



**Roll Call Number**

**Agenda Item Number**

108

DATE October 3, 2022

PUBLIC HEARING, APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT DOCUMENTS, AND ENGINEER'S ESTIMATE ON PRINCIPAL PARK PHASE 1 IMPROVEMENTS; RECEIVE AND FILE BIDS; AND DESIGNATION OF LOWEST RESPONSIVE, RESPONSIBLE BIDDER AS BALLTEAM, L.L.C., RICHARD BALL, MANAGING MEMBER, \$7,995,000.00

WHEREAS, on August 8, 2022, under Roll Call No. 22-1223, 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 Phase 1 Improvements, 112022010

The improvement includes the renovation of the existing clubhouse facility plus a new 2,100 square foot infill building addition, limited site and electrical utility work, batter's eye field-of-view background screen, flood protection improvements, selective demolition and reconstruction of an existing exterior roof terrace topping slab, selective demolition of existing interior concrete unit masonry partitions, plumbing work below concrete floor slab, mechanical and electrical services and equipment, new concrete unit masonry and metal studs with gypsum wallboard partitions, interior flooring, wall and ceiling finishes, hollow metal doors and frames, glazed aluminum curtainwall system, exterior unit masonry, exterior insulation and finish system, membrane roofing system, roof terrace pavers system, decorative metal rails systems, energy efficient mechanical systems, and electrical and lighting systems; all in accordance with the contract documents, including Plan File No. 646-021/139 located at 1 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.

WHEREAS, in accordance with said notice, those interested in said proposed plans, specifications, form of contract documents, and Engineer's estimate of construction cost both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the upon due consideration of the facts, and any and all statements of interested persons, any objections to the plans, specifications, form of contract documents, and Engineer's estimate of construction cost for said improvement are overruled and the hearing is closed and that said plans, specifications, form of contract documents, and Engineer's estimate of construction cost are hereby approved.

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

- BallTeam, L.L.C., Urbandale, IA - Low Bid
- The Hansen Company, Inc., Johnston, 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 September 13, 2022. 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 BallTeam, L.L.C., Richard Ball, Managing Member, 10550 New York Avenue, Suite 100, Urbandale, IA, 50322 in the amount of \$7,995,000.00, and said bid be and the same is hereby accepted.



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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.

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 closure of all public grounds, streets, sidewalks, alleys, bridges, culverts, overpasses, underpasses, grade crossing separations and approaches, public ways, squares, and commons for the Project.

(City Council Communication Number 22-448 attached)

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

FORM APPROVED:

FUNDS AVAILABLE

s/ Kathleen Vanderpool

Nickolas J. Schaul

Kathleen Vanderpool  
Deputy City Attorney

Nickolas J. Schaul  
Director of Finance

**SLN** <sub>pw</sub> Funding Source: 2022-23 CIP, Page 70, Principal Park, PK132, Being: \$3,200,000 American Rescue Plan, \$1,000,000 Private, and \$3,795,000 Tax Increment Funding Bonds

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				

I, Laura Baumgartner, 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

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DEPARTMENT OF ENGINEERING  
CITY OF DES MOINES, IOWA

Activity ID 11-2022-010

Bid Date: 9/13/2022

TABULATED BY: N Smith    APPROVED BY *P. Wagoner*  
CHECKED BY: *John K. ...*

**CONTRACTOR'S BID TABULATION**  
PROJECT: PRINCIPAL PARK PHASE 1 IMPROVEMENTS

-----ESTIMATE-----

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>AMOUNT</u>	<u>AMOUNT</u>
1	Principal Park Phase 1 Improvements, Complete as specified as described in Contract Documents.	\$5,800,000.00	\$7,995,000.00	\$8,515,000.00
	<b>TOTAL BASE BID</b>	<b>\$5,800,000.00</b>	<b>\$7,995,000.00</b>	<b>\$8,515,000.00</b>
<b>ALTERNATES</b>				
ADD ALTERNATE #1	OUTFIELD WALL - Demolish and construct new outfield wall, Complete as specified and described in Contract Documents, Project Manual Volume 1, Division 01, Section 012300 Alternates.	\$275,000.00	\$672,000.00	\$464,000.00
ADD ALTERNATE #2	SECURE PARKING - Add secure parking area, Complete as specified and described in Contract Documents, Project Manual Volume 1, Division 01, Section 012300 Alternates.	\$460,000.00	\$545,000.00	\$735,000.00
	<b>TOTAL ADD ALTERNATES #1 and #2</b>	<b>\$735,000.00</b>	<b>\$1,217,000.00</b>	<b>\$1,199,000.00</b>
	<b>TOTAL CONSTRUCTION COST (BASE BID PLUS ALL ADD ALTERNATES)</b>	<b>\$6,535,000.00</b>	<b>\$9,212,000.00</b>	<b>\$9,714,000.00</b>
	PERCENT OF ENGINEER'S ESTIMATE		+40.96% Low	+48.65%

Ball Team LLC    The Hansen Company, Inc.  
Urbandale, IA    Johnston, IA

BID SECURITY    BID SECURITY  
10% Bid Bond    10% Bid Bond

BID PRICE    BID PRICE