

DATE April 9, 2007

PUBLIC HEARING, APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT DOCUMENTS, AND ENGINEER'S ESTIMATE ON
BLANK PARK ZOO SNOW MONKEY HOLDING AND SAFARI GRILL BUILDING;
RECEIVE AND FILE BIDS; AND DESIGNATION OF LOWEST RESPONSIVE, RESPONSIBLE BIDDER AS JOHNSON CONCRETE & PETROLEUM CONST. INC., ROBERT L. JOHNSON, PRESIDENT, \$955,567.00

WHEREAS, on March 12, 2007, under Roll Call No. 07-433, 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:

Blank Park Zoo Snow Monkey Holding and Safari Grill Building, 11-2006-027

The improvement includes construction of a new 1,600 SF holding facility for Macaque monkeys with load bearing masonry construction with wood roof trusses, masonry and cement board siding exterior, and prefinished metal roof; and also remodeling of the Safari Grill existing 615 SF kitchen and 300 SF addition wood frame construction serving counter; all work in accordance with the contract documents including Plan File Nos. 469-080/126 at the Blank Park Zoo, 7401 SW 9th 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 Jurisdictional Engineer's estimate of construction cost for said improvement be closed; and that said plans, specifications, form of contract documents, and Jurisdictional Engineer's estimate of construction cost are hereby approved as the plans, specifications, form of contract documents, and Jurisdictional 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:

| | |
|--|---|
| Johnson Concrete & Petroleum Const. Inc. | Des Moines, IA |
| Pinnacle Construction Group, LLC | West Des Moines, IA |
| Venter Spooner, Inc. | Bid read under advisement Johnston, IA |
| Oakview Construction, Inc. | Red Oak, IA |

★ **Roll Call Number**

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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 March 29, 2007. Said bids and the attached tabulation of bids for said improvement be and are hereby received and filed.

BE IT FURTHER RESOLVED: That the Jurisdictional Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Johnson Concrete & Petroleum Const. Inc., Robert L. Johnson, President, 107 Arthur Avenue, Des Moines, IA, 50313 in the amount of \$955,567.00, and said bid be and the same is hereby accepted.

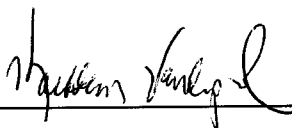
BE IT FURTHER RESOLVED: That the bid security of the unsuccessful bidders be and is hereby authorized and directed to be returned.

BE IT FURTHER RESOLVED: That the Jurisdictional 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 Jurisdictional 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 07-192 attached.)

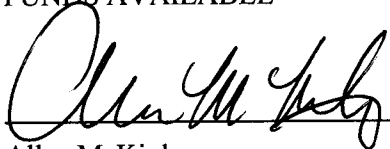
Moved by _____ to adopt.

FORM APPROVED:




Kathleen Vanderpool
Deputy City Attorney

FUNDS AVAILABLE



Allen McKinley
Des Moines Finance Director

 Funding Source: 2007-2008 CIP, Page Park-4, Blank Park Zoo Improvements, PKS013, Being: \$275,000 in FY 2007 G. O. Bonds and \$680,567 in FY2008 G. O. Bonds

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| 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

TABULATED BY: Jill Spradling
CHECKED BY: *CAV*

APPROVED BY: *John F. McKee*

CONTRACTOR'S BID TABULATION
PROJECT: BLANK PARK ZOO SNOW MONKEY HOLDING AND SAFARI GRILL BUILDINGS

-----ESTIMATE-----

| ITEM | DESCRIPTION | AMOUNT |
|-----------------|--|---------------------|
| Base Bid | Snow Monkey Holding Facility, Complete as Specified. | \$625,143.00 |
| | Safari Grill, Complete as Specified. | \$303,395.00 |
| | TOTAL BASE BID | \$928,538.00 |
| Alternate No. 1 | Log columns, signage and lashings at the Safari Grill | Add \$9,433.00 |
| Alternate No. 2 | Electric opener on sliding gate between outdoor area and Snow Monkey exhibit | Add \$2,500.00 |
| Alternate No. 3 | Asphaltic paving in lieu of compacted stone on the access drive to the Monkey Holding building | Add \$10,000.00 |
| | TOTAL BASE BID PLUS ALTERNATES SELECTED BY THE CITY | \$950,471.00 |
| | PERCENT OF ENGINEER'S ESTIMATE | +0.54% |

| Johnson Concrete & Petroleum Des Moines, Iowa | Pinnacle Const. Group West Des Moines, Iowa | Venter Spooner Johnston, Iowa |
|--|--|----------------------------------|
| BID SECURITY 10% Bid Bond | BID SECURITY 10% Bid Bond | BID SECURITY 10% Bid Bond |
| BID PRICE | BID PRICE | BID PRICE |
| AMOUNT | AMOUNT | AMOUNT |
| \$627,200.00 | \$748,208.00 | \$913,000.00 |
| \$306,150.00 | \$251,791.00 | \$305,000.00 |
| \$933,350.00 | \$999,999.00 | \$1,218,000.00 |
| \$9,433.00 | \$17,385.00 | \$20,000.00 |
| \$5,284.00 | \$4,450.00 | \$4,200.00 |
| \$7,500.00 | \$5,280.00 | \$7,500.00 |
| \$955,567.00 | \$1,027,114.00 | \$1,249,700.00 |
| +0.54% | +8.06% | +31.48% |
| Low | | |

Bid read under advisement.
1) Bid not notarized.
2) Proposal Attachment
Part F, Item 1 - Bidder
did not list subs.

**STAFF RECOMMENDS ACCEPTANCE OF BASE BID
PLUS ADD-ALTERNATE NOS. 1, 2, AND 3**

SS

DEPARTMENT OF ENGINEERING
CITY OF DES MOINES, IOWA

Activity ID: 11-2006-027
Bid Date: 3-29-07

TABULATED BY: Jill Spradling
CHECKED BY: CAV
APPROVED BY: John F. McKee

CONTRACTOR'S BID TABULATION
PROJECT: BLANK PARK ZOO SNOW MONKEY HOLDING AND SAFARI GRILL BUILDINGS

-----ESTIMATE-----

| <u>ITEM</u> | <u>DESCRIPTION</u> | <u>AMOUNT</u> | <u>AMOUNT</u> |
|-----------------|--|-----------------|----------------|
| Base Bid | Snow Monkey Holding Facility, Complete as Specified. | \$625,143.00 | \$973,000.00 |
| | Safari Grill, Complete as Specified. | \$303,395.00 | \$325,000.00 |
| | TOTAL BASE BID | \$928,538.00 | \$1,298,000.00 |
| Alternate No. 1 | Log columns, signage and lashings at the Safari Grill | Add \$9,433.00 | \$15,400.00 |
| Alternate No. 2 | Electric opener on sliding gate between outdoor area and Snow Monkey exhibit | Add \$2,500.00 | \$5,300.00 |
| Alternate No. 3 | Asphaltic paving in lieu of compacted stone on the access drive to the Monkey Holding building | Add \$10,000.00 | \$6,200.00 |
| | TOTAL BASE BID PLUS ALTERNATES SELECTED BY THE CITY | \$950,471.00 | \$1,324,900.00 |
| | PERCENT OF ENGINEER'S ESTIMATE | | +39.39% |

Oakview Construction
Red Oak, Iowa
BID SECURITY
10% Bid Bond
BID PRICE

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