CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: September 16, 2019

ITEM:

Resolution - Ordering Construction
Nature Lodge HVAC Replacement, Roof Repairs & Exterior Improvements

FINANCIAL IMPACT:

The Engineering Estimate of Construction Cost for the Nature Lodge HVAC Replacement, Roof Repairs & Exterior Improvements is $815,000.00 for the Base Bid, $9,100.00 for Alternate No. 1, and $10,200.00 for Alternate No. 2 for a total of $834,300.00. Payments will be made from account no. 500.000.000.5250.490 with the ultimate funding intended to come from General Obligation Bonds.

BACKGROUND:

A Bid Letting should be scheduled for 2:00 p.m. on Wednesday, October 16, 2019 and a Public Hearing on the project should be scheduled for 5:35 p.m. on Monday, October 21, 2019. The contract would be awarded on Monday, October 21, 2019 and work will begin shortly thereafter.

The project includes membrane roof removal and replacement, structural modifications to wood columns, masonry mechanical screen, siding replacement, minor interior remodeling, removal and replacement of existing mechanical systems, new building automation system, and select light fixture upgrades at the Nature Lodge located at 2500 Grand Avenue. Alternate No. 1 includes installation of metal soffit panels over existing tectum in lieu of painting. Alternate No. 2 includes removal and replacement of an existing fireplace insert. The project is anticipated to be completed by June 12, 2020.

A Prebid conference will be held at the Nature Lodge building on September 30, 2019 at 10:00am.

Parks & Recreation Staff are handling advance reservations for the Nature Lodge to minimize inconveniences that may be caused by construction of these improvements.

OUTSTANDING ISSUES: None.

RECOMMENDATION:

City Council Adopt:

- Resolution Ordering Construction of the Nature Lodge HVAC Replacement, Roof Repairs & Exterior Improvements.
- Fixing 2:00 p.m. on Wednesday, October 16, 2019 as the time and date for project Bid Letting.
- Ordering the City Clerk to publish notice of Letting and Public Hearing.

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	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Public Services		
Date Reviewed	September 9, 2019		
Recommendation	Yes	No	Split

RESOLUTION ORDERING CONSTRUCTION AND NOTICE OF PUBLIC HEARING ON PLANS, SPECIFICATIONS, FORM OF CONTRACT, ESTIMATE OF COST, AND DIRECTING ADVERTISEMENT FOR BIDS

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, that the following described public improvement:

Nature Lodge HVAC Replacement, Roof Repairs & Exterior Improvements
Project No. 0510-019-2018

is hereby ordered to be constructed according to the Plans and Specifications prepared by Benjamin Design Collaborative, P.C. of Ames, Iowa and now on file in the office of the City Clerk.

BE IT FURTHER RESOLVED, that the detailed Plans and Specifications, Form of Contract, Bid Security, and Notice to Bidders are hereby approved, subject to hearing thereon, and that the same are now on file in the office of the City Clerk for public inspection.

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to publish notice of hearing on the Plans and Specifications, Form of Contract, Bid Security and Estimate of Costs for said project to be held at 5:35 p.m. on Monday, October 21, 2019 with said notice published not less than four (4) days nor more than twenty (20) days prior to the date heretofore fixed.

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to publish Notice to Bidders for said project with publication not less than thirteen (13) days nor more than forty-five (45) days prior to the date for receiving bids. Said bids are to be filed prior to 2:00 p.m. on Wednesday, October 16, 2019.

BE IT FURTHER RESOLVED, that the bids received for construction of said improvements will be opened, publicly read and tabulated by the City Clerk, Deputy City Clerk, or City Clerk designee at 2:00 p.m. on Wednesday, October 16, 2019 and the results of said bids shall be considered at a meeting of this Council on Monday, October 21, 2019 at 5:35 p.m. and acted upon at said time, or such time as may then be fixed.

PASSED AND APPROVED on this **16th** day of **September, 2019.**

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson, City Clerk

Benjamin Design Collaborative, P.C.
401 Clark Avenue, Suite 200
Ames, Iowa 50010
515-232-0888

City of West Des Moines

September 11, 2019

Nature Lodge HVAC, Roof, & Exterior Improvements

2500 Grand Avenue
Project Number: 0510-019-2018

Opinion of Probable Cost

Base Bid Description:	BASE BID: General construction to include membrane roof removal and replacement, structural modifications to wood columns, masonry mechanical screen, siding replacement, and minor interior remodeling. Mechanical and electrical construction to include removal and replacement of existing mechanical systems, new building automation system, and select light fixture upgrades.
Alternate No. 1:	ALTERNATE NO. 1: General construction to include installation of metal soffit panels over existing tectum in lieu of painting described in the BASE BID.
Alternate No. 2:	ALTERNATE NO. 2: General construction to include removal and replacement of existing fireplace insert.
Unit Prices:	UNIT PRICES: General construction for individual items identified with a Unit Cost request, to include the additional cost of removal and replacement of a identified amount of an item, added to the balance of the Work.

Opinion of Probable Cost

Proposal Item No.	Item	Unit	Quantity	Cost	Notes
1	Lump Sum Base Bid Proposal	1	Lump Sum	$ 815,000.00	n/a
2	Alternate No. 1	1	Lump Sum	$ 9,100.00	n/a
3	Alternate No. 2	1	Lump Sum	$ 10,200.00	n/a
4	Unit Prices: Damaged Sheathing	1	$/SF	$ 4.00	n/a
5	Unit Prices: Parapet Blocking	1	$/LF	$ 6.50	n/a

Notes:

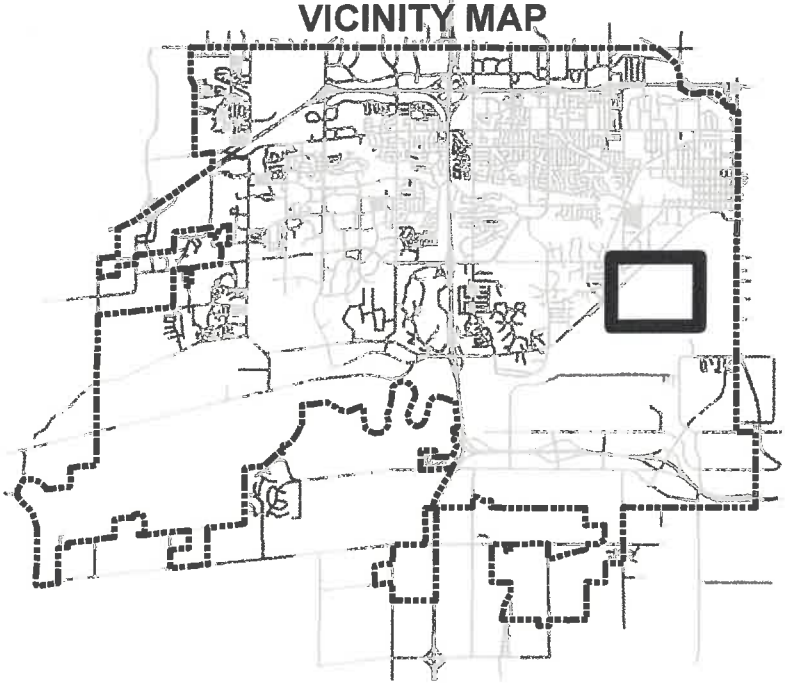
JOHN D. LOTT
3630
IOWA
LICENSED PROFESSIONAL ARCHITECT

Signed by: *

Date: 9-11-19

*I hereby certify that this Opinion of Probable Cost has been prepared by me or under my direct supervision and responsible charge. I am a duly registered Architect licensed under the laws of the State of Iowa. This Opinion of Probable Cost has been prepared with information available at the time it was produced using R.S. Means Construction Cost Data. Benjamin Design Collaborative, P.C. makes no warranty or express guarantee regarding the accuracy of this information at the time of the bid. Variations in bid climate or other unforeseen project parameters may constitute a deviation from industry standard and accepted square foot, material and/or labor, cost factors.

VICINITY MAP



LEGEND

PROJECT LOCATION

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THE CITY OF WEST DES MOINES

PROJECT: **Nature Lodge HVAC Replacement, Roof Repair, Exterior Improvement**

LOCATION: **Exhibit "A"**

DRAWN BY: JDR	DATE: 7/27/2018	PROJECT NUMBER/NAME: 0510-019-2018	SHT. 1 of 1