

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: April 25, 2011
	Agenda Item No. 59 Roll Call No. [_____] Communication No. <u>11-258</u> Submitted by: Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Hearing on Grandview Golf Course Clubhouse: Resolution approving plans, specifications, form of contract documents, engineer’s estimate, receive and file bids.

SYNOPSIS:

This is a public hearing to allow for public input on the Grandview Golf Course Clubhouse and to take the necessary actions, as required by Iowa Code, to authorize a contract for construction of the proposed project. 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, a new banquet and meeting room space.

FISCAL IMPACT:

Amount: To be determined after low bid is designated.

Funding Source: Being: 2011-2012 CIP, First Tee, PKS171, Page Parks – 8.

ADDITIONAL INFORMATION:

On March 14, 2011, under Roll Call No. 11-0419, the City Council received and filed plans, specifications, form of contract documents and City Engineer's estimate for the construction of the Grandview Golf Course Clubhouse. Before the City Council can enter into a contract, it must hold a public hearing and approve the proposed plans, specifications, form of contract documents and engineer's estimate for the construction of the Grandview Golf Course Clubhouse, 11-2009-009. The improvement includes construction of a 6,000 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.

Sealed bids for said improvement were submitted by the following bidders:

- CPMI Construction, L.C., Des Moines, IA
- Pro Commercial, LLC, Huxley, IA
- Breiholz Construction Co., Des Moines, IA
- Dean Snyder Construction Co., Ankeny, IA
- Betts & Beer Construction, Adair, IA
- Larson & Larson Construction LLC, Urbandale, IA

Jensen Builders Ltd., Ames, Iowa
Rochon Corporation of Iowa, Inc., Urbandale, IA
Edge Commercial, LLC, Waukee, IA – Bid not read

The bids were received and opened at a public meeting presided over by the City Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa at 11:00 a.m. on April 12, 2011.

The bids received for the Base Bid #1 and for Alternate #1 were greater than the Engineer's estimate. The funding sources are specific to Base Bid #1, Base Bid #2 and Alternate #1. A new breakout must be made prior to designating lowest responsive, responsible bidder and approving contract and bond and permission to sublet. There are potential issues on the proposal of the apparent low bidder which must be resolved prior to designating lowest responsive, responsible bidder. It is anticipated the contract will be brought before the City Council on May 9, 2011, for award.

PREVIOUS COUNCIL ACTION(S):

Date: March 14, 2011

Roll Call Number: [11-0419](#)

Action: Ordering construction of the following: (B) [Grandview](#) Golf Course Clubhouse: Receiving of bids, (4-12-11), Setting date of hearing, (4-25-11). (Construction Estimate - \$1,919,000). ([Council Communication No. 11-164](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

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.