



Staff Report

RE: Golf Course Restroom Remodel

Department/Program: Parks and Recreation

Explanation: The Golf Course operating budget includes \$100,000 for remodeling the restrooms at the Pro Shop and Event Center. Bids were solicited and seven bids were received by bid closing. All bids received were over the budgeted amount.

	Hankins Construction	Aspire Construction	Custom Alternative Inc.	Legacy Constructing Group	Wohlf Building Companies	Holland Construction Services	ICS Construction Services
Base Bid	\$169,000	\$152,420	\$138,500	\$142,807	\$131,145	\$195,148	\$166,880

Recommendation: Since the initial bids exceeded the budget and keep the project moving forward, staff engaged in value engineering negotiations with the two lowest bidders to bring the project closer to the original budget. We requested that both firms identify alternates, reductions in scope or changes in material finishes to reach a target of \$115,000.

Based on the responses, staff recommends Custom Alternative Inc. for a contract not to exceed \$115,000. Their proposed modifications successfully reduced the cost while preserving the "luxury" aesthetic necessary for Event Center revenue. Custom Alternatives was able to keep many of the specifications in the RFP such as quartz counter tops, porcelaine tile, Kohler fixtures, etc. The largest cost savings was going from phenolic partitions to powdered coated stainless partitions. In contrast, the modifications suggested by Wohlf Building Companies resulted in "standard grade" finishes such as laminate counter tops that staff believes would diminish the facility's appeal to potential renters.

Submitted By: Chris Conway, CPRP, Director of Parks and Recreation

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