



Roll Call Number

Agenda Item Number

88

DATE September 14, 2020

PUBLIC HEARING, APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT DOCUMENTS, AND ENGINEER'S ESTIMATE ON MUNICIPAL SERVICE CENTER - PHASE 2; RECEIVE AND FILE BIDS; AND DESIGNATION OF LOWEST RESPONSIVE, RESPONSIBLE BIDDER AS KOESTER CONSTRUCTION COMPANY, INC., PAUL KOESTER, PRESIDENT, \$44,930,979.00

WHEREAS, on August 3, 2020, under Roll Call No. 20-1194, 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:

Municipal Service Center - Phase 2, 102018001

The improvement includes construction of an approximate 261,270 square foot new facility which incorporates the Public Works Department vehicle maintenance, fuel pump station, wash bay, and radio maintenance, with LEED certification; design consists of pre-cast concrete panels, glazed aluminum curtainwalls, architectural aluminum metal panels; wall structure consists of perimeter bearing walls and internal bearing and non-bearing concrete masonry units; floor structure is steel beam framing along with concrete/metal floor decking; roof structure is metal roof joists and decking; roofing system is a single-ply, fully adhered membrane on low slope roof areas; mechanical systems will incorporate energy efficient system, solar array for electricity, rain water collection, and ventilation system to filter exhaust fumes from administration areas; and reconstruction of Burlington Northern railroad crossing; all work in accordance with the contract documents, including Plan File Nos. 604-001/296, located at 1650 Maury Street, 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:



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Edge Commercial, LLC	Grimes, IA
	Bid not read
Koester Construction Company, Inc.	Grimes, IA
	Low Bid
McGough Construction Company, Inc.	
The Hansen Company, Inc.	Johnston, IA
The Weitz Company, LLC	Des Moines, IA
Williams Brothers Construction, Inc.	Peoria Heights, IL

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 September 1, 2020. Said bids and the attached tabulation of bids for said improvement be and are hereby received and filed.

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 Koester Construction Company, Inc., Paul Koester, President, 3050 SE Enterprise Drive, Suite A, Grimes, IA, 50111 in the amount of \$44,930,979.00, 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 in accordance with the Instructions to Bidders.

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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.

(Council Communication No. 20-403)

Moved by _____ to adopt.

FORM APPROVED:

FUNDS AVAILABLE

Kathleen Vanderpool by AD

Nickolas J. Schaul

Kathleen Vanderpool
Deputy City Attorney

Nickolas J. Schaul
Interim Des Moines Finance Director

SLN

Funding Source: 2020-2021 CIP, Page Building – 12, Municipal Service Center - Phase 2, BL128, Being: G.O. Bonds \$25,430,979; Solid Waste Bonds \$13,500,000; Sanitary Sewer Fund \$3,000,000; Storm Water Utility Fund \$3,000,000

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, 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: T. Brady APPROVED BY: R. DeBeest

CHECKED BY: Bill Ann Vaughn

CONTRACTOR'S BID TABULATION
PROJECT: Municipal Service Center - Phase 2

ESTIMATE

ITEM	DESCRIPTION	QUANTITY	ESTIMATE		Koester Construction Co., Inc. Grimes, IA		Hansen Company, Inc. Johnston, IA		The Weitz Company, LLC Des Moines, IA	
			UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	As described in Contract Documents, Municipal Service Center - Phase 2, complete as specified. Plan sheets AG001.1-T501.	1 LS	\$52,704,021.00	\$52,704,021.00	\$43,360,000.00	\$43,360,000.00	\$43,495,000.00	\$43,495,000.00	\$45,560,000.00	\$45,560,000.00
2	BID ALLOWANCE- BAS CONTROLS (Baker Group) as Described in Contract Documents, Complete as Specified in 01 2100.	1 LS	\$641,094.00	\$641,094.00	\$641,094.00	\$641,094.00	\$641,094.00	\$641,094.00	\$641,094.00	\$641,094.00
3	BID ALLOWANCE- ACCESS CONTROLS (Baker Group) as Described in Contract Documents, Complete as Specified in 01 2100.	1 LS	\$55,765.00	\$55,765.00	\$55,765.00	\$55,765.00	\$55,765.00	\$55,765.00	\$55,765.00	\$55,765.00
4	BID ALLOWANCE- CAMERA SYSTEM (Baker group) as Described in Contract Documents, Complete as Specified in 01 2100.	1 LS	\$49,120.00	\$49,120.00	\$49,120.00	\$49,120.00	\$49,120.00	\$49,120.00	\$49,120.00	\$49,120.00
Total Base Bid				\$53,450,000.00		\$44,105,979.00		\$44,240,979.00		\$46,305,979.00
ADD ALTERNATE #1	ELECTRICAL - PHOTOVOLTATIC ARRAY APPROX 533KW DC, As Described in Contract Documents sheet E103.1, Complete as Specified.	1 ADD	\$1,000,000.00	\$1,000,000.00	\$825,000.00	\$825,000.00	\$808,500.00	\$808,500.00	\$819,000.00	\$819,000.00
ADD ALTERNATE #2	ELECTRICAL - PHOTOVOLTATIC ARRAY APPROX 266KW DC, As Described in Contract Documents sheet E103.1, Complete as Specified.	1 ADD	\$500,000.00	\$0.00	\$500,000.00	\$0.00	\$460,000.00	\$0.00	\$464,000.00	\$0.00
TOTAL BASE BID PLUS ADD ALTERNATES				\$54,950,000.00		\$44,930,979.00		\$45,049,479.00		\$47,124,979.00
STAFF RECOMMENDS ACCEPTANCE OF THE BASE BID AND ALTERNATE #1 PERCENT OF ENGINEER'S ESTIMATE				\$54,450,000.00		\$44,930,979.00 -17.48% Low		\$45,049,479.00 -17.26%		\$47,124,979.00 -13.45%

Bid read under advisement: Total base bid plus add alternates total was not summed.

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TABULATED BY: T. Brady APPROVED BY _____

CHECKED BY: *Heather Vaughan*

CONTRACTOR'S BID TABULATION
PROJECT: Municipal Service Center - Phase 2

ESTIMATE

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1	As described in Contract Documents, Municipal Service Center - Phase 2, complete as specified. Plan sheets AG001.1-T501.	1 LS	\$52,704,021.00	\$52,704,021.00
2	BID ALLOWANCE- BAS CONTROLS (Baker Group) as Described in Contract Documents, Complete as Specified in 01 2100.	1 LS	\$641,094.00	\$641,094.00
3	BID ALLOWANCE- ACCESS CONTROLS (Baker Group) as Described in Contract Documents, Complete as Specified in 01 2100.	1 LS	\$55,765.00	\$55,765.00
4	BID ALLOWANCE- CAMERA SYSTEM (Baker group) as Described in Contract Documents, Complete as Specified in 01 2100.	1 LS	\$49,120.00	\$49,120.00
Total Base Bid				\$53,450,000.00
ADD ALTERNATE #1	ELECTRICAL - PHOTOVOLTATIC ARRAY APPROX 533KW DC, As Described in Contract Documents sheet E103.1, Complete as Specified.	1 ADD	\$1,000,000.00	\$1,000,000.00
ADD ALTERNATE #2	ELECTRICAL - PHOTOVOLTATIC ARRAY APPROX 266KW DC, As Described in Contract Documents sheet E103.1, Complete as Specified.	1 ADD	\$500,000.00	\$0.00
TOTAL BASE BID PLUS ADD ALTERNATES				\$54,950,000.00
STAFF RECOMMENDS ACCEPTANCE OF THE BASE BID AND ALTERNATE #1 PERCENT OF ENGINEER'S ESTIMATE				\$54,450,000.00

Williams Brothers Construction, Inc. Peoria, IL		McGough Construction Co., Inc. Ankeny, IA		Edge Comercial, LLC Grimes, IA	
BID SECURITY 10% Bid Bond		BID SECURITY 10% Bid Bond		BID SECURITY 10% Bid Bond	
BID PRICE		BID PRICE		BID PRICE	
UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
\$46,154,021.00	\$46,154,021.00	\$46,764,205.00	\$46,764,205.00		
\$641,094.00	\$641,094.00	\$641,094.00	\$641,094.00		
\$55,765.00	\$55,765.00	\$55,765.00	\$55,765.00		
\$49,120.00	\$49,120.00	\$49,120.00	\$49,120.00		
	\$46,900,000.00		\$47,510,184.00		
\$820,000.00	\$820,000.00	\$880,144.00	\$880,144.00		
\$470,000.00	\$0.00	\$512,722.00	\$0.00		
	\$47,720,000.00		\$48,390,328.00		
	\$47,720,000.00		\$48,390,328.00		
	-12.36%		-11.13%		

Bid not read: Entire proposal not returned - missing page 8.

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