CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: May 4, 2020

ITEM:

Public Hearing (5:35 p.m.)
Valley Junction Business District Pavers & Sidewalk – Phase 1

FINANCIAL IMPACT:

The revised Engineering Estimate of Construction Cost for Phase 1 of the Valley Junction Business District Pavers & Sidewalk was estimated to be $1,328,038.00. There were two (2) bids submitted with the low bid of $1,631,014.80 being submitted by Minturn, Inc. of Brooklyn, Iowa. Payments will be made from account no. 500.000.000.5250.490 with the ultimate funding intended to come from General Obligation Bonds, Valley Junction Alleys (Neighborhood Redevelopment category), and Parking Lot Repairs at Various City Facilities (Ongoing Maintenance category). Approximately $670,700.00 was available in FY 19-20 and an additional $450,000.00 was available in FY 20-21 specifically for Phase 1 construction (excluding professional services fees). An additional $800,000.00 is available in FY 20-21 for Phase 2 construction.

BACKGROUND:

Phase 1 of the project consists of paver replacements, tree planter improvements, and adjacent sidewalk repairs along 5th Street from Railroad Avenue to Walnut Street (100-300 blocks); paver replacements and modifications within four (4) walkways connecting 5th Street to public parking lots near the alleys adjacent to 5th Street; and streetlight and telecommunications conduit improvements along 5th Street from Railroad Avenue to Walnut Street. Phase 2 of this project is being planned for 2021 to address the remainder of the pavers that are in need of replacement in the Valley Junction Business District, contingent upon funding availability. The proposed improvements have been thoroughly vetted with the Valley Junction Foundation Board, the Historic Valley Junction Implementation Committee, the Valley Junction Business Owners Group, business owners adjacent to the walkways, and engineering consultants who have been contracted by the Valley Junction Business Foundation to design lighting enhancements in the Valley Junction Business District. Engineering Services, Development Services, Public Services, Parks, City Manager's Office, and Community & Economic Development Staff were all involved throughout the design process. The project is being broken up into six (6) stages to minimize impacts to adjacent businesses and accommodate lighting for the area at all times. Sidewalks will mostly remain open to all businesses during construction. Heavy coordination with the businesses during construction will be necessary, especially in coordination with the Farmer's Market and other large events. The project is anticipated to be completed by September 30, 2020.

The low bid is approximately 23% higher ($302,976.80) than the Engineer's Estimate. The receipt of only two bids may be indicative of the fact that this project could be very challenging with higher risks and potentially that contractors of this trade are reaching their maximum workload capacity for the construction season. It appears that decorative concrete paver banding, tree pit fence, signage, and relocation of power distribution equipment are amongst the top factors in the bids coming in higher than anticipated. The intense construction staging plan and other stipulations required for the Valley Junction Business District to function near normal operations during construction may also be factors in the higher than anticipated costs. Potentially rejecting all bids and rebidding the project later in the year most likely will not bring any lower bidding results. Another option considered would be to reject all bids and rebid in Spring 2021, but there are a lot of things already in place for

this construction to happen in 2020. Conversations with Minturn have revealed that they are ready to get started on the project soon, which given the current COVID-19 situation may be good timing with most of the businesses being closed or having limited hours. City Staff recommend awarding the construction contract to Minturn, seek to find savings in the project by possibly value engineering a few items, and utilize additional funding available in FY 20-21.

OUTSTANDING ISSUES:

None.

RECOMMENDATION:

City Council Adopt:

- Resolution adopting Plans, Specifications, Form of Contract, and Estimate of Costs for Valley Junction Business District Pavers & Sidewalk – Phase 1;
- Motion receiving and filing Report of Bids;
- Resolution waiving bid irregularities and awarding the construction contract to Minturn, Inc.

Lead Staff Member: Brian J. Hemesath, P.E., City Engineer

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	Des Moines Register
Dates(s) Published	April 24, 2020

SUBCOMMITTEE REVIEW (if applicable)

Committee	Public Services		
Date Reviewed	April 27, 2020		
Recommendation	Yes	No	Split

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

WHEREAS, on April 6, 2020, Plans, Specifications, Form of Contract, and Estimate of Cost were filed with the City Clerk for the following described public improvement:

Valley Junction Business District Pavers & Sidewalk – Phase 1
Project No. 0510-014-2019

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 **4th** day of **May, 2020.**

_____
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:

Valley Junction Business District Pavers & Sidewalk – Phase 1
Project No. 0510-014-2019

and,

WHEREAS, bids have been received and opened by the City Clerk and placed on file by the City Council; and

WHEREAS, irregularities were noted on two of the bids that were received; and

WHEREAS, the irregularities noted were not substantive in nature; and

WHEREAS, the bid of Minturn, Inc. in the amount of $1,631,014.80 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, waives the irregularities in the bids that were received.

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, that a contract for the Valley Junction Business District Pavers & Sidewalk – Phase 1 is hereby awarded to Minturn, Inc. in the amount of $1,631,014.80 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 **May, 2020.**

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson, City Clerk

HR GREEN, INC.
5525 MERLE HAY RD., STE. 200
JOHNSTON, IOWA 50131
PH: 515-278-2913
FAX: 515-278-1846

BID TABULATION
Valley Junction Business District
Pavers and Sidewalk – Phase 1
West Des Moines, Iowa
Project No. 0510-014-2019

Bid Date: April 29, 2020 - 2:00 P.M.
HR Green Project No. 191264

				Engineer's Opinion of Probable Cost		Minturn, Inc. 144 W. Front St. Brooklyn, IA 52211		Koester Construction 3050 SE Enterprise Drive, Suite A Grimes, IA 50111	
		UNIT	QUANTITY	Unit Price	Total	Unit Price	Total	Unit Price	Total
2.1	CLEARING AND GRUBBING (TREE/STUMP REMOVAL)	LS	1	$ 28,400.00	$ 28,400.00	$ 30,000.00	$ 30,000.00	$ 7,583.00	$ 7,583.00
2.2	CLEARING AND GRUBBING (PLANT BEDS)	LS	1	$ 3,000.00	$ 3,000.00	$ 10,000.00	$ 10,000.00	$ 6,361.00	$ 6,361.00
2.3	TOPSOIL, COMPOST-AMENDED, 12"	CY	185	$ 120.00	$ 22,200.00	$ 45.00	$ 8,325.00	$ 62.95	$ 11,645.75
2.1	EXCAVATION CLASS 13	CY	435	$ 45.00	$ 19,575.00	$ 100.00	$ 43,500.00	$ 33.94	$ 14,763.90
2.5	REMOVAL OF STRUCTURE, LARGE PLANTERS	EA	2	$ 4,500.00	$ 9,000.00	$ 5,000.00	$ 10,000.00	$ 2,569.47	$ 5,138.94
4.1	FOOTING DRAIN COLLECTOR, PVC, 6 IN	LF	15	$ 20.00	$ 300.00	$ 125.00	$ 1,875.00	$ 250.94	$ 3,764.10
4.2	FOOTING DRAIN CONNECTION, PVC, 6 IN	EA	1	$ 500.00	$ 500.00	$ 2,000.00	$ 2,000.00	$ 4,100.00	$ 4,100.00
5.1	WATER SERVICE CURB STOP BOX	EA	12	$ 500.00	$ 6,000.00	$ 1,250.00	$ 15,000.00	$ 1,772.55	$ 21,270.60
5.2	YARD HYDRANT ASSEMBLY	EA	4	$ 1,000.00	$ 4,000.00	$ 4,500.00	$ 18,000.00	$ 3,667.83	$ 14,671.32
5.3	YARD HYDRANT ASSEMBLY REMOVAL	EA	4	$ 500.00	$ 2,000.00	$ 500.00	$ 2,000.00	$ 1,162.52	$ 4,650.08
7.1	PAVEMENT, PCC BANDING, 8 IN	LF	775	$ 20.00	$ 15,500.00	$ 75.00	$ 58,125.00	$ 32.45	$ 25,148.75
7.2	PAVEMENT, PCC RAISED BANDING, 8 IN	LF	590	$ 30.00	$ 17,700.00	$ 75.00	$ 44,250.00	$ 36.71	$ 21,658.90
7.3	PAVEMENT, PCC RAISED CURB, 8 IN	LF	140	$ 30.00	$ 4,200.00	$ 40.00	$ 5,600.00	$ 59.40	$ 8,316.00
7.4	CURB AND GUTTER, 6 IN	LF	10	$ 35.00	$ 350.00	$ 130.00	$ 1,300.00	$ 214.48	$ 2,144.80
7.5	REMOVAL OF SIDEWALK	SY	340	$ 35.00	$ 11,900.00	$ 20.00	$ 6,800.00	$ 28.77	$ 9,781.80
7.6	REMOVAL OF BRICK PAVERS	SY	2150	$ 25.00	$ 53,750.00	$ 15.00	$ 32,250.00	$ 25.13	$ 54,029.50
7.7	SIDEWALK, PCC, 6 IN	SY	3	$ 70.00	$ 210.00	$ 150.00	$ 450.00	$ 576.42	$ 1,729.26
7.8	SIDEWALK, PCC, 4 IN	SY	360	$ 50.00	$ 18,000.00	$ 75.00	$ 27,000.00	$ 61.53	$ 22,150.80
7.9	PAVER SIDEWALK WITH PAVEMENT BASE	SY	2315	$ 130.00	$ 300,950.00	$ 145.00	$ 335,675.00	$ 117.52	$ 272,058.80
7.10	DETECTABLE WARNING, CAST IRON	SF	10	$ 50.00	$ 500.00	$ 50.00	$ 500.00	$ 245.03	$ 2,450.30
7.11	REMOVAL OF PAVEMENT, PCC BANDING	LF	955	$ 20.00	$ 19,100.00	$ 10.00	$ 9,550.00	$ 10.10	$ 9,645.50
7.12	REMOVAL OF PAVEMENT, PCC RAISED BANDING	LF	410	$ 20.00	$ 8,200.00	$ 10.00	$ 4,100.00	$ 12.15	$ 4,981.50
7.13	CURB AND GUTTER REMOVAL	LF	10	$ 35.00	$ 350.00	$ 50.00	$ 500.00	$ 190.00	$ 1,900.00
8.1	SIGNAGE: IDENTIFICATION MONUMENTS	EA	4	$ 7,500.00	$ 30,000.00	$ 20,000.00	$ 80,000.00	$ 8,411.71	$ 33,646.84
8.2	SIGNAGE: IDENTIFICATION POST MOUNTED	EA	3	$ 3,000.00	$ 9,000.00	$ 5,000.00	$ 15,000.00	$ 3,980.79	$ 11,942.37
8.3	SIGNAGE: DIRECTIONAL	EA	14	$ 500.00	$ 7,000.00	$ 1,250.00	$ 17,500.00	$ 991.38	$ 13,879.32
8.4	SIGNAGE: PED DIRECTIONAL	EA	4	$ 1,500.00	$ 6,000.00	$ 5,000.00	$ 20,000.00	$ 3,801.65	$ 15,206.60
8.5	TEMPORARY TRAFFIC CONTROL	LS	1	$ 12,000.00	$ 12,000.00	$ 25,000.00	$ 25,000.00	$ 10,761.00	$ 10,761.00
9.1	PLANTS WITH WARRANTY, TREE	EA	9	$ 700.00	$ 6,300.00	$ 430.00	$ 3,870.00	$ 698.91	$ 6,290.19
9.2	PLANTS WITH WARRANTY, PERENNIAL	EA	2816	$ 20.00	$ 56,320.00	$ 4.00	$ 11,264.00	$ 4.16	$ 11,714.56
9.3	PLANTS WITH WARRANTY, GROUNDCOVER	EA	525	$ 4.00	$ 2,100.00	$ 17.00	$ 8,925.00	$ 14.88	$ 7,812.00
9.4	SITE FURNISHINGS: BENCH REMOVE AND REPLACE	EA	9	$ 500.00	$ 4,500.00	$ 500.00	$ 4,500.00	$ 359.16	$ 3,232.44
9.5	SITE FURNISHINGS: PLANTER REMOVE AND REPLACE	EA	24	$ 500.00	$ 12,000.00	$ 500.00	$ 12,000.00	$ 208.01	$ 4,992.24
9.6	SITE FURNISHINGS: TRASH RECEPTACLE REMOVE AND REPLACE	EA	26	$ 500.00	$ 13,000.00	$ 500.00	$ 13,000.00	$ 203.29	$ 5,285.54
9.7	SITE FURNISHINGS: BIKE RACK REMOVE AND SALVAGE	EA	3	$ 500.00	$ 1,500.00	$ 100.00	$ 300.00	$ 545.87	$ 1,637.61
9.8	SITE FURNISHINGS: BIKE RACK INSTALLATION	EA	21	$ 250.00	$ 5,250.00	$ 250.00	$ 5,250.00	$ 149.56	$ 3,140.76
9.9	SITE FURNISHINGS: TREE PIT FENCE	LF	560	$ 50.00	$ 28,000.00	$ 150.00	$ 84,000.00	$ 107.29	$ 60,082.40
9.10	SITE FURNISHINGS: TREE GRATE REMOVAL	EA	43	$ 50.00	$ 2,150.00	$ 50.00	$ 2,150.00	$ 89.24	$ 3,837.32
9.11	SHREDDED HARDWOOD MULCH	CY	30	$ 80.00	$ 2,400.00	$ 38.00	$ 1,140.00	$ 140.75	$ 4,222.50
9.12	WATTLE, STRAW, 6 IN	LF	4200	$ 2.50	$ 10,500.00	$ 1.50	$ 6,300.00	$ 1.91	$ 8,022.00
9.13	WATTLE, REMOVAL	LF	4200	$ 0.50	$ 2,100.00	$ 0.25	$ 1,050.00	$ 0.57	$ 2,394.00
9.14	INLET PROTECTION DEVICE, DROP IN	EA	13	$ 200.00	$ 2,600.00	$ 175.00	$ 2,275.00	$ 330.81	$ 4,300.53
9.15	INLET PROTECTION DEVICE, MAINTENANCE	EA	13	$ 50.00	$ 650.00	$ 25.00	$ 325.00	$ 140.17	$ 1,822.21
9.16	TEMPORARY SECURITY FENCE	LF	112	$ 10.00	$ 1,120.00	$ 7.00	$ 784.00	$ 102.64	$ 11,495.68
11.1	CONSTRUCTION SURVEY	LS	1	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 19,193.00	$ 19,193.00
11.2	REMOVE EXISTING STREET LIGHT POLE	EA	46	$ 250.00	$ 11,500.00	$ 425.00	$ 19,550.00	$ 1,214.86	$ 55,883.56
11.3	REMOVE/RE-INSTALL WALKWAY LIGHT POLE	EA	11	$ 2,500.00	$ 27,500.00	$ 2,568.00	$ 28,248.00	$ 7,047.55	$ 77,523.05
11.4	REMOVE EXISTING LIGHT POLE FOOTING	EA	57	$ 350.00	$ 19,950.00	$ 612.00	$ 34,884.00	$ 2,550.14	$ 145,357.98
11.5	CONCRETE LIGHT POLE FOOTING	EA	57	$ 1,750.00	$ 99,750.00	$ 722.00	$ 41,154.00	$ 2,319.90	$ 132,234.30
11.6	STREET LIGHT POLE (LED)	EA	46	$ 4,500.00	$ 207,000.00	$ 4,967.00	$ 228,482.00	$ 5,995.18	$ 275,778.28
11.7	TREE WELL RECEPTACLE ASSEMBLY	EA	35	$ 400.00	$ 14,000.00	$ 900.00	$ 31,500.00	$ 650.10	$ 22,753.50
11.8	HANDHOLE	EA	17	$ 1,100.00	$ 18,700.00	$ 1,800.00	$ 30,600.00	$ 753.45	$ 12,808.65
11.9	CONDUIT, 3/4 IN. PVC	LF	11370	$ 6.00	$ 68,220.00	$ 4.50	$ 51,165.00	$ 3.72	$ 42,296.40

Bid Date: April 29, 2020 - 2:00 P.M.
HR Green Project No. 191264

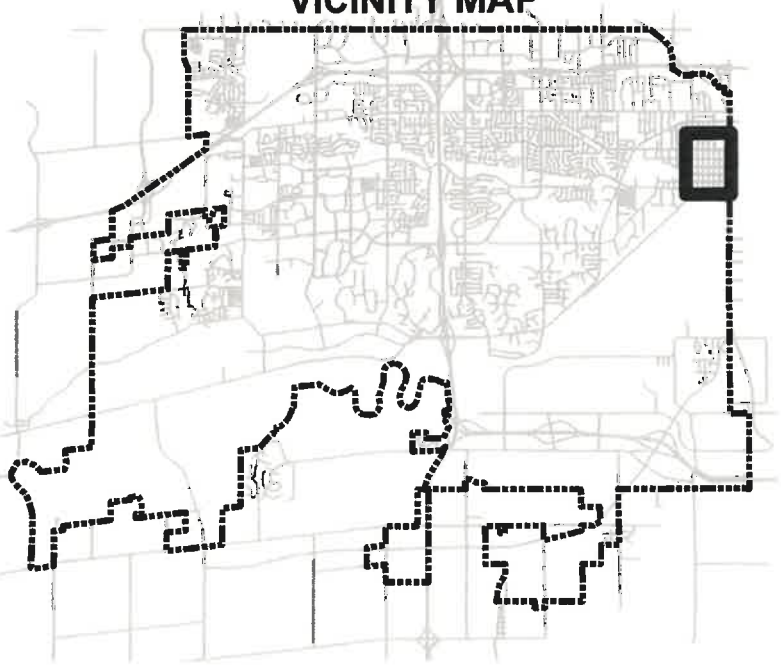
				Engineer's Opinion of Probable Cost		Minturn, Inc. 144 W. Front St. Brooklyn, IA 52211		Koester Construction 3050 SE Enterprise Drive, Suite A Grimes, IA 50111	
		UNIT	QUANTITY	Unit Price	Total	Unit Price	Total	Unit Price	Total
11.10	CONDUIT, 1 IN. PVC	LF	430	$ 6.50	$ 2,795.00	$ 6.00	$ 2,580.00	$ 13.68	$ 5,882.40
11.11	CONDUIT, 1-1/4 IN. PVC	LF	355	$ 7.00	$ 2,485.00	$ 5.50	$ 1,952.50	$ 14.63	$ 5,193.65
11.12	CONDUIT, 2 IN. PVC	LF	75	$ 7.50	$ 562.50	$ 6.00	$ 450.00	$ 66.34	$ 4,975.50
11.13	BORING, FOR CONDUIT	LF	220	$ 12.00	$ 2,640.00	$ 13.00	$ 2,860.00	$ 48.81	$ 10,738.20
11.14	CONDUCTOR, #10 AWG, INSULATED	LF	17695	$ 0.90	$ 15,925.50	$ 1.02	$ 18,048.90	$ 1.13	$ 19,995.35
11.15	CONDUCTOR, #8 AWG, INSULATED	LF	8705	$ 1.00	$ 8,705.00	$ 1.08	$ 9,401.40	$ 1.71	$ 14,885.55
11.16	CONDUCTOR, #4 AWG, INSULATED	LF	1020	$ 2.30	$ 2,346.00	$ 1.35	$ 1,377.00	$ 7.28	$ 7,425.60
11.17	CONDUCTOR, #3/0 AWG, INSULATED	LF	240	$ 5.50	$ 1,320.00	$ 3.00	$ 720.00	$ 13.48	$ 3,235.20
11.18	CONDUCTOR, #10 AWG, BARE	LF	8420	$ 0.80	$ 6,736.00	$ 0.90	$ 7,578.00	$ 1.22	$ 10,272.40
11.19	CONDUCTOR, #8 AWG, BARE	LF	70	$ 0.90	$ 63.00	$ 1.00	$ 70.00	$ 32.91	$ 2,303.70
11.20	CONDUCTOR, #6 AWG, BARE	LF	510	$ 1.50	$ 765.00	$ 1.10	$ 561.00	$ 6.71	$ 3,422.10
11.21	RELOCATE POWER DIST. CABINET 'B'	LS	1	$ 2,500.00	$ 2,500.00	$ 25,000.00	$ 25,000.00	$ 12,698.00	$ 12,698.00
11.22	POWER DIST. CABINET 'C' MODIFICATIONS	LS	1	$ 1,000.00	$ 1,000.00	$ 25,000.00	$ 25,000.00	$ 3,680.00	$ 3,680.00
11.23	POWER DIST. CABINET 'D' MODIFICATIONS	LS	1	$ 1,600.00	$ 1,600.00	$ 20,000.00	$ 20,000.00	$ 6,947.00	$ 6,947.00
11.24	POWER DIST. CENTER 'E' MODIFICATIONS	LS	1	$ 1,200.00	$ 1,200.00	$ 20,000.00	$ 20,000.00	$ 4,089.00	$ 4,089.00
11.25	RESET EXISTING POWER PEDESTAL	EA	2	$ 200.00	$ 400.00	$ 800.00	$ 1,600.00	$ 3,619.22	$ 7,238.44
11.26	COMMUNICATION RACEWAY, INCLUDING BORING	LF	1560	$ 20.00	$ 31,200.00	$ 20.00	$ 31,200.00	$ 29.98	$ 46,768.80
11.27	CONCRETE WASHOUT	LS	1	$ 4,000.00	$ 4,000.00	$ 600.00	$ 600.00	$ 3,672.00	$ 3,672.00
	Total				$ 1,328,038.00		$ 1,631,014.80		$ 1,712,914.32
						Mathmatical summation error in bid total on proposal form. Total Bid as read $1,630,369.80.		Multiplication errors on proposal form. Total Bid as read $1,712,757.00.	

I hereby certify that this is a true and correct tabulation of bids received April 29, 2020 for Valley Junction Business District, West Des Moines, Iowa - Project No. 0510-014-2019

Casey R. Patton, P.E., License No. 20644

4/29/2020
Date

VICINITY MAP



LEGEND

PROJECT LOCATION

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S

THE CITY OF WEST DES MOINES

PROJECT:

Valley Junction Business District Pavers and Sidewalk

LOCATION: **Exhibit "A"**

DRAWN BY: RLC	DATE: 9/11/2019	PROJECT NUMBER/NAME: 0510-014-2019	SHT. 1 of 1