

CITY OF INDIANOLA
SPECIAL COUNCIL MEETING
May 29, 2012
6:00 p.m.
Agenda

1. Call to order
2. Pledge of allegiance
3. Roll call
4. Public Consideration
5. Old Business
 - A. Indianola Wellness Center
 1. Public hearing on the matter of adoption of plans, specs, form of contract and estimate of cost
 2. Resolution adopting plans, specs, form of contract and estimate of cost
 3. Resolution awarding contract
6. Other Business
7. Adjourn

City Council Special**5. A.****Meeting Date:** 05/29/2012

Information**Subject**

Indianola Wellness Center

Information

The phase 2 bids for the Indianola Wellness Center (construction) was received on May 24, 2012 and are in your packet. The engineer's estimate was \$12,994,031.

The low base bid (see attached bid tabulation sheet) was \$12,583,000 submitted by Larson & Larson Construction. In addition the following add-alternates included:

Alt 1-Pavement Granular Subbase/Drains	(\$60,000)-Deduct-City & SVPA reviewing
Alt 2-Natatorium Glass Wall	\$71,000
Alt 3-Tile in lieu of polished concrete	\$ 5,000
Alt 4-Competitor Area Lockers	\$10,000
Alt 5-3 Meter Diving Board	\$32,000
Alt 6- Integral Color Precast	\$33,000-SVPA reviewing
Alt 7-Phone, Data & CCTV Wiring	\$93,000-YMCA, City & SVPA reviewing

Staff is recommending and SVPA concurs that the city defer approval for Alternates 1, 6 and 7 until more information is available. The city has 45 days to determine whether or not to add/deduct these items. SVPA's recommendation will be submitted via e-mail Tuesday and I will forward to you as soon as it is received.

Tentative schedule for Phase 2:

May 29, 2012	Public hearing & design low bidder
May 29, 2012	Resolution awarding contract
June 4, 2012	Resolution approving contract and bond
June 5, 2012	Work to commence on or about
July 16, 2013	Substantial completion date
August 2, 2013	Final completion

The Council will need to provided action on the following three parts.

Action Item #1

Public hearing on the matter of adoption of plans, specs, form of contract and estimate of cost.

The first item is to hold a public hearing on the matter of adoption of plans, specs, form of contract and estimate of cost. No objections have been received to date.

Action Item #2

Resolution adopting plans, specs, form of contract and estimate of cost

The next item is to consider the resolution (packet) adopting plans, specs, form of contract and estimate of cost.

Roll call is in order.

Action Item #3

Resolution awarding contract

The final item is to consider awarding the contract to Larson & Larson Construction in an amount of \$12,583,000 base bid. If you choose alternates 2,3,4 and 5 the amount awarded will be \$12,701,000.

Roll call is in order.

Attachments

Resolutions

Bids

The Meeting was called to order by the Mayor, Kenan Bresnan, and on roll call the following Council members were

Present:_____

Absent:_____

This being the time and place fixed for a public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of cost relative to the Indianola Wellness Center General Construction, Indianola, Iowa, the Mayor called for any oral objections to the adoption of the plans, specifications, form of contract and estimate of cost. No oral objections were offered and the City Clerk reported that no written objections had been filed.

Council Member_____introduced the following Resolution entitled "RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST", and moved that it be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES:_____

NAYS:_____

Whereupon, the Mayor declared the following resolution duly adopted:

RESOLUTION ADOPTING PLANS, SPECIFICATIONS,
FORM OF CONTRACT AND ESTIMATE OF COST

WHEREAS, on the_____day of_____, 2012, plans, specifications, form of contract and estimate of cost were filed with the City Manager and the City Clerk for the City of Indianola, Iowa, for certain public improvements described in general as the Indianola Wellness Center General Construction, Indianola, Iowa, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDIANOLA, IOWA:

Section 1. That the plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for the public improvements described in the preamble of this Resolution.

PASSED AND APPROVED this_____day of_____, 2012.

KENAN BRESNAN, Mayor

ATTEST:

DIANA BOWLIN, City Clerk

The Mayor thereupon announced that the City Clerk and the City Manager had opened and tabulated the bids for certain public improvements described in general as the construction of the Indianola Wellness Center General Construction, Indianola, Iowa, in accordance with the plans and specifications heretofore adopted.

The following bids were presented by the City Clerk and City Manager.

Name and Address of Bidder

Amount of Bid

The City Manager then recommended that the bid of _____
_____ in the amount of \$_____ be accepted.

Council Member _____ introduced the following resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT", and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDIANOLA, IOWA:

Section 1. The bid of _____ in the amount of \$_____ for construction of the Indianola Wellness Center General Construction, Indianola, Iowa, described in the plans and specifications previously adopted by this City Council on the _____ day of _____, 2012, is accepted, it being the lowest responsible bid for the work and materials.

Section 2. The Mayor and the City Clerk are directed to execute a contract with the contractor for the construction of the public improvement. The contract not to be binding on the City of Indianola until approved by the City Council.

PASSED AND APPROVED this _____ day of _____, 2012.

KENAN BRESNAN, Mayor

ATTEST:

DIANA BOWLIN, City Clerk

Indianola Wellness Center

GENERAL CONTRACTOR NAME-ADDRESS	Add 1 Rec.	Add 2 Rec.	Add 3 Rec.	Add 4 Rec.	Bid Bond	Schedule	Base Bid	Alt 1 Pavement Granular Subbase / Drains	Alt 2 Natatorium Glazed CW	Alt 3 Tile in lieu of polished concrete	Alt 4 Competitor Area Lockers	Alt 5 3 Meter Diving Board	Alt 6 Integral Color Precast	Alt 7 Phone, Data & CCTV Wiring	Total
CPMI 300 East Locust, DSM 50309	x	x	x	x	x	x	\$12,805,000	-\$50,000	\$63,200	\$23,400	\$15,500	\$24,500	\$18,000	\$92,900	\$12,992,500
Hansen Co., Inc. 5665 Greendale Rd. #A Johnston 50131	x	x	x	x	x	x	\$13,269,000	-\$55,000	\$92,200	\$26,700	\$11,500	\$25,500	\$0	\$92,000	\$13,461,900
Larson Construction Co., Inc. 600 17th St SE, PO Box 112 Independence, IA 50644	x	x	x	x	x	x	\$13,200,000	-\$40,000	\$125,000	\$35,000	\$15,000	\$40,000	\$35,000	\$85,000	\$13,495,000
Larson & Larson Construction 10703 Justin Drive, Urbandale 50322	x	x	x	x	x	x	\$12,583,000	-\$60,000	\$71,000	\$5,000	\$10,000	\$32,000	\$33,000	\$93,000	\$12,767,000
Neumann Brothers 202 Des Moines St, DSM 50314	x	x	x	x	x	x	\$12,895,000	-\$58,800	\$84,200	\$22,100	\$10,100	\$26,400	-\$15,900	\$75,200	\$13,038,300
Oakview dck LLC 1981 G Ave, Red Oak, IA 51566	x	x	x	x	x	x	\$13,297,000	-\$58,200	\$87,200	\$29,600	\$11,100	\$25,200	\$18,200	\$75,000	\$13,485,100
Rochon Corporation of Iowa Inc 3401 106th Circle, Urbandale, IA 50322	x	x	x	x	x	x	\$13,140,000	-\$55,000	\$89,000	\$11,000	\$10,000	\$32,000	\$18,000	\$84,000	\$13,329,000
Stahl Construction 5755 Wayzata Blvd., St. Louis Park, MN 55416	x	x	x	x	x	x	\$12,865,000	-\$50,000	\$90,000	\$20,000	\$15,000	\$25,500	\$0	\$85,000	\$13,050,500

City Council Special

5. A. 1.

Meeting Date: 05/29/2012

Information

Subject

Public hearing on the matter of adoption of plans, specs, form of contract and estimate of cost

Information

City Council Special

5. A. 2.

Meeting Date: 05/29/2012

Information

Subject

Resolution adopting plans, specs, form of contract and estimate of cost

Information

Information

Subject

Resolution awarding contract

Information
