

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date	December 7, 2009
	Agenda Item No. <u>58</u> Roll Call No. <u>09-</u> Communication No. <u>09-864</u> Submitted by: Jeb E. Brewer, P.E. City Engineer	

AGENDA HEADING:

Reject all bids on Police Department Metro Star Building Improvements and close the hearing on the plans, specifications, form of contract and Engineer’s estimate.

SYNOPSIS:

Recommend the City Council reject all bids received on November 24, 2009, because the apparent lowest bid submitted by Azcon Inc., Lawrence M. Wolinski, President, 11185 NW 52nd Avenue, Grimes, Iowa, 50111, in the amount of \$513,500 for base bid work is \$124,000 (31.8%) over the Architect’s estimate of \$389,500, and exceeds the project budget. This building currently houses the Police Department’s Metro Special Tactics and Response Team, and other specialized functions. This building needs extensive remodeling and improvements, including new locker room facilities, office space, interview room, energy efficient heating and cooling for the new spaces and storage space for functions that will relocate to this building at the conclusion of construction.

FISCAL IMPACT:

Amount: \$513,500 apparent lowest bid submitted by Azcon Inc. for only base bid work, and \$581,087 base bid plus add alternates (\$389,500 Architect’s Estimate base bid, and \$417,050 base bid plus alternates).

Funding Source: 2009-2010 CIP, Page Building-7, Colosimo Property, BLD080, TIF-Backed G. O. Bonds.

ADDITIONAL INFORMATION:

On October 26, 2009, under Roll Call No. 09-1901, the City Council received and filed plans, specifications, form of contract documents and City Engineer's estimate for the construction of the Police Department Metro Star Building Improvements. Before the City Council can enter into a contract, it must hold a public hearing and approve the proposed plans, specifications, form of contract documents and Engineer's estimate for the construction of the Police Department Metro Star Building Improvements, 10-2008-018. The improvements include improved exhaust, heating and ventilation in the vehicle storage area; new men's and women's locker rooms with restroom facilities; open office space, private offices, interview room, storage space and conference room; increased electrical service to the building; energy efficient heating and cooling for the new spaces; and exterior site improvements to control the water infiltration into the building; all in accordance with the contract documents including Plan File Nos. 484-091/123, located at 101/103 E. 2nd Street, Des Moines, Iowa.

Sealed bids for said improvement were submitted by the following bidders:

Azcon Inc., Grimes, IA, Bid read under advisement

Edge Commercial, West Des Moines, IA
Munro Construction Co., Johnston, IA
Bergstrom Construction, Inc., Des Moines, IA
Larson & Larson Construction LLC, Urbandale, IA
Pro Commercial, LLC, Huxley, IA
Rochon Corporation of Iowa, Inc., Urbandale, IA
Breiholz Construction Co., Des Moines, IA
Ruepke Construction Company, Inc., Derby, IA

The bids were received and opened at a public meeting presided over by the City Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 11:00 a.m. on November 24, 2009.

The City Engineer recommends rejection of all bids because the apparent lowest bid submitted by Azcon Inc. in the amount of \$513,500 for only base bid work is \$124,000 (31.8%) over the Architect's estimate of \$389,500, and exceeds the project budget. The City Engineer recommends that staff redesign the project and that the revised project be rebid in the future.

PREVIOUS COUNCIL ACTION(S):

Date: October 26, 2009

Roll Call Number: 09-1901

Action: Ordering construction of the following: Police Department Metro Star Building Improvements: Receiving of bids, (11-24-09), and Setting date of hearing, (12-7-09). (Construction Estimate - \$416,300). (Council Communication No. 09-750) Moved by Vlassis to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Redesign the project and present resolutions to City Council to authorize bids in the future.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the second floor of City Hall, 400 Robert D. Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.