CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: February 19, 2019

ITEM:

Public Hearing (5:35 p.m.)
West Public Services Facility – Building & Site Improvements (Phase 2)

FINANCIAL IMPACT:

The Engineering Estimate of Construction Cost for the West Public Services Facility – Building & Site Improvements (Phase 2) was estimated to be $27,119,719.00 for the Base Bid and $33,062,667.00 for the Base Bid & Seven (7) Alternates. There were seven (7) bids submitted with the low Base Bid of $18,990,000.00 being submitted by Koester Construction of Grimes, Iowa. Their Total Bid including Base Bid & Seven (7) Alternates was $24,307,500.00. Payments for the work could be made from account no. 500.000.000.5250.490 with the ultimate funding intended to come from Road Use Tax and General Fund Reserve.

BACKGROUND:

The Buildings & Site Development (Phase 2) portion of the West Public Services Facility project and associated bid results are as follows:

• Base Bid – Main Building & Fueling Facility	$18,990,000.00
• Alternate No. 1 – East Access Drive to South 88th Street	$562,500.00
• Alternate No. 2 – Municipal Operations Center (MOC) Build-Out	$50,000.00
• Alternate No. 3 – Cold-Storage Building	$2,315,000.00
• Alternate No. 4 – Salt Storage Building	$1,150,000.00
• Alternate No. 5 – Brine Mixing Facility	$715,000.00
• Alternate No. 6 – Covered Bulk Materials Storage	$543,000.00
• Alternate No. 7 – Alternate Fire Alarm System	($18,000.00)
TOTAL BID	**$24,307,500.00**

This Public Hearing is on the matter of adoption of Plans, Specifications, Form of Contract, and Estimate of Cost for the West Public Services Facility – Building & Site Improvements (Phase 2). Upon completion of the Public Hearing, a Resolution should be passed adopting the Plans and Specifications, Form of Contract, Estimate of Cost.

Staff is recommending that Council conduct the public hearing, receive and file the report of bids and then defer action regarding the award of a construction contract to the regular Council meeting of March 4, 2019. In the interim, City Staff will formulate a recommended course of action regarding the contract award.

This agenda item was distributed to the Public Services Subcommittee by e-mail only since there was no meeting.

OUTSTANDING ISSUES:

None.

RECOMMENDATION:

City Council Adopt:

- Resolution adopting Plans, Specifications, Form of Contract, and Estimate of Costs for West Public Services Facility – Building & Site Improvements (Phase 2);
- Motion receiving and filing Report of Bids;
- Resolution deferring award of the contract to the regular Council meeting on March 4, 2019.

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 TJ
Legal	Richard Scieszinski, City Attorney RJS
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	Des Moines Register
Dates(s) Published	February 8, 2019

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

RESOLUTION APPROVING ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATE OF COST

WHEREAS, on January 7, 2019, Plans, Specifications, Form of Contract, and Estimate of Cost were filed with the City Clerk for the following described public improvement:

West Public Services Facility – Building & Site Improvements (Phase 2)
Project No. 0510-027-2017

and,

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

therefore,

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, that the Plans, Specifications, Form of Contract, and Estimate of Costs for said Public Improvement are hereby approved.

PASSED AND APPROVED on this **19th** day of **February, 2019.**

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson, City Clerk

RESOLUTION DEFERRING THE AWARD OF THE CONTRACT

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

West Public Services Facility – Building & Site Improvements (Phase 2)
Project No. 0510-027-2017

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 Koester Construction in the amount of $24,307,500.00 was the lowest responsible bid received for said public improvement;

WHEREAS, the City wishes to further deliberate and consider their options regarding the award of the contract;

therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, that Council action for the contract for the West Public Services Facility – Building & Site Improvements (Phase 2) project is hereby deferred until the regular Council meeting on March 4, 2019.

PASSED AND ADOPTED on this **19th** day of **February, 2019.**

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson, City Clerk

February 13, 2019

Josh Clayworth
City of West Des Moines
4200 Mills Civic Parkway
West Des Moines, IA 50265

Dear Josh,

Attached is a certified copy of the Bid Tabulation form of the bid results for the West Public Services Facility – PH2 Buildings and Site Improvements. The apparent low bidder is Koester Construction Company, Inc. located in Grimes, IA. We have reviewed the bid documents submitted by Koester, and all other bidders, and find no abnormalities or issues with any of the submitted proposals. I have been in contact with Koester Construction and they have confirmed their submitted bid is accurate and are comfortable entering into a contract with the City of West Des Moines for the amount stated to complete the PH2 construction work.

We are pleased with the bids that were received which were all below the final Cost Opinion by a good margin. Timing of the bidding played a major role as one of the first major projects to bid in 2019 in Central Iowa with many contractors and sub-contractors showing great interest in the project. The range of bids, which is fairly tight with a range of approximately 13% from low to high, is also indicative of a favorable bidding climate for this scale of project. Another factor that may have played a role in the favorable bidding climate is we have heard that bonding capacity of mid-tier contractors has recently increased enabling more contractors to bid on projects. We are pleased the bids came in favorably and look forward to seeing the project move forward to construction.

FEH DESIGN recommends awarding the construction contract for the West Public Services Facility – PH2 Buildings and Site Improvements to Koester Construction Company, Inc. As soon as the City determines if they will award the contract to Koester and what Alternates, if any, they would like to accept, I will begin to develop the Contract forms for the award.

CONGRATULATIONS and we look forward to continuing to see this project through to completion.

Sincerely,

John D. Karrmann, AIA
FEH DESIGN

JOHN D. KARRMANN
4981
IOWA
LICENSED ARCHITECT

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.

John D. Karrmann, A.I.A.
Printed or typed name:

Signature — Date 02-13-2019

License expires 06-30-2020 Date Issued 02-13-2019

PAGES OR SHEETS COVERED BY THIS SEAL: Bid Tabulation Form

FEH DESIGN
604 EAST GRAND AVENUE
DES MOINES, IOWA 50309
515 288 2000 P

2017205.03 - WDM West Public Services Facility - PH2 Buildings & Site Improvements

FEH Design

City of West Des Moines Project Number: 0510-027-2017

Bid Date: February 13, 2019

BID TABULATION FORM					
Contractor Name	**Cost Opinion**	**Koester**	**Rochon**	**Ball Team**	**Edge Commercial**
BID BOND		X	X	X	X
BIDDER STATUS FORM		X	X	X	X
ADDENDUM NO. 1		X	X	X	X
ADDENDUM NO. 2		X	X	X	X
ADDENDUM NO. 3		X	X	X	X
ADDENDUM NO. 4		X	X	X	X
ADDENDUM NO. 5		X	X	X	X
BASE BID	**$27,119,719.00**	**$18,990,000.00**	**$19,796,000.00**	**$20,210,000.00**	**$20,672,000.00**
Alt No. 1 - East Entry Drive	599,441.00	562,500.00	530,000.00	613,000.00	660,000.00
Alt No. 2 - MOC Build-out	177,700.00	50,000.00	45,000.00	83,000.00	66,000.00
Alt No. 3 - BLDG 3 (Storage)	3,110,187.00	2,315,000.00	2,740,000.00	2,555,000.00	2,650,000.00
Alt No. 4 - BLDG 4 (Salt Dome)	1,000,000.00	1,150,000.00	1,250,000.00	1,590,000.00	1,400,000.00
Alt No. 5 - BLDG 5 (Brine Mixing)	580,990.00	715,000.00	840,000.00	920,000.00	850,000.00
Alt No. 6 - BLDG 6 (Covered Stor)	474,630.00	543,000.00	782,000.00	870,000.00	965,000.00
Alt. No. 7 - Fire Alarm System	0.00	(18,000.00)	18,500.00	(10,000.00)	0.00
TOTAL BID	**$33,062,667.00**	**$24,307,500.00**	**$26,001,500.00**	**$26,831,000.00**	**$27,263,000.00**
REQUIRED COMPLETION DATE:	8/31/2020	8/31/2020	8/31/2020	8/31/2020	8/31/2020
Other Remarks:		Apparent Low Bidder			

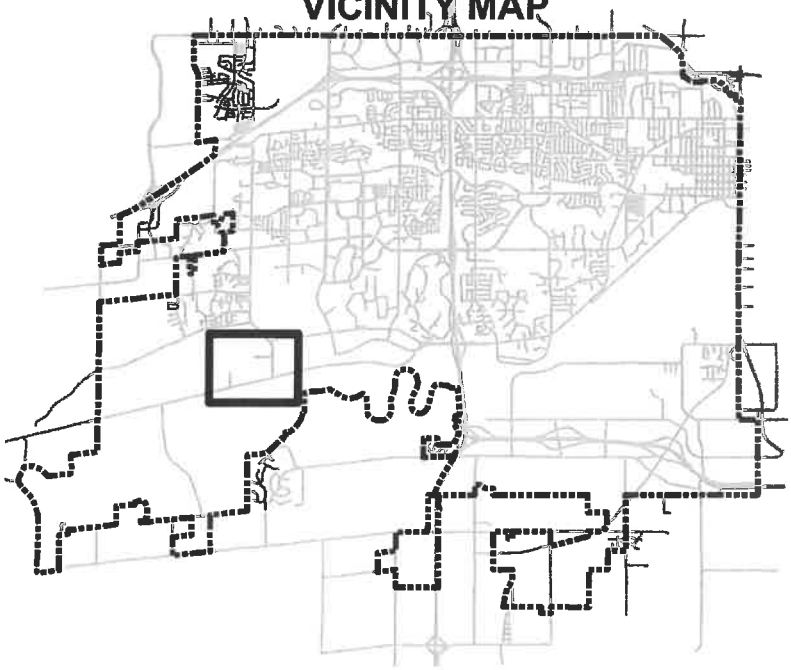
2017205.03 - WDM West Public Services Facility - PH2 Buildings & Site Improvements FEH Design

City of West Des Moines Project Number: 0510-027-2017

Bid Date: February 13, 2019

BID TABULATION FORM					
Contractor Name	**Turner Construction**	**Estes**	**Williams Bros Co**		
BID BOND	X	X	X		
BIDDER STATUS FORM	X	X	X		
ADDENDUM NO. 1	X	X	X		
ADDENDUM NO. 2	X	X	X		
ADDENDUM NO. 3	X	X	X		
ADDENDUM NO. 4	X	X	X		
ADDENDUM NO. 5	X	X	X		
BASE BID	**$20,885,058.00**	**$21,299,000.00**	**$21,550,000.00**		
Alt No. 1 - East Entry Drive	604,745.00	565,000.00	604,000.00		
Alt No. 2 - MOC Build-out	85,046.00	51,000.00	84,000.00		
Alt No. 3 - BLDG 3 (Storage)	2,750,388.00	2,300,000.00	2,470,000.00		
Alt No. 4 - BLDG 4 (Salt Dome)	1,318,080.00	1,175,000.00	1,200,000.00		
Alt No. 5 - BLDG 5 (Brine Mixing)	951,083.00	750,000.00	750,000.00		
Alt No. 6 - BLDG 6 (Covered Stor)	982,969.00	640,000.00	840,000.00		
Alt. No. 7 - Fire Alarm System	(4,403.00)	(16,000.00)	(16,000.00)		
TOTAL BID	**$27,572,966.00**	**$26,764,000.00**	**$27,482,000.00**		
PROJECTED COMPLETION DATE:	8/31/2020	8/31/2020	8/31/2020		
Other Remarks:					

VICINITY MAP



LEGEND

PROJECT LOCATION

N
W E
S

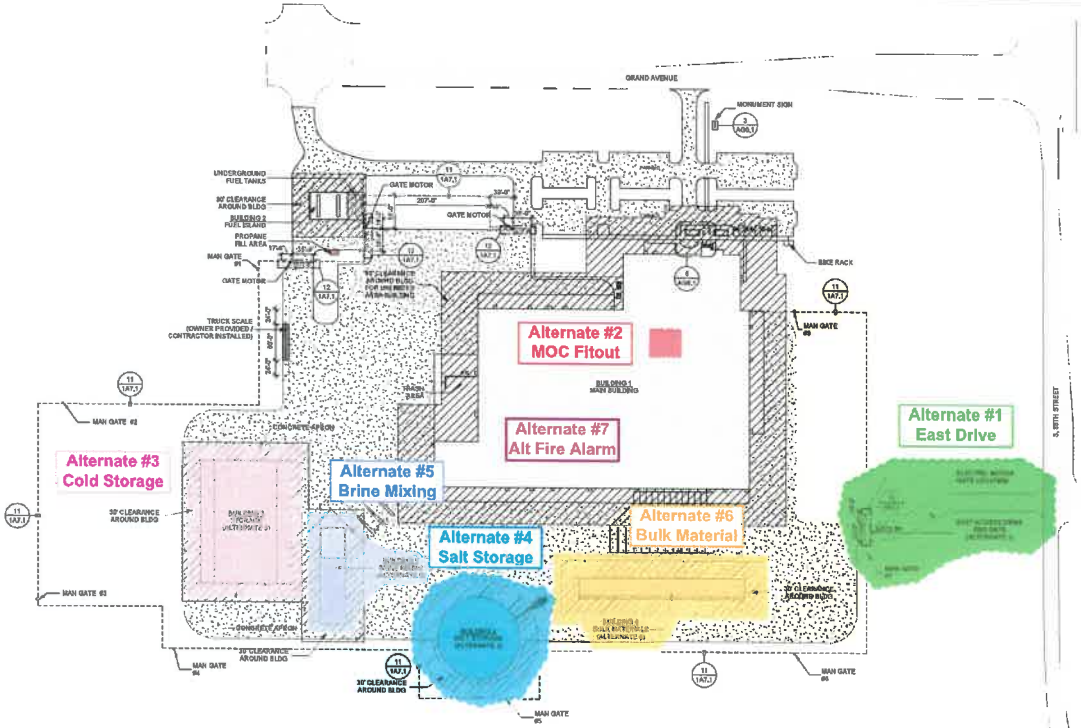
THE CITY OF WEST DES MOINES

PROJECT:

West Public Services Facility Phase 2

LOCATION: South 88th Street & Grand Avenue

DRAWN BY: REF	DATE: 01/07/2019	PROJECT NUMBER/NAME: 0510-027-2017	SHT. 1 of 1



1 OVERALL SITE KEY PLAN
SCALE: 1" = 80'-0"

BUILDING 1 = MAIN BUILDING
TYPE II-B CONSTRUCTION / FIRE SPRINKLERED
MIXED OCCUPANCY / NON-SEPARATED
(B, S1 & S2 OCCUPANCIES)

UNLIMITED AREA BUILDING PER IBC 507.4

BUILDING 2 - FUELING STATION
TYPE II-B CONSTRUCTION
CANOPY ONLY, NO ENCLOSED BUILDING

BUILDING 3 - STORAGE BUILDING
TYPE II-B CONSTRUCTION / FIRE SPRINKLERED
S2 OCCUPANCY

ALLOWABLE AREA FACTOR:	26,000 SF
ALLOWABLE AREA INCREASE:	19,500 SF
TOTAL ALLOWABLE AREA =	45,500 SF
ENCLOSED BUILDING AREA =	20,604 SF
COVERED OUTDOOR AREA =	9,292 SF
TOTAL ENCLOSED/COVERED =	29,896 SF

BUILDING 4 - SALT STORAGE
TYPE V-B CONSTRUCTION / NON-SPRINKLERED
S2 OCCUPANCY

ALLOWABLE AREA FACTOR:	13,500 SF
ALLOWABLE AREA INCREASE:	10,125 SF
TOTAL ALLOWABLE AREA =	23,625 SF
ENCLOSED BUILDING AREA =	14,580 SF

BUILDING 5 - BRINE MIXING FACILITY
TYPE II-B CONSTRUCTION / NON-SPRINKLERED
S2 OCCUPANCY

ALLOWABLE AREA FACTOR:	26,000 SF
ALLOWABLE AREA INCREASE:	19,500 SF
TOTAL ALLOWABLE AREA =	45,500 SF
ENCLOSED BUILDING AREA =	5,565 SF

BUILDING 6 - COVERED STORAGE
TYPE II-B CONSTRUCTION / NON-SPRINKLERED
U OCCUPANCY

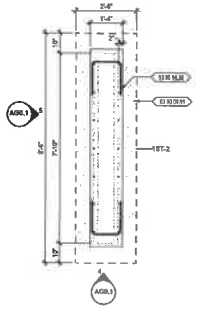
ALLOWABLE AREA FACTOR:	8,500 SF
ALLOWABLE AREA INCREASE:	6,375 SF
TOTAL ALLOWABLE AREA =	14,875 SF
UNENCLOSED BUILDING AREA =	8,081 SF

KEYNOTES

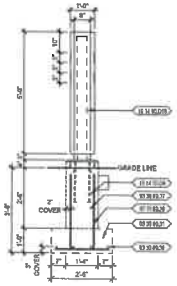
03 30 00	CAST-IN PLACE CONCRETE
03 30 00.31	CONCRETE FOOTING; SEE STRUCTURAL
03 30 00.06	CONCRETE STOOP; FOUNDATION/FOOTING; SEE STRUCTURAL
03 30 00.35	(4) #4 BARS CONTINUOUS
03 30 00.37	#4 HORIZONTAL BARS; 2 EACH SIDE
03 30 00.38	#4 BENT BARS - 7 EACH SIDE (17" X 16")
03 30 00.39	#4 HORIZONTAL BARS @ 18" O.C.
03 20 00.43	EXPANSION JOINT MATERIAL; CUT TOP 1/2" BACK AND FILL WITH JOINT SEALANT
10 14 00.09	1/2" DIAMETER ANCHOR RODS BY SIGN SUPPLIER
10 14 00.010	STEEL POST BY SIGN SUPPLIER
10 75 00.A1	FLAGPOLE; GROUND ACT; SEE SPECIFICATIONS
10 75 00.B1	GALVANIZED CORRUGATED FLAGPOLE FOUNDATION SLEEVE
10 75 00.B3	STEEL CENTERING WEDGES
10 75 00.B4	STEEL BASE PLATE
10 75 00.B5	4" X 4" X 3/16" STEEL SUPPORT PLATE
10 75 00.B6	3/4" LIGHTNING ARRESTOR SPIKE TO EXTEND 12" BELOW FOOTING
10 75 00.B7	TAMP WITH SCREENED DRY SAND
10 75 00.B8	WOOD WEDGES WITH WATERPROOFING CEMENT 2" DEEP
10 75 00.B9	FLAGPOLE FLASHING COLLAR
26 56 00.B3	EXTERIOR LIGHT FIXTURE; SEE ELECTRICAL FOR REQUIREMENTS
32 13 13	CONCRETE PAVING - SEE CIVIL

*DIGITAL FILE SHALL BE SUPPLIED TO CONTRACTOR FOR PRODUCTION OF PROJECT SIGN
*PROJECT SIGN SHALL BE PRINTED ON UN-COATED SHEETBOARD MATERIAL

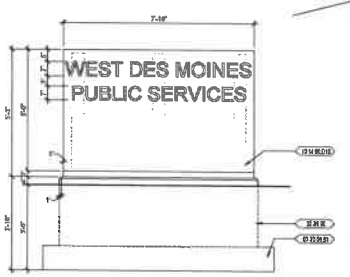
2 JOBSITE SIGN
SCALE: 1" = 1'-0"



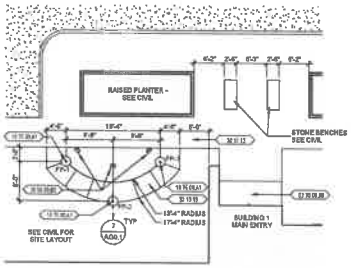
3 01 SITE - MONUMENT SIGN PLAN
SCALE: 1/2" = 1'-0"



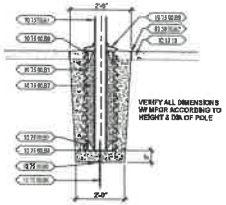
4 MONUMENT SIGN ELEVATION - SIDE
SCALE: 1/2" = 1'-0"



5 MONUMENT SIGN ELEVATION - FRONT & BACK
SCALE: 1/2" = 1'-0"



6 BLDG 1 ENTRANCE PLAN DETAIL
SCALE: 1" = 16'-0"



7 DIV-10 - FLAGPOLE BASE
SCALE: 1/2" = 1'-0"

FEH DESIGN
Slaton, IA (712) 232-3868
Des Moines, IA (515) 288-2000
Dubuque, IA (563) 583-4900
Delafield, WI (262) 968-2055
www.FEHDESIGN.COM
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KUENY ARCHITECTS, LLC

Sheet Title: OVERALL SITE PLAN & MONUMENT SIGN DETAILS

Project Title: CITY OF WEST DES MOINES
WEST PUBLIC SERVICES FACILITY
PH2 BUILDINGS & SITE IMPROVEMENTS
8850 GRAND AVE
WEST DES MOINES, IA 50265

Date Issued: 01-02-2019
Rev. No. Date

Project Number: 2017205

Sheet: AG0.1

1/8/2019 12:22:29 PM

Fueling Facility

Brine Mixing

Cold Storage

Salt Storage

Bulk Material