



Council Communication

Office of the City Manager

Date	October 13, 2008
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Agenda Item No.	9
Roll Call No.	<u>08-</u>
Communication No.	<u>08-599</u>
Submitted by: Jeb E. Brewer, P.E., City Engineer and Donald M. Tripp, Park & Recreation Director	

AGENDA HEADING:

Approving Professional Services Agreement with OPN Architects, Inc. for design and construction phase services for the Grandview Golf Course Clubhouse not to exceed \$134,000.

SYNOPSIS:

Recommend approval of the Professional Services Agreement with OPN Architects, Inc., Terry Gebard, Principal, 100 Court Avenue, Suite 100, Des Moines, Iowa, 50309, for professional services for the Grandview Golf Course Clubhouse, for a lump sum amount of \$128,000 and reimbursable costs not to exceed \$6,000, to provide design and construction phase services for the Grandview Golf Course Clubhouse.

FISCAL IMPACT:

Amount: \$134,000

Funding Source: 2008-09 CIP, Page Parks-8, PKS171, First Tee, G.O. Bonds

ADDITIONAL INFORMATION:

On May 23, 2005 by Roll Call Number 05-1289, the City Council entered into a Facility Use Agreement with the Golf Foundation of Iowa to begin a program of teaching youth life skills through the game of golf, called The First Tee. Grandview Golf Course has been identified as the future home of The First Tee of Greater Des Moines which proposes renovations to the golf course and construction of a new clubhouse. On April 24, 2006 by Roll Call Number 06-855, the City Council approved the conceptual master plan for Grandview Golf Course. On May 8, 2006 by Roll Call Number 06-941, the City Council entered into a Donation Agreement with The Bright Foundation whereby the Foundation desires to support the costs associated with the construction of the new clubhouse at Grandview Golf Course. The Foundation's total charitable donation over a five-year period is \$750,000. The new clubhouse construction is planned to provide a Pro-shop, snack shop, underground cart storage, banquet facility, office space, and classroom for The First Tee, which can also be used by the general public for meeting room space serving the east side of Des Moines. The clubhouse will be designed and submitted for LEED certification.

A Request for Proposals (RFP) for design and construction phase services was sent to several consultants and posted on the City's web site. Eleven proposals were received in response to the RFP. A selection committee composed of representatives from the Engineering and Park & Recreation Departments rated the proposals. OPN Architects, Inc. was the selection of the committee based on their qualifications,

technical approach to this project, and past experience with similar projects. Staff has negotiated a Professional Services Agreement with OPN Architects for a lump sum amount of \$128,000 and reimbursable costs not to exceed \$6,000, to provide programming, design, and construction phase services in two phases.

PREVIOUS COUNCIL ACTION(S):

Date: May 8, 2006

Roll Call Number: [06-941](#)

Action: Donation Agreement with The Bright Foundation for use in design and construction of Grandview Golf Course clubhouse, \$750,000 over five years. (Council Communication No. 06-262) Moved by Mahaffey to adopt. Motion Carried 6-1. Absent: Coleman.

Date: April 24, 2006

Roll Call Number: [06-855](#)

Action: Conceptual Master Plan for Grandview Golf Course. (Council Communication No. 06-228) Moved by Mahaffey to adopt. Motion Carried 7-0.

Date: May 23, 2005

Roll Call Number: [05-1289](#)

Action: Facility Use Agreement with Golf Foundation of Iowa for use of Grandview Golf Course to offer The First Tee life skills and instructional program through December 31, 2020. (Council Communication No. 05-294

) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Normal Council actions on consultant services for design and construction administration, and construction contracts.

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