

Jan Spurgeon
Mayor

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Ron Creagan
Jay Dillard
Darrin Hamilton
Rob Lind
Mike Zintz

SPECIAL COUNCIL MEETING AGENDA
Monday, October 26, 2015 @ 5:00 P.M.

1. Call to Order
 - a. Roll Call
 - b. Approval of Agenda
2. Discussion/Action Items/General Business
 - a. Approval of Resolution 2015-3401A Awarding Contract for the Centerville Pool Renovations
 - b. Approval of Health Insurance Benefit Provider
3. Reports/Other Business/Audience Questions and Comments
5. Adjourn to 5:30 p.m. on Monday, November 2, 2015, for a Regular Meeting of the City Council

Posted: October 23, 2015



Patrick Antonen
City Administrator

RESOLUTION NO. 2015-3401

**RESOLUTION AWARDING CONTRACT FOR THE CENTERVILLE POOL
RENOVATIONS**

WHEREAS, pursuant to notice duly published in the manner and form prescribed by resolution of the City Council of the City of Centerville, Iowa, and as required by law, bids and proposals were received by this Council for the Centerville Pool Renovations (the "Project"); and

WHEREAS, all of the said bids and proposals have been carefully considered, and it is necessary and advisable that provision be made for the award of the contract for the Project;

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Centerville, Iowa, as follows:

Section 1. The bid for the Project submitted by the following contractor is fully responsive to the plans and specifications for the Project, heretofore approved by the City Council, and is the lowest responsible bid received, such bid being as follows:

Name and Address of Contractor	Amount of Bid
_____	\$ _____
_____	Alternate 1 – ACCEPT / REJECT
_____	Alternate 2 – ACCEPT / REJECT

Section 2. The contract for the Project is hereby awarded to such contractor at the total estimated cost set out above, the final settlement to be made on the basis of the unit prices therein set out and the actual final quantities of each class of materials furnished, the said contract to be subject to the terms of the aforementioned resolution, the notice of hearing and letting, the plans and specifications and the terms of the bidder's written proposal.

Section 3. The Mayor and City Clerk are hereby authorized and ordered to enter into a written contract with said contractor for the Project, said contract not to be binding until approved by resolution of this City Council.

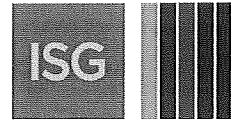
Section 4. The amount of the contractor's performance and/or payment bonds is hereby fixed and determined to be 100% of the amount of the contract.

PASSED AND APPROVED by the City Council this 26th day of October, 2015.

Jan Spurgeon, Mayor

Attest:

Patrick Antonen, City Clerk



Concrete Swimming Pool Construction
Cast in Place versus Shotcrete Placing Methods

By Brad Penar, PE, SE

Introduction

The purpose of this white paper is to explain the differences between three possible methods in concrete swimming pool construction. The three different methods are cast-in-place (CIP) concrete, shotcrete applied by the wet-mix process and shotcrete applied by the dry-mix process. A comparison is made with pros and cons presented between each of the construction methods.

Cast In Place Concrete Construction

- Installing concrete by this method is most common and most familiar to designers and contractors.
- Results in a relatively smooth surface that can readily accept typical pool painting systems
- Care must be taken to properly consolidate using internal vibration when pouring.
- The structural design must consider the effect of concrete shrinkage on joints and the possible loss of watertightness over time.
- CIP concrete construction for pool floors results in the most uniform surface possible where the surface can be finished and is not against formwork.
- CIP concrete construction typically achieves the lowest strength concrete of the three methods.
- It is difficult to achieve complex pool geometries using the cast in place construction methods because of formwork required.
- Generally more expensive due to forming, pouring and finishing cast-in-place concrete requires more labor and materials.

Shotcrete Applied by Wet-Mix Process

- The concrete ingredients, including mixing water, is mixed before introduction into the delivery hose. Wet material is pumped to the nozzle where compressed air is added to provide high velocity for placement and consolidation of the material onto the receiving surface.
- It is critical that a contractor experienced in this method of construction be utilized. The designer should consider requiring contractor experience in this type of construction and also specifying ACI Shotcrete Nozzlemen certified in Wet Mix Process.
- Complex shapes are possible with very little, if any formwork.
- Air entraining admixtures used in the concrete mix are possible for freeze-thaw durability.
- This system generally creates stronger, more durable concrete with better watertightness properties than cast-in-place concrete.
- Surface finish is generally a bit rougher than with cast-in-place concrete.

Shotcrete Applied by Dry-Mix Process

- Generally referred to as "Guniting" construction.
- Pre-blended dry or damp materials and placed into the delivery equipment. Compressed air conveys material through a hose at high velocity to the nozzle, where most of the mixing water is added. The result is a concrete mixture that can be applied extremely dry with a high cement content to bind the aggregate with even greater strength.

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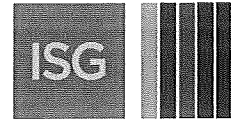
- Air Entraining admixtures are not recommended using this process possibly affecting freeze-thaw durability of concrete.
- It is critical that a contractor experienced in this method of construction be utilized. The designer should consider requiring contractor experience in this type of construction and also specifying ACI Shotcrete Nozzlemen certified in Dry Mix Process.
- Properly constructed gunite has a smooth finish on par with cast-in-place construction.
- It is possible to build very strong and watertight structures of any shape using this method.

Summary

- All three methods are viable for use in swimming pool construction. All processes essentially produce the same product...hardened concrete, but with variations in strength, inherent water-tightness and method of construction.
- Special inspection is required for all methods to perform material evaluation tests and to ensure quality construction.
- All concrete installation methods requires contractors that are experienced and skilled in the particular technique of installation. It is important that contractors with a proven track record are utilized to ensure a successful project.

References

- American Concrete Institute website – www.concrete.org
- Portland Cement Association website – www.cement.org
- American Shotcrete Association website – www.shotcrete.org
- US Army Corps of Engineers EM 1110-2-2005 "Standard Practice for Shotcrete – Engineer Manual"
- Aquatic News & Review article. "Shotcrete, Concrete or Gunite...What is Best for Swimming Pool Construction?" by Kevin McElyea.
<http://www.aquaticnews.com/2011/10/shotcrete-concrete-or-gunite-what-is-best-for-swimming-pool-construction/>



MEMORANDUM

DATE: October 23, 2015
TO: Honorable Mayor and City Council
CC: Patrick Antonen – City Administrator
FROM: Derek A. Johnson, PE – ISG
SUBJECT: Centerville Pool Renovation Bid Recommendation

Bids for the Centerville Pool Renovation Project were opened on October 5, 2015 at City Hall. Joiner Construction of Plano, Iowa submitted the lowest responsive bid (base bid), in the amount \$2,899,491. The Engineers Estimate for the project (including contingency) was \$2,717,438. The low bid was 6.7% above the Engineers Estimate.

On September 8, 2015 the City Council set the project bid date of October 8, 2015. The project notice was published and made available to contractors. There were eight plan rooms, five suppliers, and twenty contractors (eight prime) that received copies of the plans and specifications. Five companies submitted acceptable bid proposals, and there were no irregularities.

On Thursday, October 8, 2015 bids were received for the Centerville Pool Renovation project. The bids have been tabulated and are included for your reference.

Base bid and Alternate summary:

- | | |
|--------------------|--|
| Base Bid | Demolition of existing pool, filter tanks and piping and construction of a new zero entry pool consisting of poured concrete walls and floor. New pool filtration, pumps and piping, stainless steel gutters, chain link fence, concrete pool deck, pool equipment. Project also includes construction of a new bath house building consisting of CMU walls and pre-engineered wood roof trusses with asphalt shingles, steel doors in hollow metal frames; sliding transaction windows; toilet room accessories; fluid applied interior floor finish, painted block walls, and wood ceiling finishes; Civil, Mechanical, and Electrical Work; and other Work as indicated in the drawings and specifications. |
| Alternate 1 | Reduction of site lighting work from a comprehensive package to only include the installation of conduits for installation of site lighting under an alternate contract. |
| Alternate 2 | Revised the base bid completion date of October 31, 2016 to July 1, 2016. |

The options for acceptance/rejection of the bids for council to consider are summarized below:

- Option 1** – Accept lowest responsive base bid from Joiner Construction and consider the following alternates:
- A. Reject Alternates 1 and 2
 - o Award base bid contract of \$2,899,491.
 - B. Accept Alternate 1; Reject Alternate 2 – DEDUCT of \$33,200.
 - o Award Base bid + Alternate #1 = \$2,866,291
 - C. Accept Alternate 2*; Reject Alternate 1 – ADD of \$125,000.
 - o Award Base bid + Alternate #2 = \$3,024,491
 - D. Accept Alternate 1; Accept Alternate 2 – DEDUCT \$33,200, ADD \$125,000
 - o Award Base Bid + Alternate 1 + Alternate 2 = \$2,991,291

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Option 2 – Reject all bids and rebid next year or redesign. The following should be considered:

- A. Costs are likely to increase
- B. Design could change to lower costs
- C. Demolition of the bath house has been completed. Invasive testing of the pool shell has been completed. The 2016 swim season would be lost. Depending on the timeframe for redesign and rebid the 2017 season could be impacted.

Summary:

The bids received ranged from \$2,899,491 to \$3,613,000. There were 3 bids within 6.7% of the low bid. This cluster of bids near the low bid is an indication of a strong competitive bidding environment.

ISG has worked with Joiner Construction as the low bidder to further understand their qualifications and the qualifications of the construction team. It is our understanding that Joiner Construction intends to partner with KC Gunite (Belton, MO) as the pool contractor. As such we have requested references and past project experience from both firms. We have conducted informal interviews of those references that we have been able to contact. Based on the information compiled and the interaction that we have had with the Joiner team to date we would consider them to be a responsible bidder.

City staff has asked that ISG work with the Joiner team to identify potential value engineering and cost savings measures. To date the Joiner has worked with their subcontractors and vendors to provide ISG staff with 18 individual items for consideration. These items range from \$40 in savings to \$130,000 in savings. Those items with higher dollar amounts involve material changes to the end product.

At this time we are only considering those items that do not materially impact the quality of the product or the features and amenities that have been selected. To date we have identified approximately \$30,000 in cost savings that do not materially impact the end product. Any savings that are approved by the City and ISG would address by Change Order after the award of the contract.

Recommendation:

We recommend awarding the contract for the Centerville Pool Renovation to Joiner Construction (Option 1). The Council may choose to accept or reject any combination of Alternates 1 and 2 at their discretion.



BID TABULATION
City of Centerville
Centerville Pool Renovations

Project Number: 15-17470
 Bid Letting Time & Date: 2:00 p.m. - Thursday, October 8, 2015
 Bid Letting Location: City of Centerville

Item No.	Construction Item	Joiner Construction Co., Inc. Plano, IA		Sande Construction and Supply Co., Inc. Humboldt, IA		Carl A. Nelson & Company Burlington, IA		Prosser Wilbert Construction, Inc. Lenexa, KS		Rochon Corporation of Iowa, Inc. Urbandale, IA			
		Unit	Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
BASE BID	Removal of existing pool, filter tanks and piping and construction of new pool structure, concrete pool deck, stainless steel gutters, floor, New pool filtration, pumps and piping, stainless steel gutters, chain link fence, concrete pool deck, pool equipment. Project also includes construction of a new bath house building consisting of CMU walls and pre-engineered wood roof trusses with asphalt shingles, steel doors in hollow metal frames; sliding transaction windows; toilet room accessories; fluid applied interior floor finish, painted block walls, and wood ceiling finishes; Civil, Mechanical, and Electrical Work; and other work as indicated in the drawings and specifications.	1	1	\$ 2,899,491.00	\$ 2,899,491.00	\$ 2,966,594.00	\$ 2,966,594.00	\$ 3,075,000.00	\$ 3,075,000.00	\$ 3,280,000.00	\$ 3,280,000.00	\$ 3,613,000.00	\$ 3,613,000.00
BASE BID TOTAL				\$ 2,899,491.00	\$ 2,899,491.00	\$ 2,966,594.00	\$ 2,966,594.00	\$ 3,075,000.00	\$ 3,075,000.00	\$ 3,280,000.00	\$ 3,280,000.00	\$ 3,613,000.00	\$ 3,613,000.00
ALTERNATE NO. A-1	Not a feature for pool project as indicated on the drawings for the sum of: (Credits shall be included in the base bid price, and fixtures shall not.) (Add) (Deduct)	1	1	-33,200.00	-33,200.00	41,221.00	41,221.00	45,000.00	45,000.00	42,000.00	42,000.00	65,000.00	65,000.00
ALTERNATE NO. A-1 TOTAL				-33,200.00	-33,200.00	41,221.00	41,221.00	45,000.00	45,000.00	42,000.00	42,000.00	65,000.00	65,000.00
ALTERNATE NO. A-2 BASE BID	Provide alternate cast to adjust Substantial Completion date to June 20, 2016 and Final Completion date to July 1, 2016 (Add) (Deduct)	1	1	\$ 125,000.00	\$ 125,000.00	\$ 125,500.00	\$ 125,500.00	\$ 120,000.00	\$ 120,000.00	\$ 65,000.00	\$ 65,000.00	\$ 285,000.00	\$ 285,000.00
ALTERNATE NO. A-2BASE BID TOTAL				\$ 125,000.00	\$ 125,000.00	\$ 125,500.00	\$ 125,500.00	\$ 120,000.00	\$ 120,000.00	\$ 65,000.00	\$ 65,000.00	\$ 285,000.00	\$ 285,000.00
BASE BID TOTAL				\$ 2,899,491.00	\$ 2,899,491.00	\$ 2,966,594.00	\$ 2,966,594.00	\$ 3,075,000.00	\$ 3,075,000.00	\$ 3,280,000.00	\$ 3,280,000.00	\$ 3,613,000.00	\$ 3,613,000.00
ALTERNATE NO. A-1 BASE BID TOTAL				-33,200.00	-33,200.00	41,221.00	41,221.00	45,000.00	45,000.00	42,000.00	42,000.00	65,000.00	65,000.00
ALTERNATE NO. A-2 BASE BID TOTAL				\$ 125,000.00	\$ 125,000.00	\$ 125,500.00	\$ 125,500.00	\$ 120,000.00	\$ 120,000.00	\$ 65,000.00	\$ 65,000.00	\$ 285,000.00	\$ 285,000.00
BASE BID TOTAL +/- ALTERNATE NO. 2				\$ 3,024,491.00	\$ 3,024,491.00	\$ 3,092,094.00	\$ 3,092,094.00	\$ 3,195,000.00	\$ 3,195,000.00	\$ 3,345,000.00	\$ 3,345,000.00	\$ 3,898,000.00	\$ 3,898,000.00