

ITEM #: 29
DATE: 01-23-24
DEPT: P&R

COUNCIL ACTION FORM

SUBJECT: FITCH FAMILY INDOOR AQUATIC CENTER

BACKGROUND:

On November 28, 2023, the City Council approved preliminary plans and specifications for construction of the Fitch Family Indoor Aquatic Center. Bids were due January 11, 2024, for a base bid and four alternates, which are briefly explained below:

- **Base Bid** - This is the majority of the project as it includes a six-lane lap pool, a zero-depth entry pool with a play structure and current channel, a wellness pool, locker rooms (men's, women's, and universal), two party rooms, mechanical rooms, maintenance area, offices, storage, two gender neutral restrooms, and lobby area.
- **Alternate 1** - This includes the addition of two multipurpose rooms, a walking area, and two gender neutral restrooms.
- **Alternate 1A** - The walking area surface would be changed from a resinous epoxy surface to a cushioned vinyl material.
- **Alternate 2** - This includes adding heated sidewalk in front of the main entrance.
- **Alternate 3** - This includes the addition of a tile border around the lap and zero-depth entry pools.

Since the City elected to use a Construction Manager (CM) approach for this project, fourteen different bid packages were issued for prospective bidders. As a reminder, this approach is different from bidding under the General Contractor (GC) method, where one bid package would have been distributed and each bidder would be responsible for the various subcontractors. Thus, with fourteen bid packages, the City will enter into a contract with each of the fourteen successful bidders. A total of 79 bids were received for the fourteen bid packages, indicating substantial interest from contractors for this project. A detailed breakdown of each bid package is shown in the following section.

BID PACKAGE INFORMATION:

The bids came in very favorable for the City and the total of all the bid packages (base bids and alternates) came in below the most recent estimated cost opinion. **Therefore, the information below includes all alternates, as staff is recommending that the Council accept all of the alternates.** If Council chooses to not award one or all of the alternates, some of the contractors would change, as the low bidders for several packages are different if just the base bid is awarded.

Please note that each bid package is highlighted below followed by additional information specific to that package. Not all packages had alternates associated with that package. In those instances, the package will indicate "Base Bid". If there are alternates associated with a package, "Base Bid Plus Alternates" will be shown. The comment section includes a recommendation from Story Construction and, if needed, additional information regarding the recommendation. Attachment A contains Story

Construction's recommendation letter along with a complete listing of all bids received for each package.

Bid Package: 03-1, Building Concrete Work

Number of Bids Received: 10

Base Bid plus Add Alternate #1:

Bid Range: \$671,500 - \$1,217,000

Low Bidder: All Star Concrete, Johnston, IA

% diff. of low bid and 2nd low bid: 3.9%

Comments:

Story Construction recommends award of the Base Bid plus Alternate #1 to All Star Concrete, Johnston, Iowa, in the amount of \$671,500.

Bid Package: 03-3, Precast Concrete & Structural Steel Work

Number of Bids Received: 5

Base Bid plus Add Alternate #1:

Bid Range: \$2,422,000 - \$3,390,422

Low Bidder: Core Construction Services LLC, Des Moines, IA

% diff. of low bid and 2nd low bid: 8.5%

Comments:

Story Construction recommends rejecting the bid package and rebidding. The reason for rejecting the bids is that the low bidder (and possibly others) used a manufacturer that was not approved through an addendum, as required. The manufacturer submitted a request for substitution to the design consultant eight days prior to the bid due date, even though the specifications require it to be submitted a minimum of ten days in advance. The specifications also state the architect will notify bidders of approved product substitutions in an addendum, which did not occur.

Bid Package: 04-1, Unit Masonry Work

Number of Bids Received: 3

Base Bid:

Bid Range: \$84,275 - \$107,015

Low Bidder: Forrest & Associate, Des Moines, IA

% diff. of low bid and 2nd low bid: 2.7%

Comments:

Story Construction recommends award of the Base Bid to Forrest & Associate, Inc., Des Moines, Iowa, in the amount of \$84,275.

Bid Package: 06-1, General Carpentry Work

Number of Bids Received: 4

Base Bid plus Add Alternate #1 & #1A:

Bid Range: \$1,016,000 - \$1,338,000

Low Bidder: Lansink Construction, Inc., Johnston, IA

% diff. of low bid and 2nd low bid: 3.1%

Comments:

Story Construction recommends award of the Base Bid plus Alternate #1 and #1A to Lansink Construction, Inc., Johnston, Iowa, in the amount of \$1,016,000.

Bid Package: 07-3, Membrane Roofing & Sheet Metal Flashing Work

Number of Bids Received: 5

Base Bid plus Add Alternate #1:

Bid Range: \$806,300 - \$1,060,000

Low Bidder: Central States Roofing, Ames, IA

% diff. of low bid and 2nd low bid: 0.5%

Comments:

Story Construction recommends award of the Base Bid plus Alternate #1 to Central States Roofing, Ames, Iowa, in the amount of \$806,300.

Bid Package: 08-1, Entrance, Storefront, Curtainwall & Glazing Work

Number of Bids Received: 5

Base Bid plus Add Alternate #1:

Bid Range: \$726,526 - \$972,188

Low Bidder: Orning Glass Company, Ames, IA

% diff. of low bid and 2nd low bid: 2.3%

Comments:

Story Construction recommends award of the Base Bid plus Alternate #1 to Orning Glass Company, Ames, Iowa, in the amount of \$726,526.

Bid Package: 09-1, Gypsum Board Assembly, Acoustical Ceiling, Paint & Coating Work

Number of Bids Received: 5

Base Bid plus Add Alternate #1:

Bid Range: \$519,250 - \$864,000

Low Bidder: Hilsabeck Schacht, Inc., West Des Moines, IA

% diff. of low bid and 2nd low bid: 23.9%

Comments:

Story Construction recommends award of the Base Bid plus Alternate #1 to Hilsabeck Schacht, Inc., West Des Moines, Iowa, in the amount of \$519,250.

Bid Package: 13-1, Swimming Pool Work

Number of Bids Received: 2

Base Bid plus Add Alternate #3:

Bid Range: \$4,326,187 - \$5,535,300

Low Bidder: Sande Construction & Supply Co., Humboldt, IA

% diff. of low bid and 2nd low bid: 27.9%

Comments:

Story Construction recommends award of the Base Bid plus Alternate #3 to Sande Construction & Supply Co., Inc., Humboldt, Iowa, in the amount of \$4,326,187.

Bid Package: 21-1, Fire Suppression Systems Work

Number of Bids Received: 5

Base Bid plus Add Alternate #1:

Bid Range: \$130,100 - \$194,960

Low Bidder: Midwest Automatic Fire Sprinkler Company, Des Moines, IA

% diff. of low bid and 2nd low bid: 0.8%

Comments:

Story Construction recommends award of the Base Bid plus Alternate #1 to Midwest Automatic Fire Sprinkler Company, Des Moines, Iowa, in the amount of \$130,100.

Bid Package: 22-1, Plumbing & HVAC Work

Number of Bids Received: 7

Base Bid plus Add Alternate #1:

Bid Range: \$4,184,363 - \$5,288,600

Low Bidder: Brockway Mechanical & Roofing Co., Inc., Des Moines, IA

% diff. of low bid and 2nd low bid: 6.0%

Comments:

Story Construction recommends award of the Base Bid plus Alternate #1 to Brockway Mechanical & Roofing Co., Inc., Des Moines, Iowa, in the amount of \$4,184,363.

Bid Package: 26-1, Electrical, Communications, Electronic Safety & Security Work

Number of Bids Received: 7

Base Bid plus Add Alternate #1 & #2:

Bid Range: \$1,477,436 - \$1,848,390

Low Bidder: Van Maanen Electric, Inc., Newton, IA

% diff. of low bid and 2nd low bid: 5.0%

Comments:

Story Construction recommends award of the Base Bid plus Alternate #1 & #2 to Van Maanen Electric, Inc., Newton, Iowa, in the amount of \$1,477,436.

Bid Package: 31-1, Demolition & Earthwork Work

Number of Bids Received: 4

Base Bid plus Add Alternate #1:

Bid Range: \$532,975 - \$1,348,025

Low Bidder: Con-Struct, Inc., Ames, IA

% diff. of low bid and 2nd low bid: 10.4%

Comments:

Story Construction recommends award of the Base Bid plus Alternate #1 to Con-Struct, Inc., Ames, Iowa, in the amount of \$532,975.

Bid Package: 32-1, Paving & Sidewalk Work

Number of Bids Received: 11

Base Bid plus Add Alternate #1 & #2:

Bid Range: \$280,300 - \$531,560

Low Bidder: Lakeside Contractors LLC, Ames, IA

% diff. of low bid and 2nd low bid: 18.7%

Comments:

Story Construction recommends rejecting Jordison Construction, Inc., Urbandale, Iowa due to the letter (Attachment B) requesting to withdraw its bid. Instead, it is recommended to award the Base Bid plus Alternate #1 & #2 to Lakeside Contractors LLC, Ames, Iowa, in the amount of \$351,588. Jordison's bid with alternates was \$280,300, which is \$71,288 less than Lakeside Contractors. If the Council chooses to recoup some of this higher cost, it could direct staff to keep the 5% bid bond that Jordison submitted with its bid. This bid bond is in the amount of \$14,000. The City has not cashed a bid bond in the time the current Purchasing Manager has been with the City for the past twelve years.

Bid Package: 33-1, Site Utility Work

Number of Bids Received: 6

Base Bid:

Bid Range: \$385,700 - \$720,000

Low Bidder: Iowa Pipe & Grading, LLC, Ames, IA

% diff. of low bid and 2nd low bid: 1.1%

Comments:

Story Construction recommends award of the Base Bid to Iowa Pipe & Grading, LLC, Ames, Iowa, in the amount of \$385,700.

CONSTRUCTION AND PROJECT COSTS:

Based on the above information and recommendations, the table below shows the total construction costs:

BID INFORMATION	CONTRACTOR	TOTAL
Bid Package 03-1 Building Concrete Work	All Star Concrete, LLC, Johnston, IA	\$ 671,560
Bid Package 03-3 Precast Concrete & Structural Steel Work	Core Construction Services LLC, Des Moines, IA	\$2,422,000*
Bid Package 04-1 Unit Masonry Work	Forrest & Associate, Inc, Des Moines, IA	\$ 84,275
Bid Package 06-1 General Carpentry Work	Lansink Construction, Inc., Johnston, IA	\$ 1,016,000
Bid Package 07-3 Membrane Roofing & Sheetmetal Flashing Work	Central States Roofing, Ames, IA	\$ 806,300
Bid Package 08-1 Entrance, Storefront, Curtainwall & Glazing Work	Orning Glass Company, Ames, IA	\$ 726,526

Bid Package 09-1 Gypsum Board Assembly, Acoustical Ceiling, Paint & Coating Work	Hilsabeck Schacht, Inc, West Des Moines, IA	\$ 519,250
Bid Package 13-1 Swimming Pool Work	Sande Construction & Supply Co., Humboldt, IA	\$ 4,326,187
Bid Package 21-1 Fire Suppression System Work	Midwest Automatic Fire Sprinkler Company, Des Moines, IA	\$ 130,100
Bid Package 22-1 Plumbing & HVAC Work	Brockway Mechanical & Roofing Co., Inc., Des Moines, IA	\$ 4,184,363
Bid Package 26-1 Electrical, Communications, Electronic Safety & Security Work	Van Maanen Electric, Inc., Newton, IA	\$ 1,477,436
Bid Package 31-1 Demolition & Earthwork Work	Con-Struct, Inc., Ames, IA	\$ 532,975
Bid Package 32-1 Paving & Sidewalk Work	Lakeside Contractors LLC, Ames, IA	\$ 351,588
Bid Package 33-1 Site Utility Work	Iowa Pipe & Grading, LLC, Ames, IA	\$ 385,700
General Conditions Estimate	Story Construction	\$ 978,886
Grand Total		\$18,613,146*

***This number may or may not change after rebidding Bid Package 03-3.**

TOTAL PROJECT COSTS

ITEM	PROJECT COST
Conceptual Design / Environmental Testing	\$ 64,893
Land	\$ 2,900,000
Relocate Electric Lines	\$ 75,000
Design	\$ 1,783,850
Remediation / Mitigation	\$ 1,000,000
Construction Manager (CM)	\$ 1,392,229
Soils, Survey, Testing (SST)	\$ 390,000
Construction	\$18,613,146*
Furniture, Fixtures, & Equipment (FFE)	\$ 500,000
Owner's Contingency	\$ 2,100,000
Total	\$28,819,118*

***This number may or may not change after rebidding Bid Package 03-3.**

As a reference, the cost estimate at the end of November was \$21,894,722 for construction and \$32,100,694 for total project cost.

ALTERNATIVES:

1. City Council can approve the following:
 - a. Motion accepting report of bids
 - b. Motion rejecting all bids for bid package 03-3 Precast Concrete & Structural Steel and directing staff to rebid
 - c. Resolution approving preliminary Plans and Specifications for the Fitch Family Indoor Aquatic Center Project, Bid Package, 03-3 Precast Concrete & Structural Steel, setting February 14, 2024, as the bid due date, and February 20, 2024, as the date of Public Hearing and award of contract
 - d. Resolution approving final plans and specifications and awarding bid package 03-1 Building Concrete Work a contract to All Star Concrete, LLC of Johnston, IA, in the amount of \$671,500
 - e. Resolution approving final plans and specifications and awarding bid package 04-1 Unit Masonry Work a contract to Forrest & Associate of Des Moines, IA, in the amount of \$84,275
 - f. Resolution approving final plans and specifications and awarding bid package 06-1 General Carpentry Work a contract to Lansink Construction, Inc. of Johnston, IA, in the amount of \$1,016,000
 - g. Resolution approving final plans and specifications and awarding bid package 07-3 Membrane Roofing & Sheet Metal Flashing Work a contract to Central States Roofing of Ames, IA, in the amount of \$806,300
 - h. Resolution approving final plans and specifications and awarding bid package 08-1 Entrance, Storefront, Curtainwall & Glazing Work a contract to Orning Glass Company of Ames, IA, in the amount of \$726,526
 - i. Resolution approving final plans and specifications and awarding bid package 09-1 Gypsum Board Assembly, Acoustical Ceiling, Paint & Coating Work a contract to Hilsabeck Schacht of West Des Moines, IA, in the amount of \$519,250
 - j. Resolution approving final plans and specifications and awarding bid package 13-1 Swimming Pool Work a contract to Sande Construction & Supply Co. of Humboldt, IA, in the amount of \$4,326,187
 - k. Resolution approving final plans and specifications and awarding bid package 21-1 Fire Suppression System Work a contract to Midwest Automatic Fire Sprinkler Company of Des Moines, IA, in the amount of \$130,100
 - l. Resolution approving final plans and specifications and awarding bid package 22-1 Plumbing & HVAC Work a contract to Brockway Mechanical & Roofing Co., Inc. of Des Moines, IA, in the amount of \$4,184,363
 - m. Resolution approving final plans and specifications and awarding bid package 26-1 Electrical, Communications, Electronic Safety & Security Work a contract to Van Maanen Electric, Inc. of Newton, IA, in the amount of \$1,477,436
 - n. Resolution approving final plans and specifications and awarding bid package 31-1 Demolition & Earthwork a contract to Con-Struct, Inc. of Ames, IA, in the amount of \$532,975
 - o. Resolution approving final plans and specifications and awarding bid package 32-1 Paving & Sidewalk Work a contract to Lakeside Contractors LLC of Ames, IA, in the amount of \$351,588
 - p. Resolution approving final plans and specifications and awarding bid package 33-1 Site Utility Work a contract to Iowa Pipe & Grading, LLC of Ames, IA, in the amount of \$385,700
2. Accept the report of bids but do not award contracts at this time.

CITY MANAGER'S RECOMMENDED ACTION:

Design for the Fitch Family Indoor Aquatic Center Project started over one year ago with a goal of keeping construction costs for the base bid to under \$20.5 million. In the beginning, it was unlikely the City would be able to secure enough funding to add Alternate 1 (multipurpose space and a walking area) to this project due to an initial cost estimate of \$3.5 million. Staff has worked diligently with RDG Planning and Design and Story Construction during this time to design a project that will meet the needs of residents of Ames and central Iowa, yet be energy efficient, minimize maintenance needs, utilize quality materials, and maximize programming opportunities.

It is the Construction Manager's recommendation to award contracts for thirteen bid packages now, and rebid the fourteenth package and award that one contract on February 20. The Attachments A and C from Troy Turner describe the risk and rewards to this approach compared to waiting and approving all of the contracts on February 20. Additionally, in Attachment A, the Construction Manager recommends rejecting the bid from Jordison Construction for paving and sidewalk work per the attached withdrawal request (Attachment B), and award this work to Lakeside Contractors. Therefore, based on our Construction Manager's recommendations it is the City Manager's recommendation that the City Council approve Alternative #1 as presented above.

ATTACHMENT(S):

[Attachment A - Story Construction Bid Recommendation Letter.pdf](#)

[Attachment B - Jordison Withdrawal Letter.pdf](#)

[Attachment C - Risks & Rewards.pdf](#)