

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> March 14, 2011
	<b>Agenda Item No.</b> 6B <b>Roll Call No.</b> [ _____ ] <b>Communication No.</b> <u>11-164</u> <b>Submitted by:</b> <b>Jeb E. Brewer, P.E.</b> <b>City Engineer</b>

**AGENDA HEADING:**

Ordering construction of the following: Grandview Golf Course Clubhouse - Receiving bids, (4-12-11), and Setting date of hearing, (4-25-11). (Construction Estimate - \$1,919,000).

**SYNOPSIS:**

Recommend the City Council proceed with construction of the improvement and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. The existing clubhouse at Grandview Golf Course is deteriorating and in need of replacement. The new clubhouse includes a pro shop, snack shop, commercial kitchen, offices, and a new banquet and meeting room space.

**FISCAL IMPACT:**

Amount: \$1,919,000 City Engineer's Estimate

Funding Source: 2011-2012 CIP, Page Parks - 8, First Tee, PKS171, Being: Base Bid 1 (Club House): \$1,620,000 - 2011-2012 CIP, Page Parks – 8, First Tee, PKS171, being \$950,000 (Bright Foundation - \$75,000 received, \$875,000 to be received (RC 10-2086)), balance of \$670,000 GO Bonds Issued; Base Bid 2 (Parking Lot): \$289,000 - 2011-2012 CIP, Page Parks – 8, First Tee, PKS171 - GO Bonds to be Issued.

**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 new clubhouse also includes Pro-shop, office space, and banquet facility, which can be used as a classroom for the First Tee or public serving the east side of Des Moines. The Clubhouse will be designed and submitted for LEED certification.

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer’s estimate for the construction of the Grandview Golf Course Clubhouse, 11-2009-009. The improvement includes construction of a 6,600 square foot clubhouse for the Grandview Golf Course that is steel frame with metal stud infill construction, which includes a pro shop, snack bar, full commercial kitchen, multi-purpose room, and a 100

car parking lot to the north; all work in accordance with the contract documents including Plan File Nos. 511-001/069, at 2401 E. 29th Street, Des Moines, Iowa.

The estimated construction cost is \$1,919,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.

### **PREVIOUS COUNCIL ACTION(S):**

Date: October 13, 2008

Roll Call Number: 08-1732

Action: [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. ([Council Communication No. 08-599](#)) Moved by Coleman to adopt. Motion Carried 7-0.

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:**

Anticipated actions include public hearing, receive and file bids, designate lowest bidder, and approve contract and bond; also partial payments to the contractor and final acceptance of work.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the second floor of City Hall, 400 Robert D. Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).