

DATE May 9, 2011

DESIGNATING LOWEST RESPONSIVE, RESPONSIBLE  
BIDDER ON GRANDVIEW GOLF COURSE CLUBHOUSE AS CPMI CONSTRUCTION, L.C.,  
RICHARD H. JANSSEN, PRESIDENT, \$2,191,130

WHEREAS, on March 14, 2011, under Roll Call No. 11-0419, plans, specifications, form of contract documents, and Engineer's estimate of construction cost were filed with the City Clerk, for the construction of the following improvement:

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

WHEREAS, notice of the hearing on the plans, specifications, form of contract documents, and Engineer's estimate of construction cost was published as required by law.

WHEREAS, on April 12, 2011, sealed bids for said improvement were received and opened at a public meeting presided over by the City Engineer. The bid received exceeded the estimate and additional funding needed to be identified. Upon evaluation of the bid received from CPMI Construction, L.C., Richard H. Janssen, President, 300 E. Locust Street, Suite 300, Des Moines, Iowa, staff discovered that on the Proposal: Part F Item 1 – Identity of Subcontractors, the bidder certified several subcontractors would be utilized to complete various project items; and

WHEREAS, on April 13, 2011, the Subcontractor Request submitted by CPMI Construction, L.C. to the Engineering Department indicated some of the subcontractors to perform the respective project items were different than on the Proposal; and

WHEREAS, 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 said project but did not award said contract, until the funding could be identified and potential issues on the proposal be resolved; and

WHEREAS, Engineering Department staff contacted CPMI Construction, L.C., who has provided a signed affidavit dated May 2, 2011, which states that CPMI Construction, L.C. on April 12, 2011, as general contractor, received bids from subcontractors regarding the construction of the new clubhouse and related improvements at Grandview Golf Course, and that all subcontractor bids used in CPMI Construction, L.C. bid for the project were received by CPMI Construction, L.C. in accordance with the bid instructions prior to the close of bidding at 11:00 a.m. on April 12, 2011; and after further review, the Engineering and Legal Departments have determined that this was a minor irregularity that could be waived by the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the City Council concurs in the recommendation of the Engineering Department and the Legal Department regarding the bid submitted by CPMI Construction, L.C., waives said minor irregularity, and hereby receives the bid submitted by CPMI Construction, L.C.

★ **Roll Call Number**

**Agenda Item Number**

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DATE May 9, 2011

BE IT FURTHER RESOLVED: That the Jurisdictional Engineer, as the Engineer, has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by CPMI Construction, L.C., Richard H. Janssen, President, 300 E Locust Street, Suite 300, Des Moines, IA, 50309 in the amount of \$2,191,130, and said bid be and the same is hereby accepted.

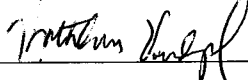
BE IT FURTHER RESOLVED: That the bid security of the unsuccessful bidders be and is hereby authorized and directed to be returned.

BE IT FURTHER RESOLVED: That the Engineer is hereby directed to secure execution by the lowest responsible, responsive Bidder and its surety of the contract documents in the form heretofore approved by this Council; that the Engineer is directed to thereafter present said contract documents to this Council for approval and authorization to the Mayor to sign; and that no contract shall be deemed to exist between the City of Des Moines and said Bidder until said contract has been executed by the Bidder, and shall have been approved by this Council and executed by the Mayor and attested to by the City Clerk.

(City Council Communication Number 11-287 attached.)

Moved by \_\_\_\_\_ to adopt.

FORM APPROVED:



Kathleen Vanderpool  
Deputy City Attorney

FUNDS AVAILABLE



Scott E. Sanders  
Des Moines Finance Director

*JEB*

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

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

MOTION CARRIED

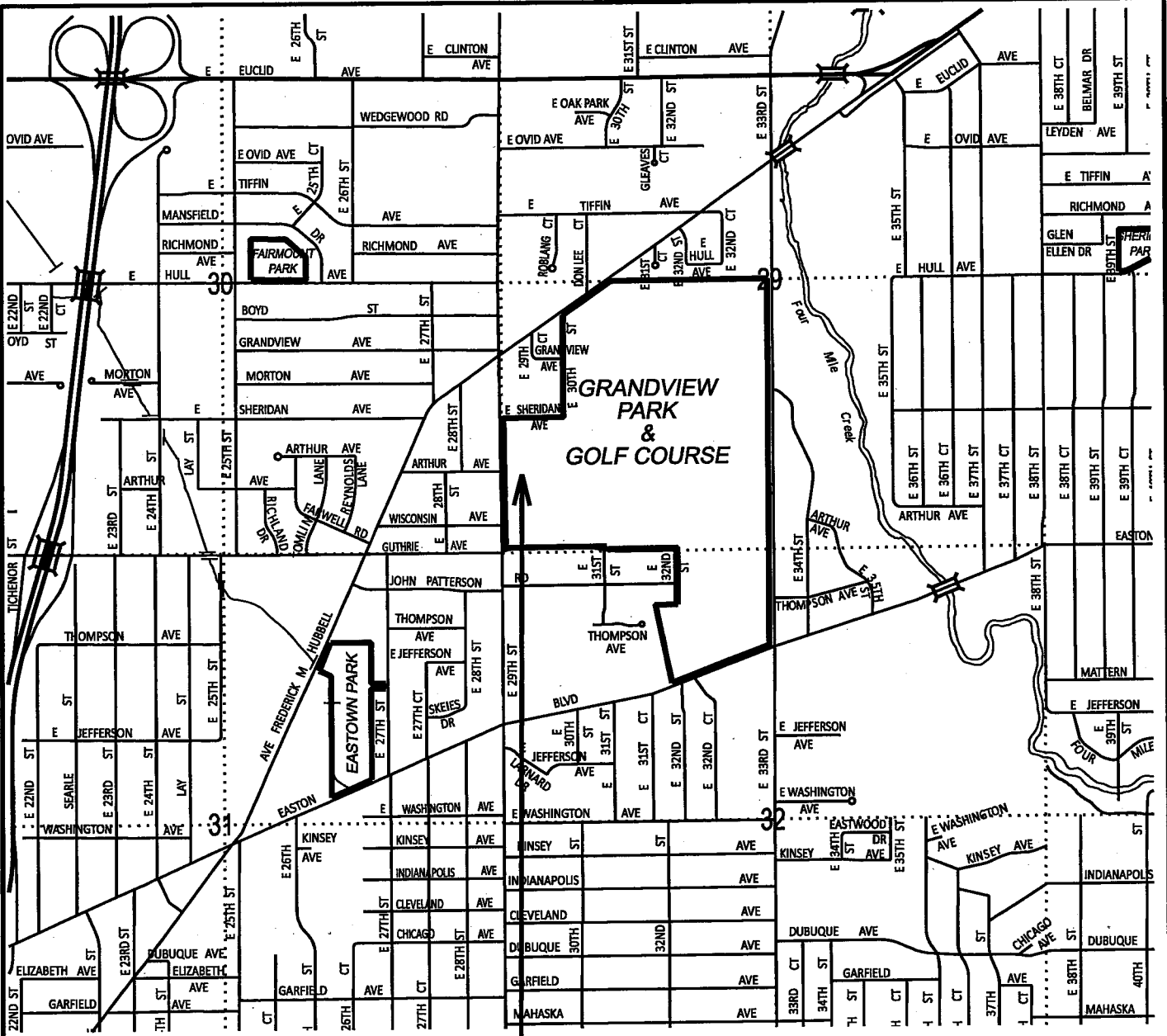
APPROVED

I, Diane Rauh, City Clerk of said City Council, hereby certify that at a meeting of the City Council, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

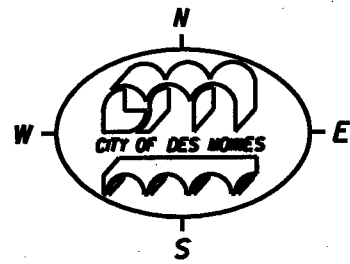
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



efile-desas

# PROPERTY LOCATION



# GRANDVIEW GOLF COURSE CLUBHOUSE

## ACTIVITY I.D. 11-2009-009

TABULATED BY: J. Tenney      APPROVED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

**CONTRACTOR'S BID TABULATION**  
**PROJECT: GRANDVIEW GOLF COURSE CLUBHOUSE**

ESTIMATE						
ITEM	DESCRIPTION	AMOUNT	CPMI Construction LLC Des Moines	Pro Commercial LLC Huxley	Dean Snyder Ankeny	
Base Bid 1	As Described in Contract Documents, Grandview Golf Course Clubhouse, Complete as Specified.	\$1,620,000.00	\$1,647,580.00	\$1,729,400.00	\$1,794,300.00	
Base Bid 2	All Site Improvements Not Included in Bid Item 1, Grandview Golf Course Clubhouse, Complete as Specified	\$289,000.00	\$216,650.00	\$175,146.00	\$175,700.00	
ALLOWANCE						
1	Include the stipulated sum to provide interior and exterior signage	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
	TOTAL BASE BID PLUS ALLOWANCE =	\$1,919,000.00	\$1,874,230.00	\$1,914,546.00	\$1,980,000.00	
ALTERNATE						
1	Architectural, structural, and M/E/P/T work related to lower level golf cart storage improvements, complete as specified	Add \$267,000.00	Add \$316,900.00	Add \$319,000.00	Add \$285,000.00	
	TOTAL BASE BID PLUS ALLOWANCE AND ANY ADD-ALTERNATES	\$2,186,000.00	\$2,191,130.00 +0.23% LOW	\$2,233,546.00 +2.18%	\$2,265,000.00 +3.61%	

STAFF RECOMMENDS ACCEPTANCE OF BASE BID ITEMS 1 AND 2, ALLOWANCE NO. 1 AND ALTERNATE NO. 1

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TABULATED BY: J. Tenney      APPROVED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

**CONTRACTOR'S BID TABULATION**  
**PROJECT: GRANDVIEW GOLF COURSE CLUBHOUSE**

-----ESTIMATE-----

ITEM	DESCRIPTION	AMOUNT	Betts & Beer Const. Co. Adair	Rochon Corp of Iowa Urbandale	Breiholz Construction Co. Des Moines
Base Bid 1	As Described in Contract Documents, Grandview Golf Course Clubhouse, Complete as Specified.	\$1,620,000.00	\$1,805,600.00	\$1,992,580.00	\$1,775,000.00
Base Bid 2	All Site Improvements Not Included In Bid Item 1, Grandview Golf Course Clubhouse, Complete as Specified	\$289,000.00	\$170,000.00	\$111,434.00	\$187,000.00
ALLOWANCE					
1	Include the stipulated sum to provide interior and exterior signage	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
	TOTAL BASE BID PLUS ALLOWANCE =	\$1,919,000.00	\$1,985,600.00	\$2,114,014.00	\$1,972,000.00
ALTERNATE					
1	Architectural, structural, and M/E/P/T work related to lower level golf cart storage improvements, complete as specified	\$267,000.00	\$323,000.00	\$227,010.00	\$380,200.00
	TOTAL BASE BID PLUS ALLOWANCE AND ANY ADD-ALTERNATES	\$2,186,000.00	\$2,308,600.00	\$2,341,024.00	\$2,352,200.00
	TOTAL BASE BID PLUS ALTERNATES SELECTED BY THE CITY		+5.61%	+7.09%	+7.60%
	PERCENT OF ENGINEER'S ESTIMATE				

TABULATED BY: J. Tenney APPROVED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

**CONTRACTOR'S BID TABULATION**  
**PROJECT: GRANDVIEW GOLF COURSE CLUBHOUSE**

ESTIMATE					
ITEM	DESCRIPTION	AMOUNT	AMOUNT	AMOUNT	AMOUNT
Base Bid 1	As Described in Contract Documents, Grandview Golf Course Clubhouse, Complete as Specified.	\$1,620,000.00	\$1,829,000.00	\$1,900,000.00	
Base Bid 2	All Site Improvements Not Included In Bid Item 1, Grandview Golf Course Clubhouse, Complete as Specified	\$289,000.00	\$197,000.00	\$200,000.00	
ALLOWANCE					
1	Include the stipulated sum to provide interior and exterior signage	\$10,000.00	\$10,000.00	\$10,000.00	
	TOTAL BASE BID PLUS ALLOWANCE =	\$1,919,000.00	\$2,036,000.00	\$2,110,000.00	
ALTERNATE					
1	Architectural, structural, and M/E/P/T work related to lower level golf cart storage improvements, complete as specified	\$267,000.00	\$351,000.00	\$325,000.00	
	TOTAL BASE BID PLUS ALLOWANCE AND ANY ADD-ALTERNATES	\$2,186,000.00	\$2,387,000.00	\$2,435,000.00	
	TOTAL BASE BID PLUS ALTERNATES SELECTED BY THE CITY				
	PERCENT OF ENGINEER'S ESTIMATE		+9.19%	+11.39%	

Larson & Larson Const. Des Moines		Jensen Builders, Ltd Ames		Edge Commercial LLC	
BID SECURITY 10% Bid Bond	BID PRICE	BID SECURITY 10% Bid Bond	BID PRICE	BID SECURITY 10% Bid Bond	BID PRICE
AMOUNT		AMOUNT		AMOUNT	
\$1,829,000.00		\$1,900,000.00			
\$197,000.00		\$200,000.00			
\$10,000.00		\$10,000.00			
\$2,036,000.00		\$2,110,000.00			
\$351,000.00	Add	\$325,000.00	Add		
\$2,387,000.00		\$2,435,000.00			
	+9.19%		+11.39%		

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