



Council Communication

Office of the City Manager

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| Date: | May 9, 2011 |
| Agenda Item No. | 58 |
| Roll Call No. | <u>11-838</u> |
| Communication No. | <u>11-287</u> |
| Submitted by: | Jeb E. Brewer, P.E. City Engineer |

AGENDA HEADING:

Resolution designating lowest responsive, responsible bidder on Grandview Golf Course Clubhouse as CPMI Construction, L.C., Richard H. Janssen, President, \$2,191,130; approving contract and bond and permission to sublet.

SYNOPSIS:

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: \$2,191,130 Construction Contract Base Bid, plus Allowance and Alternate 1(\$2,186,000 Base Bid, plus Allowance and Alternate 1, City Engineer's Estimate)

Funding Source: 2011-2012 CIP, First Tee, PKS171, Page Parks - 8, Being: Base Bid 1 (clubhouse): \$950,000 Bright Foundation, balance of \$662,580 G.O. Bonds Issued, and \$35,000 G.O. Bonds to be Issued; Base Bid 2 and Allowance 1 (parking lot and signage): \$226,650 G.O. Bonds to be Issued; Alternate No. 1: \$316,900 – FY12 Budget – Economic Development Enterprise Fund, SP743, CMO980717, Page 56.

ADDITIONAL INFORMATION:

On March 14, 2011, under Roll Call No. 11-0419, the City Council received and filed plans for the construction of the Grandview Golf Course Clubhouse. 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.

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. On April 25, 2011, under Roll Call No. 11-0742, a public hearing was held and closed, and the City Council approved the plans, specifications, form of contract documents and Jurisdictional Engineer's estimate for the project, but did not award the contract so that funding for the Alternate 1 – Lower Level Golf Cart Storage could be identified. Since that meeting, funding from Economic Development Enterprise has been identified to fund the alternate.

The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by CPMI Construction in the amount of \$2,191,130 (Base Bid plus Allowance and Alternate 1) and said bid should be accepted, and minor clerical irregularities made by the lowest bidder be waived. The Finance Director has determined that funds are available for said improvement, as stated above.

PREVIOUS COUNCIL ACTION(S):

Date: March 25, 2011

Roll Call Number: [11-0742](#)

Action: [Grandview](#) Golf Course Clubhouse: Resolution approving plans, specifications, form of contract documents, Engineer's estimate and to receive and file bids. ([Council Communication No. 11-258](#)) Moved by Mahaffey to adopt. Motion Carried 7-0.

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.

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