CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: June 17, 2019

ITEM: Public Hearing – Raccoon River Park Boathouse
1. Resolution – Approval of Plans and Specifications
2. Motion – Receive and File Report of Bids
3. Resolution – Approve Contract

FINANCIAL IMPACT: Total contract amount of $2,057,000.00. There is a total budget of $2,165,000 available for this project. The project will be paid with budgeted CIP funds from G/L account 500.000.000.5250.490. Funding will be covered out of FY 18-19 and 19-20 CIP allocated for Boathouse construction (Project No. 0525 004.0510 024 2018). Available funds include a REAP grant in the amount of $83,000.

BACKGROUND: The Council is asked to approve the plans and specifications for the Raccoon River Park Boathouse project and to receive and file the report of bids that is attached. Seven (7) bids were received for the project with the lowest responsible base bid submitted by Cerebral Group LLC from Des Moines, Iowa. The preliminary estimated cost for the project was $2,100,000.

This resolution is for the construction of the Raccoon River Park Boathouse located near the main entrance at Raccoon River Park. The boathouse will provide improved access and boating opportunities on Blue Heron Lake, and will also provide river trail portage and shuttle service for access points along the Raccoon River. This facility would house a variety of boat and bike rentals, concession accommodations, patio & lake dock, sitting & viewing areas and restroom facilities. In addition to the base bid, the proposed contract includes two add alternates: including 1) Rooftop Photovoltaic System and 2) Upgraded Guardrail Design. A third add alternate, Limestone Benches at Learning Hub, is not being included.

OUTSTANDING ISSUES: None.

RECOMMENDATION: That the Council hold the public hearing and pass the resolution to approve the plans and specifications, move to receive and file the report of bids, and award the contract for the Raccoon River Park Boathouse in the amount of $2,057,000.00.

Lead Staff Member: David Sadler, Superintendent of Parks

STAFF REVIEWS

Department Director	Sally Ortgies, Director of Parks and Recreation
Appropriations/Finance	Tim Stiles, Finance Director
Legal	Richard Scieszinski, City Attorney
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	Des Moines Register
Dates(s) Published	June 7, 2019

SUBCOMMITTEE REVIEW (if applicable)

Committee	N/A		
Date Reviewed			
Recommendation	Yes	No	Split

Resolution Adopting Plans,
Specifications, Form of Contract, and
Estimate of Cost

WHEREAS, on May 20, 2019 Plans, Specifications, Form of Contract, and Estimate of Cost were filed with the City Clerk for the following described public improvement:

Raccoon River Park Boathouse

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 APPROVED this 17th day of June, 2019.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson, City Clerk

Resolution Approving Contract

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

Raccoon River Park Boathouse

and,

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

and,

WHEREAS, the bid of Cerebral Group LLC from Des Moines, Iowa in the amount of $2,057,000.00 is 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 Raccoon River Park Boathouse is hereby awarded to Cerebral Group LLC in the amount of $2,057,000.00 and the bond of said bidder for the project is hereby fixed in the same amount.

BE IT FURTHER RESOLVED that the Director of Parks and Recreation is authorized and directed to return bid bonds and/or checks 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 Director of Parks and Recreation and have been signed by the Director of Finance and after the contractor is given a written notice to proceed by the Director of Parks and Recreation.

PASSED AND APPROVED this 17th day of June, 2019.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson, City Clerk

PROJECT NAME: Raccoon River Park Boathouse
OWNER: City of West Des Moines
LOCATION: 2500 W. Grand Ave, West Des Moines, IA
PROJECT NO: 17829000

OPN ARCHITECTS
100 COURT AVE, #100
DES MOINES, IA 50309
PH: 515-309-0722

BID TABULATION
06/12/2019

Contractor	Bid Bond	Addendum #1	Addendum #2	Base Bid	Alternate #1 Rooftop Photovoltaic System	Alternate #2 Upgraded Guardrail Design	Alternate #3 Limestone Benches at Learning Amphitheater
Cerebral Group, LLC	Y	Y	Y	$ 1,987,000.00	$ 57,000.00	$ 13,000.00	$ 31,000.00
Henkel Construction Company	Y	Y	Y	$ 2,138,000.00	$ 63,000.00	$ 7,500.00	$ 11,000.00
Pro Commercial, LLC	Y	Y	Y	$ 2,164,957.00	$ 61,845.00	$ 9,765.00	$ 10,633.00
Edge Commercial	Y	Y	Y	$ 2,280,300.00	$ 66,000.00	$ 9,600.00	$ 10,300.00
Woodruff Construction LLC	Y	Y	Y	$ 2,387,500.00	$ 64,000.00	$ 7,200.00	$ 10,945.00
Lang Construction Group, Inc	Y	Y	Y	$ 2,487,000.00	$ 63,000.00	$ 13,000.00	$ 11,000.00
Ball Team	Y	Y	Y	$ 2,499,000.00	$ 63,100.00	$ 11,600.00	$ 10,800.00
OPN Opinion of Probable Cost				$ 2,105,895.00	$ 38,400.00	$ 15,000.00	$ 4,000.00

LICENSED PROFESSIONAL ARCHITECT
RICHARD S. SEELY
02981
IOWA

6.12.19