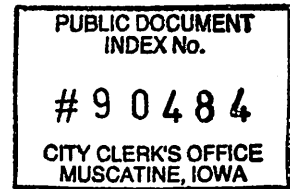


MEMORANDUM
June 3, 2008



TO: A.J. Johnson, City Administrator
FROM: Richard Klimes, Director of Parks and Recreation *Rick*
SUBJECT: Request to Reject Golf Course Maintenance Building Bids

Please accept this memo and the attached information as a request for the Muscatine City Council to reject the Muscatine Municipal Golf Course Maintenance Building Project Bids.

Over the past several months City staff has been working with Neumann Monson Architects to meet the current and foreseeable future maintenance building needs for the golf course. By resolution, the plans, specifications, form of contract, bid opening date and budget estimate of \$200,000.00 was approved by the City Council at the April 17, 2008 regular Council meeting.

Attached you will find a bid tab for the vendors that submitted a bid by the May 23, 2008 due date. After City Staff and architect review, it was determined that the lowest base bid was in the amount of \$282,375.00. When appropriate specified bid document alternates were factored in, the project bid total was reduced to \$266,860.00. The resulting effect puts the project bid total \$66,860.00 over budget.

Our intent in moving forward is to put together a bid package that will meet our maintenance needs while coming in within budget. This will require a specification change in materials, type of building and size of building.

At this time, and after consultation with the City Attorney, the City staff would request that the Muscatine City Council reject the bids received for the Muscatine Municipal Golf Course Project.

Thank you for your time and attention to this matter. Please contact me if you have any comments, questions or concerns.

C: Nancy Leuck, Finance Director
Harvey Allbee Jr., City Attorney
Roy Neumann, Architect
Randy Moeller, Golf Course Supervisor
Nick Gow, Athletic Facilities Manager

Attach:

PROJECT: Muscatine Municipal Golf Course - Maintenance Facility
LOCATION: Muscatine, IA
NM 08.002 C3

Bid Opening Date: May 23, 2008
TIME: 2:00 P.M.

SUBMITTED BY:	FRYE BUILDERS	SG CONSTRUCTION	REGAL CONSTRUCTION	HYBRAND IND CONTRACTORS	HILLBRAND CONSTRUCTION	MYER CONSTRUCTION	QUALITY CONST SERVICES
BID SECURITY	✓	✓	✓	✓	✓	✓	✓
RECEIVED ADD NO. 1 & 2	✓	✓	✓	✓	✓	✓	✓
BASE BID	\$299,900	\$372,000	\$336,000	\$282,375	\$414,130	\$332,360	\$345,000
ALTERNATES							
No. 1 - Steel stud framed interior partition walls In lieu of CMU, DEDUCT	\$18,000	\$6,422	\$14,000	\$13,550	\$15,553	\$17,230	\$17,500
No. 2 - Exterior concrete apron (3200 sf), DEDUCT	\$9,900	\$14,000	\$10,000	\$11,720	\$9,000	\$12,705	\$11,000
No. 3 - HVAC cooling system, DEDUCT	\$2,500	\$1,636	\$2,800	\$1,965	\$2,000	\$2,550	\$1,950
COMPLETION DATE	10/31/2008	10/31/2008	10/31/2008	10/31/2008	10/31/2008	10/31/2008	10/31/2008

NEUMANN MONSON
ARCHITECTS
 COLLABORATIVE PROCESS
 PERFORMANCE SOLUTIONS