

ITEM #: 2  
 DATE: 02-20-24  
 DEPT: P&R

**COUNCIL ACTION FORM**

**SUBJECT: FITCH FAMILY INDOOR AQUATIC CENTER BID PACKAGE 03-3  
 PRECAST CONCRETE & STRUCTURAL STEEL**

**BACKGROUND:**

On November 28, 2023, the City Council approved preliminary plans and specifications for construction of the Fitch Family Indoor Aquatic Center. Bids for fourteen separate packages were due on January 11, 2024. Core Construction Services was the apparent low bidder for Bid Package 03-3 Precast Concrete and Structural Steel. **However, after reviewing the bids it became apparent that the low bidder (and possibly others) relied on using a manufacturer that was not approved. The bid documents specified that only approved manufacturers could be used.**

RDG, the project architect, in an email dated January 9, "welcomed" an alternative manufacturer to submit a bid for Package 03-3. However, RDG never followed up to add this company as an approved manufacturer in an addendum to the specifications, as required in the bid documents. This information was learned after bids were received and opened. After discussion between City staff and RDG, RDG has stated that the manufacturer did not submit their request for a substitution to the specifications more than the required ten days prior to the bid due date. **Based on this information, Story Construction, our Construction Manager, recommended rejecting Bid Package 03-3 and rebidding it. The manufacturer was added to the approved list through an addendum when the package was rebid.**

On February 15, 2024, bids for the project were received as follows:

CONTRACTOR	BASE BID	ADD ALTERNATE 1	TOTAL
Core Construction Services, LLC, Des Moines, Iowa	\$2,500,000	\$210,000	\$2,710,000
Sande Construction and Supply Co., Inc. Humboldt, Iowa	\$2,602,744	\$228,719	\$2,831,463
Jensen Builders LTD, Des Moines, Iowa	\$2,659,000	\$253,300	\$2,912,300
Larson Construction Co., Inc. Independence, Iowa	\$2,849,000	\$253,000	\$3,102,000

**As a comparison, Core Construction Services, the low bidder in the first round, originally bid \$2,422,000, or \$288,000 less than its current low bid. The current bid amount from Core (\$2,710,000) is \$137,669 less than the cost opinion for this bid package.**

**Based on the above information and the contracts Council awarded on January 23, 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	\$ 2,710,000
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
<b>Grand Total</b>		<b>\$ 18,901,146</b>

**On February 27, staff will be presenting Council with several items to consider adding to the project. This may alter the total construction cost shown above depending on Council direction.**

Total estimated project costs are as follow:

<b>ITEM</b>	<b>PROJECT COST</b>
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
<b>Construction</b>	<b>\$ 18,901,146</b>
Furniture, Fixtures, & Equipment (FFE)	\$ 500,000

Owner's Contingency	\$ 2,100,000
<b>Total</b>	<b>\$ 29,107,118</b>

**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 do the following as it relates to bid package 03-3 (Precast Concrete & Structural Steel):
  - a. Accept the report of bids, **and**
  - b. Approve the final plans and specifications, **and**
  - c. Award a contract to Core Construction Services LLC of Des Moines, Iowa in the amount of \$2,710,000.
2. Accept the report of bids, but do not award a contract at this time.

**CITY MANAGER'S RECOMMENDED ACTION:**

With City Council awarding contracts on January 23 for 13 of the 14 bid packages for this project, this bid package 03-3 is the last one to be awarded. The precast concrete and structural steel is a critical component of the building construction and it is important to have the contractor begin working on shop drawings and get time scheduled with manufactures for the precast concrete panels to be made. Any further delay in awarding a contract could delay the entire project.

Although the current low bid is \$288,000 higher than what was received on January 11, it is important that a contract be awarded so the project can continue to move forward. **Therefore, based on our Construction Manager's recommendation (Attachment A), it is the City Manager's recommendation that the City Council approve Alternative #1 as presented above.**

**ATTACHMENT(S):**

[Attachment A - FFIAC Award Recommendation Letter - BP 03-3.pdf](#)