

DATE December 7, 2009

REJECT ALL BIDS ON
POLICE DEPARTMENT METRO STAR BUILDING IMPROVEMENTS
AND TO CLOSE THE HEARING ON THE PLANS, SPECIFICATIONS, FORM
OF CONTRACT DOCUMENTS, AND ENGINEER'S ESTIMATE

WHEREAS, on October 26, 2009, under Roll Call No. 09-1901, plans, specifications, form of contract documents, and Jurisdictional Engineer's estimate of construction cost were filed with the City Clerk for the construction of the following improvement:

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; 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

WHEREAS, notice of the hearing on the plans, specifications, form of contract documents, and Jurisdictional Engineer's estimate of construction cost was published as required by law; and

WHEREAS, the Jurisdictional 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..

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the hearing on the plans, specifications, form of contract documents, and Engineer's estimate of construction cost for said improvement be and is hereby **CLOSED**.

BE IT FURTHER RESOLVED: That sealed bids for said improvement were submitted by the following bidders:

★ Roll Call Number

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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

which were received and opened at a public meeting presided over by the Jurisdictional 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. Said bids and the attached tabulation of bids for said improvement be and are hereby accepted, received, and filed.

BE IT FURTHER RESOLVED: That all bids for said improvement, be and the same are hereby rejected 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 is directed to redesign the project and submit the revised project to the City Council for authorization to rebid the project in the future.

(Council Communication No. 09-864)

★ **Roll Call Number**

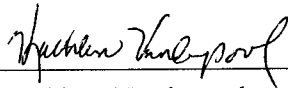
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Moved by _____ to adopt.

FORM APPROVED



Kathleen Vanderpool
Deputy City Attorney

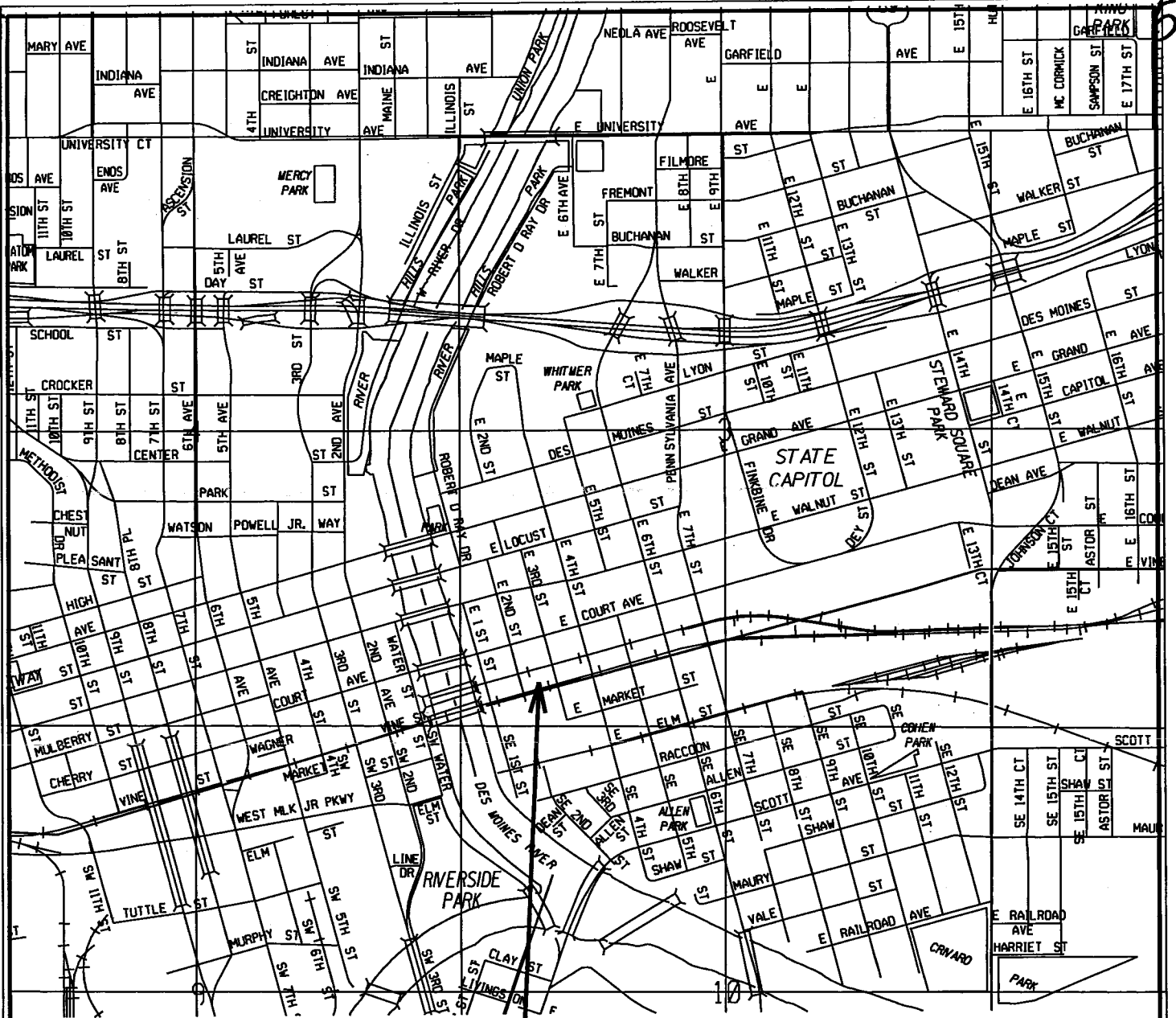
 Funding Source: 2009-2010 CIP, Page Building-7, Colosimo Property, BLD080, TIF-Backed G. O. Bonds

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				
MOTION CARRIED		APPROVED		
				Mayor

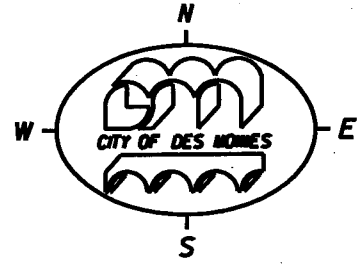
I, Diane Rauh, City Clerk of said City Council, hereby certify that at a meeting of the City Council, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk



**PROPERTY
LOCATION**



**METRO STAR
BUILDING IMPROVEMENTS
ACTIVITY I.D. 10-2008-018**

TABULATED BY: Jill Tenney
CHECKED BY: *J. L.*

APPROVED BY: *John A. McKee*

CONTRACTOR'S BID TABULATION
PROJECT: METRO STAR BUILDING IMPROVEMENTS

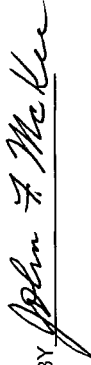
-----ESTIMATE-----

ITEM	DESCRIPTION	AMOUNT	AZCON Corporation Grimes	Edge Commercial West Des Moines	Munro Const. Co. Johnston
Base Bid	As Described in Contract Documents, Metro Star Building Improvements, Complete as Specified.	\$375,000.00	\$499,000.00	\$559,130.00	\$599,900.00
Allowances					
1	Carpet 540 SY @ \$20.00 per SY installed	\$10,800.00	\$10,800.00	\$10,800.00	\$10,800.00
2	Vinyl Composition Tile 200 SF @ \$2.50 per SF installed	\$500.00	\$500.00	\$500.00	\$500.00
3	Building permit fee, does not include mechanical, electrical or other permits	\$3,200.00	\$3,200.00	\$3,200.00	\$3,200.00
	TOTAL BASE BID PLUS ALLOWANCES	\$389,500.00	\$513,500.00	\$573,630.00	\$614,400.00
	PERCENT OF ENGINEER'S ESTIMATE		+31.84% LOW	+47.27%	+57.74%
Alternate No. 1	Enlarge the storage mezzanine	Add \$5,100.00	Add \$4,070.00	\$3,546.00	\$2,200.00
Alternate No. 2	Change walls indentified on 3A on sheet A102 from stud and gypsum board to concrete masonry	Add \$10,000.00	Add \$33,200.00	\$27,742.00	\$24,000.00
Alternate No. 3	Change floor finish in Restrooms 019a & 021 and Lockers 019b & 022 from painted concrete with 4" vinyl base to quartz epoxy system with quartz epoxy turned and covered up the wall 6"	Add \$5,700.00	Add \$25,127.00	\$3,290.00	\$4,500.00
Alternate No. 4	Extend automatic fire sprinkler system to provide coverage at Fire Area 1. Omit 2 hour fire resistive construction at existing interior masonry wall.	Add \$6,000.00	Add \$5,190.00	\$4,325.00	\$4,500.00
	TOTAL BASE BID PLUS ALTERNATES	\$416,300.00	\$581,087.00	\$612,533.00	\$649,600.00

BID READ
UNDER
ADVISEMENT
BIDDER
INDICATED IT
WOULD HAVE
SUBCONTRACT
ORS BUT DID
NOT LIST SUBS

TABULATED BY: Jill Tenney
CHECKED BY:

APPROVED BY:



CONTRACTOR'S BID TABULATION
PROJECT: METRO STAR BUILDING IMPROVEMENTS

ESTIMATE

ITEM	DESCRIPTION	AMOUNT	Bergstrom Const., Inc. Des Moines	Larson & Larson Const. Des Moines	Pro Commercial, LLC Huxley
Base Bid	As Described in Contract Documents, Metro Star Building Improvements, Complete as Specified.	\$375,000.00			
Allowances					
1	Carpet 540 SY @ \$20.00 per SY installed	\$10,800.00	\$10,800.00	\$10,800.00	\$10,800.00
2	Vinyl Composition Tile 200 SF @ \$2.50 per SF installed	\$500.00	\$500.00	\$500.00	\$500.00
3	Building permit fee, does not include mechanical, electrical or other permits	\$3,200.00	\$3,200.00	\$3,200.00	\$3,200.00
	TOTAL BASE BID PLUS ALLOWANCES	\$389,500.00	\$617,830.00	\$624,000.00	\$624,466.00
	PERCENT OF ENGINEER'S ESTIMATE		+58.62%	+60.21%	+60.33%
Alternate No. 1	Enlarge the storage mezzanine	\$5,100.00	\$10,262.00	\$8,400.00	\$4,700.00
Alternate No. 2	Change walls indentified on 3A on sheet A102 from stud and gypsum board to concrete masonry	\$10,000.00	\$19,564.00	\$3,600.00	\$35,144.00
Alternate No. 3	Change floor finish in Restrooms 019a & 021 and Lockers 019b & 022 from painted concrete with 4" vinyl base to quartz epoxy system with quartz epoxy turned and covered up the wall 6"	\$5,700.00	\$16,378.00	\$2,600.00	\$6,357.00
Alternate No. 4	Extend automatic fire sprinkler system to provide coverage at Fire Area 1. Omit 2 hour fire resistive construction at existing interior masonry wall.	\$6,000.00	\$5,717.00	-\$500.00	-\$11,581.00
	TOTAL BASE BID PLUS ALTERNATES	\$416,300.00	\$669,751.00	\$638,100.00	\$659,086.00

TABULATED BY: Jill Tenney
CHECKED BY: _____

APPROVED BY: *John F. McKen*

**CONTRACTOR'S BID TABULATION
PROJECT: METRO STAR BUILDING IMPROVEMENTS**

ESTIMATE

ITEM	DESCRIPTION	AMOUNT	Rochon Corp. of Iowa Urbandale	Breiholz Const. Co. Des Moines	Ruepke Const. Co. Inc. Ames
Base Bid	As Described in Contract Documents, Metro Star Building Improvements, Complete as Specified.	\$375,000.00	\$648,300.00	\$662,000.00	\$742,710.00
Allowances					
1	Carpet 540 SY @ \$20.00 per SY installed	\$10,800.00	\$10,800.00	\$10,800.00	\$10,800.00
2	Vinyl Composition Tile 200 SF @ \$2.50 per SF installed	\$500.00	\$500.00	\$500.00	\$500.00
3	Building permit fee, does not include mechanical, electrical or other permits	\$3,200.00	\$3,200.00	\$3,200.00	\$3,200.00
	TOTAL BASE BID PLUS ALLOWANCES	\$389,500.00	\$662,800.00	\$676,500.00	\$757,210.00
	PERCENT OF ENGINEER'S ESTIMATE		+70.17%	+73.68%	+94.41%
Alternate No. 1	Enlarge the storage mezzanine	Add \$5,100.00	Add \$7,300.00	Add \$9,200.00	Add \$4,831.00
Alternate No. 2	Change walls indentified on 3A on sheet A102 from stud and gypsum board to concrete masonry	Add \$10,000.00	Add \$9,300.00	Add \$8,200.00	Add \$6,000.00
Alternate No. 3	Change floor finish in Restrooms 019a & 021 and Lockers 019b & 022 from painted concrete with 4" vinyl base to quartz epoxy system with quartz epoxy turned and covered up the wall 6"	Add \$5,700.00	Add \$24,200.00	Add \$8,000.00	Add \$23,500.00
Alternate No. 4	Extend automatic fire sprinkler system to provide coverage at Fire Area 1. Omit 2 hour fire resistive construction at existing interior masonry wall.	Add \$6,000.00	Add \$4,900.00	Add \$2,100.00	Add \$4,850.00
	TOTAL BASE BID PLUS ALTERNATES	\$416,300.00	\$708,500.00	\$704,000.00	\$796,391.00