CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: March 4, 2019

ITEM:

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 will 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. City Staff recommend City Council award the construction contract based on Base Bid and Alternate Nos. 1-6 for a total award of $24,325,500.00.

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 **[NOT SELECTED]**	~~($18,000.00)~~
TOTAL BID LESS ALTERNATE NO. 7	**$24,325,500.00**

City Staff recommend awarding the construction contract to include Base Bid and Alternates Nos. 1-6. City Staff do not feel that the potential cost savings realized from accepting Alternate No. 7 are justified. The project is anticipated to be completed by August 31, 2020.

The Public Hearing 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) was held on February 19, 2019. Upon completion of the Public Hearing, a Resolution was passed adopting the Plans and Specifications, Form of Contract, Estimate of Cost. The award of a construction contract was deferred at the February 19, 2019 City Council meeting and is under consideration at this meeting.

OUTSTANDING ISSUES: None.

RECOMMENDATION:

City Council Adopt:

- Resolution awarding the construction contract to Koester Construction.

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
Agenda Acceptance	RTJ

PUBLICATION(S) (if applicable)

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

SUBCOMMITTEE REVIEW (if applicable)

Committee	Public Services		
Date Reviewed	February 25, 2019		
Recommendation	Yes	No	Split

RESOLUTION APPROVING THE AWARDING OF A 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 $24,325,500.00 was the lowest 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 the West Public Services Facility – Building & Site Improvements (Phase 2) is hereby awarded to Koester Construction in the amount of $24,325,500.00 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 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 on this **4th** day of **March, 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

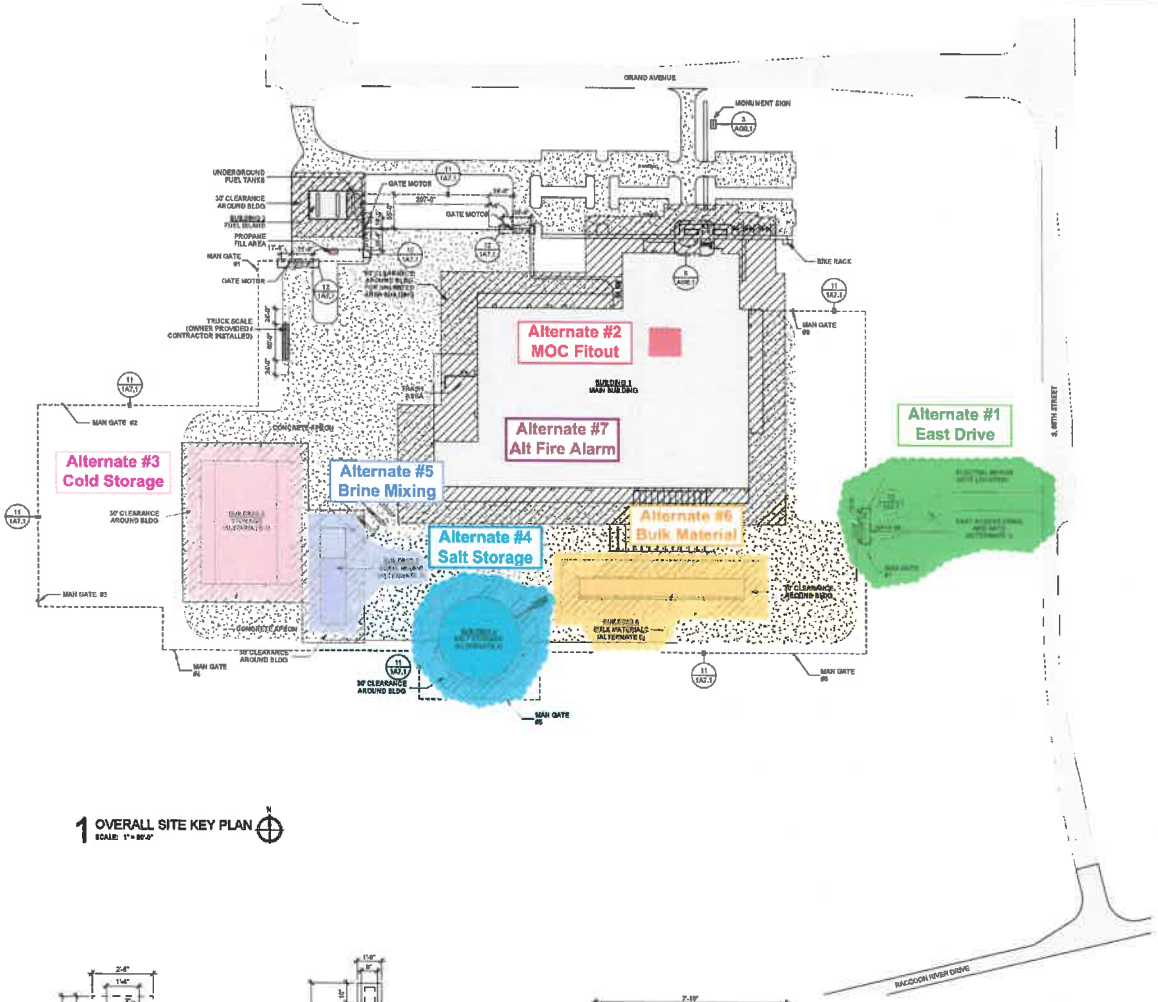
FEH Design

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:					



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 =	14,380 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

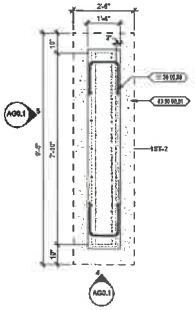
ALLOWABLE AREA FACTOR:	8,500 SF
ALLOWABLE AREA INCREASE:	6,375 SF
TOTAL ALLOWABLE AREA =	14,875 SF
UNENCLOSED BUILDING AREA =	8,081 SF

KEYNOTES

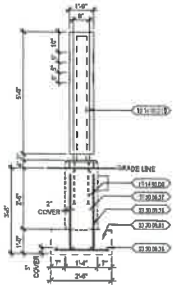
03 30 00	CAST-IN PLACE CONCRETE
03 30 00.01	CONCRETE FOOTING: SEE STRUCTURAL
03 30 00.06	CONCRETE STOOP; FOUNDATION/FOOTING: SEE STRUCTURAL
03 30 00.30	(c) #4 BARS CONTINUOUS
03 30 00.37	#4 HORIZONTAL BARS; 2 EACH SIDE
03 30 00.38	#4 BENT BARS - 7 EACH SIDE (37" X 19")
03 30 00.39	#4 HORIZONTAL BARS @ 19" O.C.
03 30 00.43	EXPANSION JOINT MATERIAL: CUT TOP 1/2" BACK AND FILL WITH JOINT SEALANT
10 14 00.06	1/2" DIAMETER ANCHOR RODS BY SIGN SUPPLIER
10 14 00.010	STEEL FONT BY SIGN SUPPLIER
10 75 00.A1	FLAGPOLE; GROUND SET; 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 SHEET/CARD MATERIAL

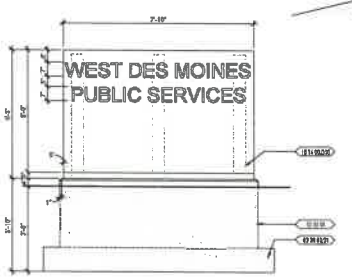
2 JOBSITE SIGN
SCALE: 1" = 1'-0"



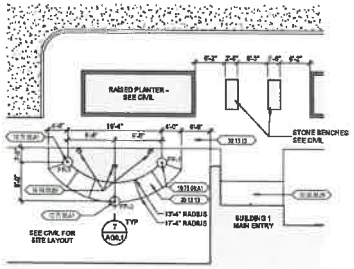
3 01 SITE - MONUMENT SIGN PLAN
SCALE: 1/2" = 1'-0"



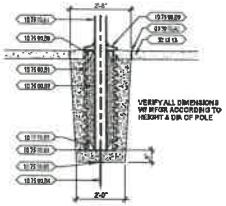
4 MONUMENT SIGN ELEVATION - SIDE
SCALE: 1/2" = 1'-0"



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



6 BLDG 1 ENTRANCE PLAN DETAIL
SCALE: 1" = 10'-0"



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

FEH DESIGN
Sioux City, IA (712) 252-3669
Des Moines, IA (515) 288-2000
Dubuque, IA (563) 583-4500
Delafield, WI (262) 968-2065
www.FEHDESIGN.COM
© FEH DESIGN

In Association With
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 01-07-2019
Rev. No. Date

Project Number
2017205

Sheet
AG0.1

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Fueling Facility

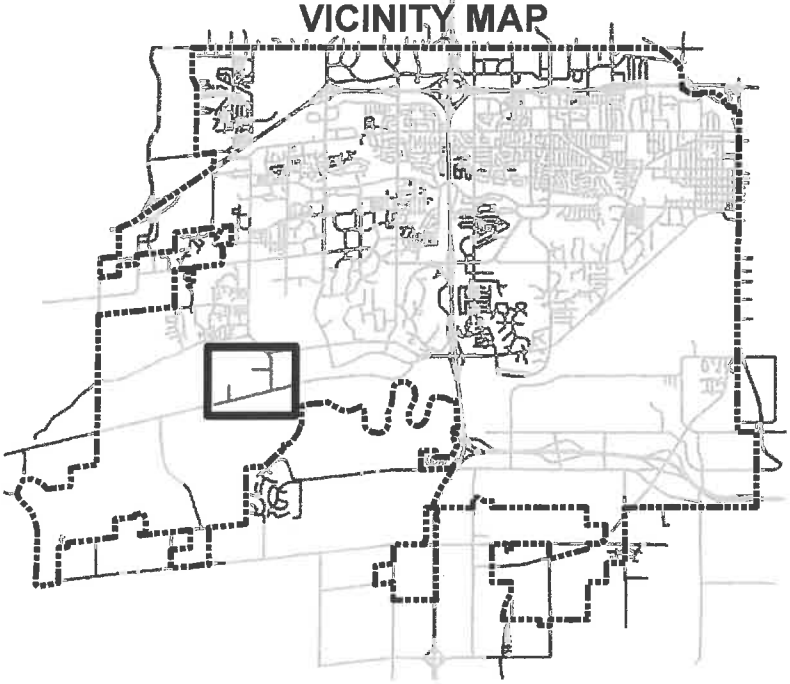
Brine Mixing

Cold Storage

Salt Storage

Bulk Material

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