

DATE August 13, 2012

PUBLIC HEARING, APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT DOCUMENTS, AND ENGINEER'S ESTIMATE ON PRINCIPAL PARK LOCKER ROOMS; RECEIVE AND FILE BIDS; AND DESIGNATION OF LOWEST RESPONSIVE, RESPONSIBLE BIDDER AS BALL TEAM, LLC, ROBERT E. SODDERS, PRESIDENT, \$1,103,000.00

WHEREAS, on July 9, 2012, under Roll Call No. 12-1073, plans, specifications, form of contract documents, and Engineer's estimate of construction cost were filed with the City Clerk, for the construction of the following improvement:

Principal Park Locker Rooms, 10-2012-005

The improvement includes the remodel of and a 2,000 S.F. addition to the existing home team and visiting team locker rooms with bid alternates to remodel the existing visiting coach's facilities, enlarge the existing weight training area and construct a new 1,500 SF batting tunnel adjacent to the existing batting tunnel facility located at Principal Park, including cast in place concrete, concrete masonry and insulated wall system consistent with existing architectural materials at Principal Park as well as related mechanical and electrical systems improvements; all work in accordance with the contract documents, including Plan File Nos. 538-99/138, located at One Line Drive, Des Moines, Iowa

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

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 closed; and that said plans, specifications, form of contract documents, and Engineer's estimate of construction cost are hereby approved as the plans, specifications, form of contract documents, and Engineer's estimate of construction cost for said improvement.

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

- |                                  |                     |
|----------------------------------|---------------------|
| Ball Team, LLC                   | West Des Moines, IA |
| The Hansen Company, Inc.         | Johnston, IA        |
| Pro Commercial, LLC              | Huxley, IA          |
| Munro Construction Co.           | Johnston, IA        |
| Lang Construction Group, Inc.    | West Des Moines, IA |
| Lansink Construction, Inc.       | Johnston, IA        |
| Larson & Larson Construction LLC | Urbandale, IA       |

which were received and opened at a public meeting presided over by the Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa at 11:00 a.m. on July 31, 2012. Said bids and the attached tabulation of bids for said improvement be and are hereby received and filed.

★ **Roll Call Number**

Agenda Item Number

62

DATE August 13, 2012

BE IT FURTHER RESOLVED: That the Des Moines City Engineer, as the Engineer, has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Ball Team, LLC, Robert E. Soddors, President, 2900 Westown Parkway, Suite 240, West Des Moines, IA, 50265 in the amount of \$1,103,000.00, and said bid be and the same is hereby accepted.

BE IT FURTHER RESOLVED: That the bid security of the unsuccessful bidders be and is hereby authorized and directed to be returned.

BE IT FURTHER RESOLVED: That the Engineer is hereby directed to secure execution by the lowest responsive, responsive Bidder and its surety of the contract documents in the form heretofore approved by this Council; that the Engineer is directed to thereafter present said contract documents to this Council for approval and authorization to the Mayor to sign; and that no contract shall be deemed to exist between the City of Des Moines and said Bidder until said contract has been executed by the Bidder, and shall have been approved by this Council and executed by the Mayor and attested to by the City Clerk.

(City Council Communication Number 12-424 attached.)

Moved by \_\_\_\_\_ to adopt.

FORM APPROVED:

Kathleen Vanderpool by AD  
 Kathleen Vanderpool  
 Deputy City Attorney

FUNDS AVAILABLE

Scott E. Sanders  
 Scott E. Sanders  
 Des Moines Finance Director

SEB Funding Source: 2012-2013 CIP, Page Parks - 15, Principal Park, PKS132, Being: Tax Increment Bonds

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

MOTION CARRIED

APPROVED

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.

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 City Clerk

TABULATED BY: Mark Dinges APPROVED BY: R. De Groot  
CHECKED BY: \_\_\_\_\_

**CONTRACTOR'S BID TABULATION**  
**PROJECT: PRINCIPAL PARK LOCKER ROOMS**

ESTIMATE					
ITEM	DESCRIPTION	AMOUNT	AMOUNT	AMOUNT	AMOUNT
Base Bid	As Described in Contract Documents, Principal Park Locker Rooms, Complete as Specified.	\$850,000.00	\$970,000.00	\$1,028,000.00	\$1,032,900.00
	TOTAL BASE BID	\$850,000.00	\$970,000.00	\$1,028,000.00	\$1,032,900.00
Alternate No. 1	Remodel Visiting Coach's Suite, Complete as Specified.	\$52,000.00	\$73,000.00	\$87,000.00	\$87,392.00
Alternate No. 2	Remodel Weight Training Space, Complete as Specified.	\$52,000.00	\$60,000.00	\$67,000.00	\$71,309.00
Alternate No. 3	Add Batting Tunnel Space, Complete as Specified.	\$246,000.00	\$265,000.00	\$232,000.00	\$382,662.00
	TOTAL BASE BID PLUS ADD-ALTERNATES	\$1,200,000.00	\$1,368,000.00	\$1,414,000.00	\$1,574,263.00
	STAFF RECOMMENDS ACCEPTING BASE BID AND ADD ALTERNATES 1 AND 2 ONLY.				
	TOTAL BASE BID PLUS ALTERNATES SELECTED BY THE CITY PERCENT OF ENGINEER'S ESTIMATE	\$954,000.00	\$1,103,000.00 +15.62% Low	\$1,182,000.00 +23.90%	\$1,191,601.00 +24.91%

Ball Team LLC  
Des Moines, IA  
BID SECURITY  
10% Bid Bond  
BID PRICE

Hansen Company, Inc.  
Johnston, IA  
BID SECURITY  
10% Bid Bond  
BID PRICE

Pro-Commercial  
Huxley, IA  
BID SECURITY  
10% Bid Bond  
BID PRICE

62

TABULATED BY: Mark Dinges    APPROVED BY: R. De Groot  
CHECKED BY: \_\_\_\_\_

**CONTRACTOR'S BID TABULATION**  
**PROJECT: PRINCIPAL PARK LOCKER ROOMS**

-----ESTIMATE-----

ITEM	DESCRIPTION	AMOUNT	Munro Construction Co. Johnston, IA	Lang Construction Group West Des Moines, Iowa	Lansink Construction Johnston, IA
Base Bid	As Described in Contract Documents, Principal Park Locker Rooms, Complete as Specified.	\$850,000.00	BID SECURITY 10% Bid Bond \$1,035,700.00	BID SECURITY 10% Bid Bond \$1,083,000.00	BID SECURITY 10% Bid Bond \$1,093,000.00
			BID PRICE	BID PRICE	BID PRICE
			AMOUNT	AMOUNT	AMOUNT
		\$850,000.00	\$1,035,700.00	\$1,083,000.00	\$1,093,000.00
TOTAL BASE BID					
		\$850,000.00	\$1,035,700.00	\$1,083,000.00	\$1,093,000.00
Alternate No. 1	Remodel Visiting Coach's Suite, Complete as Specified.	\$52,000.00	Add \$76,665.00	Add \$66,100.00	Add \$68,000.00
Alternate No. 2	Remodel Weight Training Space, Complete as Specified.	\$52,000.00	Add \$72,500.00	Add \$61,200.00	Add \$75,000.00
Alternate No. 3	Add Batting Tunnel Space, Complete as Specified.	\$246,000.00	Add \$265,000.00	Add \$265,300.00	Add \$298,000.00
TOTAL BASE BID PLUS ADD-ALTERNATES		\$1,200,000.00	\$1,449,865.00	\$1,495,600.00	\$1,554,000.00
STAFF RECOMMENDS ACCEPTING BASE BID AND ADD ALTERNATES 1 AND 2 ONLY.					
		\$954,000.00	\$1,184,865.00 +24.20%	\$1,230,300.00 +28.96%	\$1,256,000.00 +31.66%
	TOTAL BASE BID PLUS ALTERNATES SELECTED BY THE CITY PERCENT OF ENGINEER'S ESTIMATE				

62

TABULATED BY: Mark Dinges    APPROVED BY: R. DeRoost  
CHECKED BY: \_\_\_\_\_

**CONTRACTOR'S BID TABULATION**  
**PROJECT: PRINCIPAL PARK LOCKER ROOMS**

-----ESTIMATE-----

ITEM	DESCRIPTION	AMOUNT	AMOUNT
Base Bid	As Described in Contract Documents, Principal Park Locker Rooms, Complete as Specified.	\$850,000.00	\$1,176,000.00
	TOTAL BASE BID	\$850,000.00	\$1,176,000.00
Alternate No. 1	Remodel Visiting Coach's Suite, Complete as Specified.	\$52,000.00	\$90,000.00
Alternate No. 2	Remodel Weight Training Space, Complete as Specified.	\$52,000.00	\$80,000.00
Alternate No. 3	Add Batting Tunnel Space, Complete as Specified.	\$246,000.00	\$360,000.00
	TOTAL BASE BID PLUS ADD-ALTERNATES	\$1,200,000.00	\$1,706,000.00
	STAFF RECOMMENDS ACCEPTING BASE BID AND ADD ALTERNATES 1 AND 2 ONLY.		
	TOTAL BASE BID PLUS ALTERNATES SELECTED BY THE CITY PERCENT OF ENGINEER'S ESTIMATE	\$954,000.00	\$1,346,000.00 +41.09%

Larson & Larson  
Des Moines, Iowa

BID SECURITY  
10% Bid Bond

BID PRICE

AMOUNT

\$1,176,000.00

\$1,176,000.00

\$90,000.00

\$80,000.00

\$360,000.00

\$1,706,000.00

\$1,346,000.00  
+41.09%

62