.00. There are a total of four bid alternates for the project, Alternates #1, #2 and #4 are related to the improvements for the West Des Moines Business Incubator. Alternate #3 (exterior repairs) is related to the base project, identified separately for scheduling purposes. The Incubator share of the project costs will be reimbursed to the City per the June 29, 2015 agreement between the City and The West Des Moines Business Incubator. Contract total with the recommended alternates is $823,800.00

BACKGROUND:

This Public Hearing is on the matter of adoption of Plans, Specifications, Form of Contract, and Estimate of Cost for the renovation of the existing building located at 318 5th Street

Staff is recommending acceptance of Alternate #3, exterior improvements related to the base project. Bid results for the alternates were reviewed with a board member from Incubator who has indicated that the Incubator would like to proceed with Alternates #1 and #2 but not Alternate #4. Action to confirm that direction will occur at a special West Des Moines Incubator Board meeting scheduled to occur the week of November 2, 2015. The project will begin in the near future and interior improvements are scheduled to be completed by March 18, 2016 and exterior improvements are scheduled to be completed by June 1, 2016.

OUTSTANDING ISSUES:

None.

RECOMMENDATION:

City Council Adopt:
- Resolution Adopting Plans, Specifications, Form of Contract, and Estimate of Costs;
- Motion receiving and filing Report of Bids;
- Resolution awarding the contract including Alternates #1, #2 and #3 to Ball Team LLC and rejecting Alternate #4.

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

STAFF REVIEWS

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

PUBLICATION(S) (if applicable)

Published In	Des Moines Register
Dates(s) Published	October 20, 2015

SUBCOMMITTEE REVIEW (if applicable)

Committee	Finance & Administration		
Date Reviewed	October 21, 2015		
Recommendation	Yes	No	Split

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING Adopting Plans, Specifications, Form of Contract, and Estimate of Cost

WHEREAS, on October 19, 2015 Plans, Specifications, Form of Contract, and Estimate of Cost were filed with the City Clerk for the following described public improvement:

318 5th Street Building Renovation – City Initiated
Project No. 0510-070-2014

and,

WHEREAS, notice of hearing on Plans, Specifications, Form of Contract, and Estimate of Cost for said public improvements was published as required by law;

therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, that the Plans, Specifications, Form of Contract, and Estimate of Cost for said public improvement are hereby approved.

PASSED AND ADOPTED this **2nd** day of **November, 2015.**

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson, City Clerk

RESOLUTION

WHEREAS, the City Council of the City of West Des Moines has heretofore directed advertisement for bids for the following described public improvement:

318 5th Street Building Renovation – City Initiated
Project No. 0510-070-2014

and,

WHEREAS, bids have been received and opened by the City Clerk and placed on file by the City Council.

and,

WHEREAS, the bid of Ball Team LLC of Urbandale, Iowa, in the amount of $823,800.00 is the lowest responsive, responsible bid received for said public improvement,

therefore;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, that a contract for 318 5th Street Building Renovation Project is hereby awarded to Ball Team LLC for the base bid and alternates #1, #2 and #3 in the amount of $823,800.00 and the bond of said bidder for the project is hereby fixed in the same amount.

BE IT FURTHER RESOLVED that the City Engineer is authorized and directed to return bid bond(s) and/or check(s) to any unsuccessful bidder.

BE IT FURTHER RESOLVED that the work on said project may commence as soon as the final contract and bond have been approved by the City Engineer and have been signed by the City Clerk and after the contractor is given a written notice to proceed by the City Engineer.

PASSED AND ADOPTED this **2nd** day of **November, 2015.**

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson, City Clerk

Benjamin Design Collaborative, P.C.
401 Clark Ave., Suite 200
Ames, Iowa 50010
515-232-0888
FAX: 515-232-0882

Bid Tabulation Form: 318 Fifth Street Building Renovations

Project # 0510-022-2014

City of West Des Moines

West Des Moines, Iowa

Date : 10.28.15

Time : 2:00 p.m.

CONTRACTOR	10 % BID SECURITY	RECEIPT OF ADD-1	REVISED BID FORM	BIDDER STATUS FORM	LUMP SUM BASE PROPOSAL	ALTERNATE NO.1	ALTERNATE NO.2	ALTERNATE NO.3	ALTERNATE NO.4	UNIT COST NO. 1	UNIT COST NO. 2	UNIT COST NO. 3	Notes:
1 Ball Team, LLC	x	x	x	x	$674,000.00	$36,000.00	$18,800.00	$95,000.00	$38,000.00	$8.50	$1.50	$25.00	
2 Bergstrom	x	x	x	x	$860,000.00	$122,000.00	$30,000.00	$42,000.00	$42,000.00	$17.00	$5.00	$40.00	
3 Covenant Construction	x	x	x	x	$719,282.00	$44,056.00	$20,652.00	$32,427.00	$35,724.00	$12.25	$2.25	$17.25	
4 Edge Commercial	x	x	x	x	$805,900.00	$68,000.00	$30,800.00	$35,200.00	$37,000.00	$10.00	$7.00	$30.00	
5 Koester Construction	x	x	x		$749,000.00	$47,000.00	$21,600.00	$12,500.00	$38,000.00	$10.00	$3.75	$25.00	Irregularity noted with one envelope. No Bidder status form included.
6 Lang Construction	x	x	x	x	$789,300.00	$52,200.00	$25,600.00	$39,000.00	$35,200.00	$14.00	$4.50	$110.00	
7 Rochon	x	x	x	x	$728,000.00	$29,800.00	$16,400.00	$39,000.00	$31,000.00	$16.00	$5.00	$16.00	
8													
9													
10													

Certifified:

Natalie C. Garrett

10.28.2015

REGISTERED PROFESSIONAL ARCHITECT
NATALIE C. GARRETT
06899
IOWA

Location Map
318 5th Street

N

0 25 50 100 150 200 Feet