



**Roll Call Number**

**Agenda Item Number**

64

DATE March 8, 2021

PUBLIC HEARING, APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT DOCUMENTS, AND ENGINEER'S ESTIMATE ON ANIMAL CONTROL FACILITY; RECEIVE AND FILE BIDS; AND DESIGNATION OF LOWEST RESPONSIVE, RESPONSIBLE BIDDER AS GRAPHITE CONSTRUCTION GROUP, INC., RUSSELL CAREW, PRESIDENT, \$5,802,282.00

WHEREAS, on January 11, 2021, under Roll Call No. 21-0008, 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:

Animal Control Facility, 102019008

The improvement includes new construction of an approximately 16,900 square feet animal care and control facility which includes animal intake/service areas, adoption service areas, animal housing, veterinary clinic with surgery, and drive-thru sally port; design consists of brick masonry base, metal panel and cedar siding, glazed aluminum storefront and windows; wall structure consists of perimeter bearing stud walls and internal steel columns and bearing concrete masonry walls; floor structure is concrete slab-on-grade; roof structure is metal roof joists and decking; roofing system is a single-ply, fully adhered membrane on low slope roof areas; Portland Cement Concrete (PCC) parking lots, PCC sidewalks, sanitary sewer, sanitary sewer manholes, water main, fiber and conduit, and chain link fenced outdoor dog runs, surface restoration, and other incidental items; all work in accordance with the contract documents, including Plan File Nos. 621-001/162, located at 1441 Harriet 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.

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 here by approved.

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



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- Graphite Construction Group, Inc., Low Bid
- Core Structural Services LLC, Clive, IA
- Henkel Construction Company, Mason City, IA
- Edge Commercial, LLC, Grimes, IA
- Ball Team, LLC, Urbandale, IA
- Jensen Builders Ltd. (1189c), Des Moines, IA
- OLP Construction, LLC, Urbandale, IA
- Pro Commercial, LLC, Huxley, IA
- The Hansen Company, Inc., Johnston, IA
- Lang Construction Group, Inc. (1846c), West Des Moines, IA
- Breiholz Construction Co., Des Moines, IA
- Greiner Construction, Minneapolis, MN

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 February 9, 2021. 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 Graphite Construction Group, Inc., Russell Carew, President in the amount of \$5,802,282.00, 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. 21-104)**

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

FORM APPROVED:

FUNDS AVAILABLE

s/ Kathleen Vanderpool

Kathleen Vanderpool  
Deputy City Attorney

Nickolas J. Schaul  
Director of Finance

Funding Source: 2020-2021 CIP, Page Building - 5, Animal Control Facility, BL130, Being: \$5,802,282 in G.O. Bonds

SLN

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

I, P. Kay Cmelik, 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

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TABULATED BY: Jill Tenney APPROVED BY: R. De Groot

CHECKED BY: Lea Ann Vaughan

**CONTRACTOR'S BID TABULATION**  
PROJECT: ANIMAL CONTROL FACILITY

ESTIMATE

ITEM	DESCRIPTION	AMOUNT	AMOUNT	AMOUNT	AMOUNT
Base Bid	As Described in Contract Documents, Animal Control Facility, Complete as Specified.	\$6,570,218.00	\$5,500,000.00	\$5,850,000.00	\$6,044,218.00
Allowance 1	BAS CONTROLS, As described in Contract Documents, Complete as Specified in Section 01 21 00	\$146,442.00	\$146,442.00	\$146,442.00	\$146,442.00
Allowance 2	ACCESS CONTROLS, As described in Contract Documents, Complete as Specified in Section 01 21 00	\$22,985.00	\$22,985.00	\$22,985.00	\$22,985.00
Allowance 3	CAMERA SYSTEM, As described in Contract Documents, Complete as Specified in Section 01 21 00	\$20,055.00	\$20,055.00	\$20,055.00	\$20,055.00
Allowance 4	VINYL GRAPHICS, As described in Contract Documents, Complete as Specified in Section 01 21 00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00
Allowance 5	FOOTING BASE COMPACTION, As described in Contract Documents, Complete as Specified in Section 01 21 00	\$5,660.00	\$5,660.00	\$5,660.00	\$5,660.00
Allowance 6	FOOTING BASE OVER-EXCAVATION AND FILL, As described in Contract Documents, Complete as Specified in Section 01 21 00	\$22,640.00	\$22,640.00	\$22,640.00	\$22,640.00
	<b>TOTAL BASE BID</b>	<b>\$6,800,000.00</b>	<b>\$5,729,782.00</b>	<b>\$6,079,782.00</b>	<b>\$6,274,000.00</b>
Add Alternate 1	Replace interior concrete masonry units with burnished concrete masonry units, Complete as Specified in Section 01 23 00	\$57,000.00	\$72,500.00	\$173,000.00	\$175,000.00
	<b>TOTAL BASE BID PLUS ADD-ALTERNATES</b>	<b>\$6,857,000.00</b>	<b>\$5,802,282.00</b>	<b>\$6,252,782.00</b>	<b>\$6,449,000.00</b>
	<b>STAFF RECOMMENDS ACCEPTANCE OF TOTAL BASE BID AND ALTERNATE 1 PERCENT OF ENGINEER'S ESTIMATE</b>	<b>\$6,800,000.00</b>	<b>\$5,802,282.00</b> -14.67% Low	<b>\$6,252,782.00</b> -8.05%	<b>\$6,449,000.00</b> -5.16%

Graphite Construction Group, Inc. Urbandale, IA	Core Structural Services, LLC Des Moines, IA	Henkel Construction Company Mason City, IA
BID SECURITY 10% Bid Bond	BID SECURITY 10% Bid Bond	BID SECURITY 10% Bid Bond
BID PRICE	BID PRICE	BID PRICE
AMOUNT	AMOUNT	AMOUNT

TABULATED BY: Jill Tenney APPROVED BY \_\_\_\_\_

CHECKED BY: Lea Ann Vaughan

**CONTRACTOR'S BID TABULATION**  
PROJECT: ANIMAL CONTROL FACILITY

ESTIMATE

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>AMOUNT</u>	<u>AMOUNT</u>	<u>AMOUNT</u>
Base Bid	As Described in Contract Documents, Animal Control Facility, Complete as Specified.	\$6,570,218.00	\$6,104,218.00	\$6,309,718.00	\$6,363,618.00
Allowance 1	BAS CONTROLS, As described in Contract Documents, Complete as Specified in Section 01 21 00	\$146,442.00	\$146,442.00	\$146,442.00	\$146,442.00
Allowance 2	ACCESS CONTROLS, As described in Contract Documents, Complete as Specified in Section 01 21 00	\$22,985.00	\$22,985.00	\$22,985.00	\$22,985.00
Allowance 3	CAMERA SYSTEM, As described in Contract Documents, Complete as Specified in Section 01 21 00	\$20,055.00	\$20,055.00	\$20,055.00	\$20,055.00
Allowance 4	VINYL GRAPHICS, As described in Contract Documents, Complete as Specified in Section 01 21 00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00
Allowance 5	FOOTING BASE COMPACTION, As described in Contract Documents, Complete as Specified in Section 01 21 00	\$5,660.00	\$5,660.00	\$5,660.00	\$5,660.00
Allowance 6	FOOTING BASE OVER-EXCAVATION AND FILL, As described in Contract Documents, Complete as Specified in Section 01 21 00	\$22,640.00	\$22,640.00	\$22,640.00	\$22,640.00
	<b>TOTAL BASE BID</b>	<b>\$6,800,000.00</b>	<b>\$6,334,000.00</b>	<b>\$6,539,500.00</b>	<b>\$6,593,400.00</b>
Add Alternate 1	Replace interior concrete masonry units with burnished concrete masonry units, Complete as Specified in Section 01 23 00	\$57,000.00	\$230,000.00	\$177,200.00	-\$50,000.00
	<b>TOTAL BASE BID PLUS ADD-ALTERNATES</b>	<b>\$6,857,000.00</b>	<b>\$6,564,000.00</b>	<b>\$6,716,700.00</b>	<b>\$6,543,400.00</b>
	<b>STAFF RECOMMENDS ACCEPTANCE OF TOTAL BASE BID AND ALTERNATE 1 PERCENT OF ENGINEER'S ESTIMATE</b>	<b>\$6,800,000.00</b>	<b>\$6,564,000.00</b> -3.47%	<b>\$6,716,700.00</b> -1.23%	<b>\$6,543,400.00</b> -3.77%

Ball Team, LLC  
Urbandale, IA

BID SECURITY  
10% Bid Bond

BID PRICE

AMOUNT

Jensen Builders, LTD  
Des Moines, IA

BID SECURITY  
10% Bid Bond

BID PRICE

AMOUNT

Edge Commercial  
Grimes, IA

BID SECURITY  
10% Bid Bond

BID PRICE

AMOUNT

TABULATED BY: Jill Tenney APPROVED BY \_\_\_\_\_

CHECKED BY: Lea Ann Vaughan

**CONTRACTOR'S BID TABULATION**  
 PROJECT: ANIMAL CONTROL FACILITY

ESTIMATE

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>AMOUNT</u>	<u>AMOUNT</u>	<u>AMOUNT</u>
Base Bid	As Described in Contract Documents, Animal Control Facility, Complete as Specified.	\$6,570,218.00	\$6,379,000.00	\$6,448,129.00	\$6,460,352.00
Allowance 1	BAS CONTROLS, As described in Contract Documents, Complete as Specified in Section 01 21 00	\$146,442.00	\$146,442.00	\$146,442.00	\$146,442.00
Allowance 2	ACCESS CONTROLS, As described in Contract Documents, Complete as Specified in Section 01 21 00	\$22,985.00	\$22,985.00	\$22,985.00	\$22,985.00
Allowance 3	CAMERA SYSTEM, As described in Contract Documents, Complete as Specified in Section 01 21 00	\$20,055.00	\$20,055.00	\$20,055.00	\$20,055.00
Allowance 4	VINYL GRAPHICS, As described in Contract Documents, Complete as Specified in Section 01 21 00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00
Allowance 5	FOOTING BASE COMPACTION, As described in Contract Documents, Complete as Specified in Section 01 21 00	\$5,660.00	\$5,660.00	\$5,660.00	\$5,660.00
Allowance 6	FOOTING BASE OVER-EXCAVATION AND FILL, As described in Contract Documents, Complete as Specified in Section 01 21 00	\$22,640.00	\$22,640.00	\$22,640.00	\$22,640.00
	<b>TOTAL BASE BID</b>	<b>\$6,800,000.00</b>	<b>\$6,608,782.00</b>	<b>\$6,677,911.00</b>	<b>\$6,690,134.00</b>
Add Alternate 1	Replace interior concrete masonry units with burnished concrete masonry units, Complete as Specified in Section 01 23 00	\$57,000.00	\$150,000.00	\$151,136.00	\$180,000.00
	<b>TOTAL BASE BID PLUS ADD-ALTERNATES</b>	<b>\$6,857,000.00</b>	<b>\$6,758,782.00</b>	<b>\$6,829,047.00</b>	<b>\$6,870,134.00</b>
	<b>STAFF RECOMMENDS ACCEPTANCE OF TOTAL BASE BID AND ALTERNATE 1 PERCENT OF ENGINEER'S ESTIMATE</b>	<b>\$6,800,000.00</b>	<b>\$6,758,782.00</b> -0.61%	<b>\$6,829,047.00</b> +0.43%	<b>\$6,870,134.00</b> +1.03%

OLP Construction LLC  
 Urbandale, IA

BID SECURITY  
 10% Bid Bond

BID PRICE

AMOUNT

Pro Commercial LLC  
 Huxley, IA

BID SECURITY  
 10% Bid Bond

BID PRICE

AMOUNT

Hansen Company, Inc.  
 Johnston, IA

BID SECURITY  
 10% Bid Bond

BID PRICE

AMOUNT

TABULATED BY: Jill Tenney APPROVED BY \_\_\_\_\_

CHECKED BY: Lea Ann Vaughan

**CONTRACTOR'S BID TABULATION**  
**PROJECT: ANIMAL CONTROL FACILITY**

<u>ESTIMATE</u>			Lang Construction Group, Inc. Grimes, IA	Breiholz Construction Company Des Moines, IA	Greiner Construction Minneapolis, MN
<u>ITEM</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>AMOUNT</u>	<u>AMOUNT</u>	<u>AMOUNT</u>
Base Bid	As Described in Contract Documents, Animal Control Facility, Complete as Specified.	\$6,570,218.00	\$6,538,000.00	\$6,742,000.00	\$6,818,517.00
Allowance 1	BAS CONTROLS, As described in Contract Documents, Complete as Specified in Section 01 21 00	\$146,442.00	\$146,442.00	\$146,442.00	\$146,442.00
Allowance 2	ACCESS CONTROLS, As described in Contract Documents, Complete as Specified in Section 01 21 00	\$22,985.00	\$22,985.00	\$22,985.00	\$22,985.00
Allowance 3	CAMERA SYSTEM, As described in Contract Documents, Complete as Specified in Section 01 21 00	\$20,055.00	\$20,055.00	\$20,055.00	\$20,055.00
Allowance 4	VINYL GRAPHICS, As described in Contract Documents, Complete as Specified in Section 01 21 00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00
Allowance 5	FOOTING BASE COMPACTION, As described in Contract Documents, Complete as Specified in Section 01 21 00	\$5,660.00	\$5,660.00	\$5,660.00	\$5,660.00
Allowance 6	FOOTING BASE OVER-EXCAVATION AND FILL, As described in Contract Documents, Complete as Specified in Section 01 21 00	\$22,640.00	\$22,640.00	\$22,640.00	\$22,640.00
	<b>TOTAL BASE BID</b>	<b>\$6,800,000.00</b>	<b>\$6,767,782.00</b>	<b>\$6,971,782.00</b>	<b>\$7,048,299.00</b>
Add Alternate 1	Replace interior concrete masonry units with burnished concrete masonry units, Complete as Specified in Section 01 23 00	\$57,000.00	\$176,600.00	\$186,000.00	\$139,000.00
	<b>TOTAL BASE BID PLUS ADD-ALTERNATES</b>	<b>\$6,857,000.00</b>	<b>\$6,944,382.00</b>	<b>\$7,157,782.00</b>	<b>\$7,187,299.00</b>
	<b>STAFF RECOMMENDS ACCEPTANCE OF TOTAL BASE BID AND ALTERNATE 1 PERCENT OF ENGINEER'S ESTIMATE</b>	<b>\$6,800,000.00</b>	<b>\$6,944,382.00</b> +2.12%	<b>\$7,157,782.00</b> +5.26%	<b>\$7,187,299.00</b> +5.70%