CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: August 19, 2019

ITEM:

Public Hearing (5:35 p.m.)
MidAmerican Energy RecPlex – Pre-Engineered Metal Building

FINANCIAL IMPACT:

The Engineering Estimate of Construction Cost was estimated to be $6,670,000.00 for the MidAmerican Energy RecPlex – Pre-Engineered Metal Building. There were two (2) bids submitted with the low bid of $7,615,000.00 being submitted by ATO Builders, LLC of Lincoln, Nebraska. Payments will be made from account no. 692.400.700.5250.490 with the ultimate funding intended to come from an upcoming bond issuance (General Obligation bonds backed by Hotel-Motel tax revenue).

BACKGROUND:

The project consists of the engineering, fabrication and erection of pre-engineered metal buildings for two ice arenas and a fieldhouse that will contain a turf field and wood courts for the MidAmerican Energy RecPlex. This phase of the project is anticipated to be completed by May 17, 2020. The entire RecPlex project is scheduled to be complete in Fall 2020 (project schedule attached).

The apparent low bid came in $945,000 (about 14%) over the architect's estimate. Steel tariffs, fabrication timing and contractor's busy schedules are the contributing factors to the higher costs. Because of the aggressive schedule for the RecPlex and the uncertainty of the steel industry, Staff recommends moving forward with award of the contract.

OUTSTANDING ISSUES: None.

RECOMMENDATION:

City Council Adopt:

- Resolution adopting Plans, Specifications, Form of Contract, and Estimate of Costs for MidAmerican Energy RecPlex – Pre-Engineered Metal Building;
- Motion receiving and filing Report of Bids;
- Resolution awarding the construction contract to ATO Builders, LLC.

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 JDS
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	Des Moines Register
Dates(s) Published	August 9, 2019

SUBCOMMITTEE REVIEW (if applicable)

Committee	Public Services		
Date Reviewed	August 12, 2019		
Recommendation	Yes	No	Split

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

WHEREAS, on July 15, 2019, Plans, Specifications, Form of Contract, and Estimate of Cost were filed with the City Clerk for the following described public improvement:

MidAmerican Energy RecPlex – Pre-Engineered Metal Building
Project No. 0510-055-2018

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 **August, 2019.**

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson, City Clerk

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:

MidAmerican Energy RecPlex – Pre-Engineered Metal Building
Project No. 0510-055-2018

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 ATO Builders, LLC in the amount of $7,615,000.00 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 MidAmerican Energy RecPlex – Pre-Engineered Metal Building is hereby awarded to ATO Builders, LLC in the amount of $7,615,000.00 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 **19th** day of **August, 2019.**

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson, City Clerk

LARRISON & ASSOCIATES
architects

MidAmerican Energy RecPlex
Bid Package #2 – Pre-Engineered Metal Building
Bid Opening: 2:00 P.M. 8/14/19

LICENSED PROFESSIONAL ARCHITECT
GREGORY E. LARRISON
No. 02239
IOWA

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 professional architect under the laws of the State of Iowa.

Printed or typed name Gregory E. Larrison, AIA

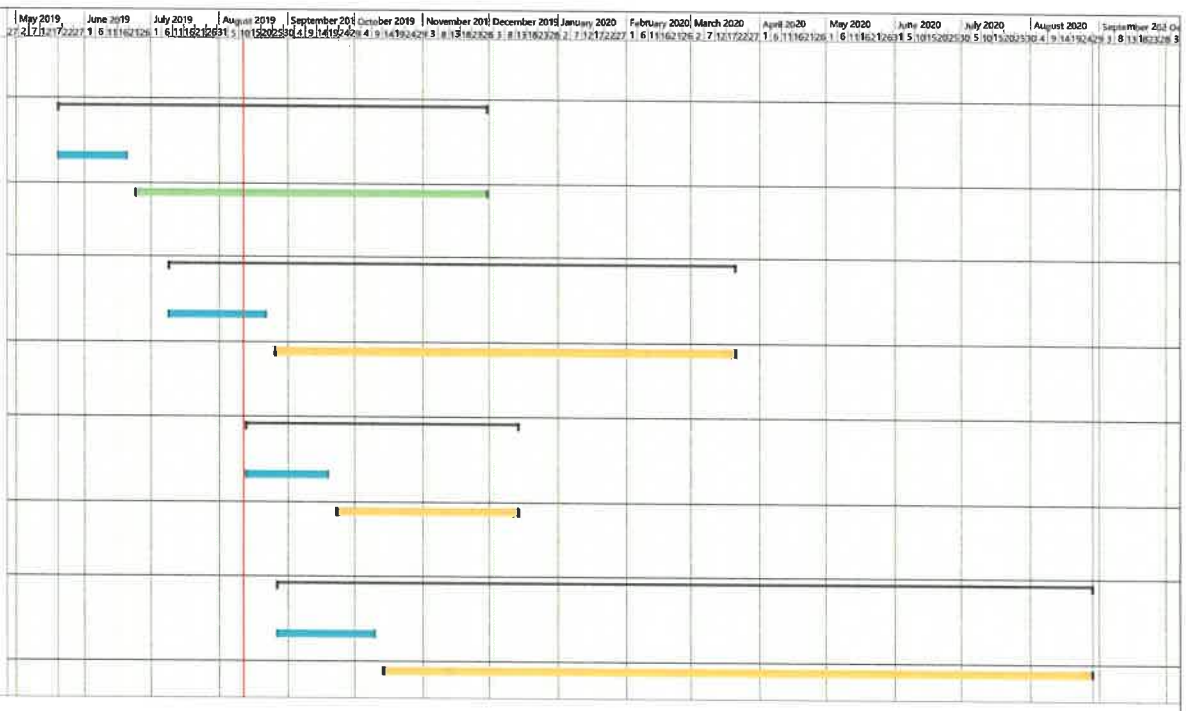
Signature Greg Larrison

Pages or sheets covered by this seal:

Bid Tabulation Sheet Date Issued: 8/14/19

COMPANY NAME	BASE BID	Addendum #1	Addendum # 2	Bidder Status Form	Bid Security
Architect 's Opinion of Probable Construction Cost	$6,670,000				
ATO	$7,615,000	✓	✓	✓	$800,000.00
Hanson Builders LLC	$9,947,045	✓	✓	✓	10%

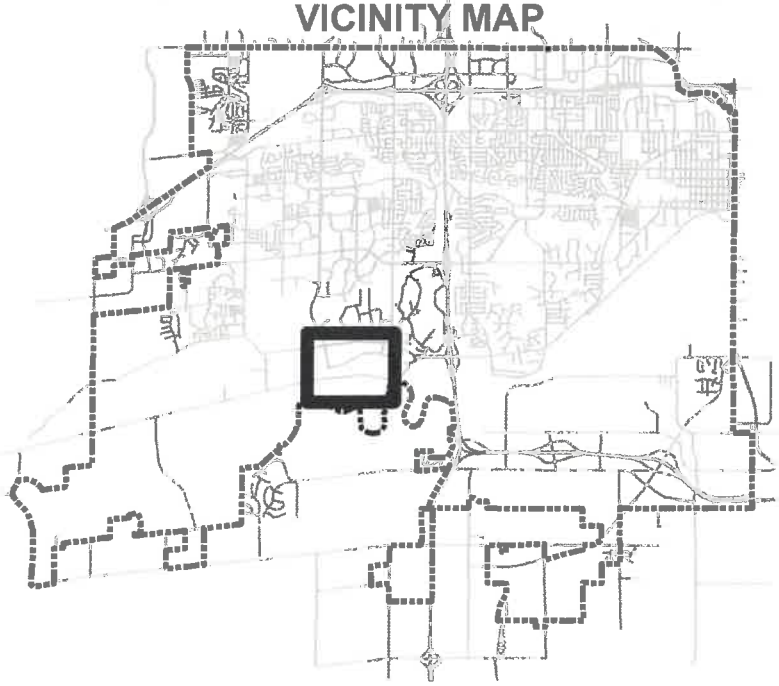
ID	Task Mode	Task Name	Duration	Start	Finish
1		***MidAmerican Energy RecPlex***			
2		**BP1-Utilities and Grading Package**	140 days	Mon 5/20/19	Fri 11/29/19
3		Bid/Award City Process	23 days	Mon 5/20/19	Wed 6/19/19
4		Construction Schedule (Per Contractor)	115 days	Mon 6/24/19	Fri 11/29/19
5					
6		**BP2-Pre-Engineered Metal Building Package**	184 days	Mon 7/8/19	Fri 3/20/20
7		Bid/Award City Process	32 days	Mon 7/8/19	Wed 8/21/19
8		Construction Schedule (Estimated)	30 wks	Mon 8/26/19	Fri 3/20/20
9					
10		**BP3-Foundations Package**	89 days	Mon 8/12/19	Fri 12/13/19
11		Bid/Award City Process	27 days	Mon 8/12/19	Wed 9/18/19
12		Construction Schedule (Estimated)	12 wks	Mon 9/23/19	Fri 12/13/19
13					
14		**BP4-General Building Package**	264 days	Mon 8/26/19	Fri 8/28/20
15		Bid/Award City Process	32 days	Mon 8/26/19	Wed 10/9/19
16		Construction Schedule (Estimated)	230 days	Mon 10/14/19	Fri 8/28/20



Project: 2019-08-12 MidAmeric
Date: Mon 8/12/19

Task | Split | Milestone | Summary | Project Summary | Inactive Task | Inactive Milestone | Inactive Summary | Manual Task | Duration-only | Manual Summary Rollup | Manual Summary | Start-only | Finish-only | External Tasks | External Milestone | Deadline | Progress | Manual Progress

VICINITY MAP



LEGEND

PROJECT LOCATION

N
W E
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THE CITY OF WEST DES MOINES

PROJECT:

MidAmerican Energy RecPlex

LOCATION:

Exhibit "A"

DRAWN BY: JDR	DATE: 1/16/2019	PROJECT NUMBER/NAME: 0510-055-2018	SHT. 1 of 1