



DATE June 13, 2016

PUBLIC HEARING, APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT DOCUMENTS, AND ENGINEER'S ESTIMATE ON CITY HALL IMPROVEMENTS; RECEIVE AND FILE BIDS; AND DESIGNATION OF LOWEST RESPONSIVE, RESPONSIBLE BIDDER AS HENNING PARIC COMMERCIAL, LLC, KEVIN WALKER, PRESIDENT, \$5,528,425.00

WHEREAS, on April 25, 2016, under Roll Call No. 16-0651, 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:

City Hall Improvements, 10-2016-004

The improvement includes the replacement and/or rehabilitation of HVAC equipment; lighting and lighting controls; installation of a new fire suppression system and upgrades to the fire alarm and detection system; architectural remodeling includes reconfiguration of the Mayor & Council offices; electrical work as required by the equipment replacements and the architectural remodeling; minor data and phone cabling upgrades; new elevator; remodeling to first floor conference room, third floor Legal offices, and first floor public restrooms; all in accordance with the contract documents including Plan File Nos. 563-014/105, located at 400 Robert D. Ray 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:

Henning Paric Commercial, LLC	Johnston, IA
Lang Construction Group, Inc.	West Des Moines, IA
Hansen Company, Inc.	Johnston, IA
Neumann Brothers, Inc.	Des Moines, IA
Rochon Corporation of Iowa, Inc.	Urbandale, IA
Lansink Construction, Inc.	Johnston, IA
Larson & Larson Construction LLC	Urbandale, IA
ICON Construction, LLC	West Des Moines, IA

which were received and opened at a public meeting presided over by the Engineer in the Shijiazhuang Room, 2nd Floor, City Administration Building, 400 E. Court Avenue, Des Moines, Iowa at 11:00 a.m. on May 24, 2016. Said bids and the attached tabulation of bids for said improvement be and are hereby received and filed.

★ Roll Call Number

Agenda Item Number

65

DATE June 13, 2016

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 Henning Paric Commercial, LLC, Kevin Walker, President, 5800 Merle Hay Road, Suite 14, Johnston, IA, 50131 in the amount of \$5,528,425.00, and said bid be and the same is hereby accepted.

BE IT FURTHER RESOLVED: That Henning Paric Commercial, LLC, is found to be lowest responsive, responsible bidder.

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 responsible, 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.

BE IT FURTHER RESOLVED: That the City Council hereby authorizes the necessary road closures for the Project.

(City Council Communication Number 16-313 attached.)

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

FORM APPROVED:

*Kathleen Vanderpool*  
Kathleen Vanderpool  
Deputy City Attorney

FUNDS AVAILABLE

Daniel E. Ritter  
Des Moines Finance Director

Funding Source: 2016-2017 CIP, Page Building-5, City Hall Improvements, BL127, Being: \$3,360,000, Urban Renewal G.O. Bonds to be issued; \$555,284 G.O. Bonds Issued; and the remaining \$1,613,141 transfer from Unreserved General Fund balance (transfer to be made FY 17)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
TOTAL				

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.

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

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

TABULATED BY: J. Tenney  
CHECKED BY: *[Signature]*

APPROVED BY: *R. De Groot*

**CONTRACTOR'S BID TABULATION**  
PROJECT: City Hall Improvements

-----ESTIMATE-----

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1	As described in Contract Documents, City Hall Improvements, complete as specified.	1 LS	\$5,642,000.00	\$5,642,000.00
2	Plaster removal & replace full depth plaster, complete as specified	200 SF	\$50.00	\$10,000.00
3	Masonry & plaster wall repair, complete as specified	100 SF	\$60.00	\$6,000.00
4	Plaster skim coat repair, complete as specified	100 SF	\$10.00	\$1,000.00
5	Existing Analog Cabling Removal, complete as specified	10 EA	\$200.00	\$2,000.00
6	New Telecom Data Cabling Material & Installation, complete as specified	35 EA	\$350.00	\$12,250.00
<b>ALLOWANCE</b>				
A1	Carpet tile, walk-off-carpet, & luxury vinyl tile; flooring material only			\$30,750.00
A2	Chiller refurbishment			\$55,000.00
A3	Cooling Tower refurbishment			\$36,000.00
TOTAL BASE BID :				\$5,795,000.00
<b>ADD ALTERNATES</b>				
AA1	Restoration of historic fixture types EX1, EX2, & EX3	Add	\$33,800.00	\$46,900.00
AA2	Restoration of historic fixture types EX4 & EX5 Rooms 310 & 310B furr-out & insulate walls replace raceway with new data & power	Add	\$71,200.00	\$74,000.00
AA3	Chiller and Cooling Tower replacement	Add	\$30,000.00	\$33,900.00
AA4		Add	\$260,000.00	\$343,600.00
TOTAL BASE BID PLUS ADD-ALTERNATES SELECTED BY THE CITY PERCENT OF ENGINEER'S ESTIMATE				\$5,930,000.00
Staff recommends acceptance of Add-Alternates: AA1, AA2, and AA3.				

Henning Paric  
Commercial, LLC  
Johnston, IA

BID SECURITY  
10% Bid Bond

BID PRICE

UNIT PRICE	AMOUNT
	\$5,226,700.00
\$27.50	\$5,500.00
\$22.00	\$2,200.00
\$5.00	\$500.00
\$175.00	\$1,750.00
\$435.00	\$15,225.00
	\$30,750.00
	\$55,000.00
	\$36,000.00
	\$5,373,625.00
	\$5,528,425.00
	-6.77%
	Low

Lang Construction  
Group, Inc.  
West Des Moines, IA

BID SECURITY  
10% Bid Bond

BID PRICE

UNIT PRICE	AMOUNT
	\$5,434,000.00
\$53.00	\$10,600.00
\$47.00	\$4,700.00
\$11.00	\$1,100.00
\$314.00	\$3,140.00
\$356.00	\$12,460.00
	\$30,750.00
	\$55,000.00
	\$36,000.00
	\$5,587,750.00
	\$5,756,550.00
	-2.92%

The Hansen Company, Inc.  
Johnston, IA

BID SECURITY  
10% Bid Bond

BID PRICE

UNIT PRICE	AMOUNT
	\$5,473,750.00
\$50.00	\$10,000.00
\$75.00	\$7,500.00
\$40.00	\$4,000.00
\$1,200.00	\$12,000.00
\$60.00	\$2,100.00
	\$30,750.00
	\$55,000.00
	\$36,000.00
	\$5,631,100.00
	\$5,808,600.00
	-2.05%

TABULATED BY: J. Tenney APPROVED BY \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

**CONTRACTOR'S BID TABULATION**  
PROJECT: City Hall Improvements

-----ESTIMATE-----

ITEM	DESCRIPTION	QUANTITY	UNIT		UNIT		UNIT		UNIT	
			PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT
1	As described in Contract Documents, City Hall Improvements, complete as specified.	1 LS	\$5,642,000.00	\$5,642,000.00						
2	Plaster removal & replace full depth plaster, complete as specified	200 SF	\$50.00	\$10,000.00	\$39.50	\$7,900.00	\$32.00	\$6,400.00	\$30.00	\$6,000.00
3	Masonry & plaster wall repair, complete as specified	100 SF	\$60.00	\$6,000.00	\$58.00	\$5,800.00	\$45.00	\$4,500.00	\$25.00	\$2,500.00
4	Plaster skim coat repair, complete as specified	100 SF	\$10.00	\$1,000.00	\$4.00	\$400.00	\$6.00	\$600.00	\$6.00	\$600.00
5	Existing Analog Cabling Removal, complete as specified	10 EA	\$200.00	\$2,000.00	\$1,060.00	\$10,600.00	\$210.00	\$2,100.00	\$250.00	\$2,500.00
6	New Telecom Data Cabling Material & Installation, complete as specified	35 EA	\$350.00	\$12,250.00	\$537.00	\$18,795.00	\$460.00	\$16,100.00	\$500.00	\$17,500.00
<b>ALLOWANCE</b>										
A1	Carpet tile, walk-off-carpet, & luxury vinyl tile; flooring material only			\$30,750.00		\$30,750.00		\$30,750.00		\$30,750.00
A2	Chiller refurbishment			\$55,000.00		\$55,000.00		\$55,000.00		\$55,000.00
A3	Cooling Tower refurbishment			\$36,000.00		\$36,000.00		\$36,000.00		\$36,000.00
TOTAL BASE BID:				\$5,795,000.00		\$5,735,745.00		\$6,008,450.00		\$6,100,850.00
<b>ADD ALTERNATES</b>										
AA1	Restoration of historic fixture types EX1, EX2, & EX3	Add	\$33,800.00		\$54,700.00		\$49,000.00		\$53,000.00	
AA2	Restoration of historic fixture types EX4 & EX5	Add	\$71,200.00		\$79,400.00		\$73,000.00		\$80,000.00	
AA3	Rooms 310 & 310B furr-out & insulate walls replace raceway with new data & power	Add	\$30,000.00		\$30,300.00		\$30,000.00		\$35,000.00	
AA4	Chiller and Cooling Tower replacement	Add	\$260,000.00		\$241,200.00		\$330,000.00		\$210,000.00	
TOTAL BASE BID PLUS ADD-ALTERNATES SELECTED BY THE CITY				\$5,930,000.00		\$5,900,145.00		\$6,160,450.00		\$6,268,850.00
PERCENT OF ENGINEER'S ESTIMATE						-0.50%		+3.89%		+5.71%
Staff recommends acceptance of Add-Alternates: AA1, AA2, and AA3.										

Neumann Brothers, Inc.	Rochon Corp. of Iowa, Inc.	Lansink Construction, Inc.
Des Moines, IA	Urbandale, IA	Johnston, IA
BID SECURITY 10% Bid Bond	BID SECURITY 10% Bid Bond	BID SECURITY 10% Bid Bond
BID PRICE	BID PRICE	BID PRICE
UNIT PRICE	UNIT PRICE	UNIT PRICE
AMOUNT	AMOUNT	AMOUNT
\$5,570,500.00	\$5,857,000.00	\$5,950,000.00
\$7,900.00	\$6,400.00	\$6,000.00
\$5,800.00	\$4,500.00	\$2,500.00
\$400.00	\$600.00	\$600.00
\$10,600.00	\$2,100.00	\$2,500.00
\$18,795.00	\$16,100.00	\$17,500.00
\$30,750.00	\$30,750.00	\$30,750.00
\$55,000.00	\$55,000.00	\$55,000.00
\$36,000.00	\$36,000.00	\$36,000.00
\$5,735,745.00	\$6,008,450.00	\$6,100,850.00
\$54,700.00	\$49,000.00	\$53,000.00
\$79,400.00	\$73,000.00	\$80,000.00
\$30,300.00	\$30,000.00	\$35,000.00
\$241,200.00	\$330,000.00	\$210,000.00
\$5,900,145.00	\$6,160,450.00	\$6,268,850.00
-0.50%	+3.89%	+5.71%

TABULATED BY: J. Tenney      APPROVED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

**CONTRACTOR'S BID TABULATION**  
PROJECT: City Hall Improvements

-----ESTIMATE-----

ITEM	DESCRIPTION	QUANTITY	UNIT		Larson & Larson Construction		ICON Construction, LLC	
			PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	As described in Contract Documents, City Hall Improvements, complete as specified.	1 LS	\$5,642,000.00	\$5,642,000.00				
2	Plaster removal & replace full depth plaster, complete as specified	200 SF	\$50.00	\$10,000.00	\$40.00	\$8,000.00	\$28.00	\$5,600.00
3	Masonry & plaster wall repair, complete as specified	100 SF	\$60.00	\$6,000.00	\$100.00	\$10,000.00	\$50.00	\$5,000.00
4	Plaster skim coat repair, complete as specified	100 SF	\$10.00	\$1,000.00	\$30.00	\$3,000.00	\$5.00	\$500.00
5	Existing Analog Cabling Removal, complete as specified	10 EA	\$200.00	\$2,000.00	\$220.00	\$2,200.00	\$160.00	\$1,600.00
6	New Telecom Data Cabling Material & Installation, complete as specified	35 EA	\$350.00	\$12,250.00	\$600.00	\$21,000.00	\$475.00	\$16,625.00
<b>ALLOWANCE</b>								
A1	Carpet tile, walk-off-carpet, & luxury vinyl tile; flooring material only			\$30,750.00		\$30,750.00		\$30,750.00
A2	Chiller refurbishment			\$55,000.00		\$55,000.00		\$55,000.00
A3	Cooling Tower refurbishment			\$36,000.00		\$36,000.00		\$36,000.00
TOTAL BASE BID :				\$5,795,000.00		\$6,118,959.00		\$6,423,106.00
<b>ADD ALTERNATES</b>								
AA1	Restoration of historic fixture types EX1, EX2, & EX3		Add	\$33,800.00		\$50,000.00		\$46,000.00
AA2	Restoration of historic fixture types EX4 & EX5		Add	\$71,200.00		\$80,000.00		\$73,000.00
AA3	Rooms 310 & 310B furr-out & insulate walls replace raceway with new data & power		Add	\$30,000.00		\$35,000.00		\$34,000.00
AA4	Chiller and Cooling Tower replacement		Add	\$260,000.00		\$225,000.00		\$307,410.00
TOTAL BASE BID PLUS ADD-ALTERNATES SELECTED BY THE CITY				\$5,930,000.00		\$6,283,959.00		\$6,576,106.00
PERCENT OF ENGINEER'S ESTIMATE						+5.97%		+10.90%

Staff recommends acceptance of Add-Alternates: AA1, AA2, and AA3.

Larson & Larson Construction		ICON Construction, LLC	
Des Moines, IA		West Des Moines, IA	
BID SECURITY 10% Bid Bond		BID SECURITY 10% Bid Bond	
BID PRICE		BID PRICE	
UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
	\$5,953,009.00		\$6,272,031.00
	\$40.00	\$28.00	\$5,600.00
	\$100.00	\$50.00	\$5,000.00
	\$30.00	\$5.00	\$500.00
	\$220.00	\$160.00	\$1,600.00
	\$600.00	\$475.00	\$16,625.00
	\$30,750.00		\$30,750.00
	\$55,000.00		\$55,000.00
	\$36,000.00		\$36,000.00
	\$6,118,959.00		\$6,423,106.00
	\$50,000.00		\$46,000.00
	\$80,000.00		\$73,000.00
	\$35,000.00		\$34,000.00
	\$225,000.00		\$307,410.00
	\$6,283,959.00		\$6,576,106.00
	+5.97%		+10.90%

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