



City of Needles, California Request for City Council Action

☒ CITY COUNCIL ☐ NPUA

☐ HACN

☒ Regular ☐ Special

Meeting Date: September 9, 2025

Title: Award Bid to Precise Builders, Inc. for the 19th Hole Bar & Grill Kitchen Remodel Project

Background: The building located at 144 Marina Drive is a City-owned building currently utilized by the River's Edge Golf Course for a retail golf shop and office space, and it also includes a lease area for the 19th Hole Bar & Grill restaurant. This modular building was placed on the golf course property in the late 1980s after a fire occurred and destroyed the existing building.

Over many years, this building was improved with a full-service kitchen and has been leased to provide food and bar service for golf course patrons. It has also been open to the public for bar and restaurant services. Recently, the San Bernardino County Health Department issued violations that must be addressed to update the existing kitchen to current Health Department standards and building codes.

Therefore, staff has been working with the current owner to develop kitchen remodel plans to comply with current codes and standards and placed the project out to public bid for said improvements.

This project was advertised for bids on July 2, 2025, and bids were opened on July 31, 2025. The following two bids were received:

- | | |
|--------------------------|---------------|
| • Precise Builders | \$ 416,699.00 |
| • Red Hawk Services, Inc | \$ 533,591.01 |

A bid evaluation has been completed and Precise Builders, Inc., was determined to be the lowest responsive bidder.

The tenant improvements to the 19th Hole Bar & Grill project include adding additional piers and floor framing reinforcement to the existing structure, removing and replacing existing plumbing, installation of an in-ground grease interceptor, electrical panel upgrades including a 400 amp panel, flooring, framing, drywall, texture and paint to the areas requiring modifications.

Award of this project is contingent on approval of City Council of the previous item, Lease Agreement with the owners of the 19th Hole Bar & Grill Restaurant.

Fiscal Impact: Funding for this project is available from Economic Development Funds.

Environmental Impact: The project involves improvements to an existing building and is therefore exempt from review under the California Environmental Quality Act (CEQA).

Recommendation: Award bid to Precise Builders, Inc. for the 19th Hole Bar & Grill Kitchen Remodel Project in the amount of \$416,699 plus 20% contingency for a total project cost of \$500,039 and authorize staff to execute a Public Works Agreement with Precise Builders, Inc. and move forward with the Notice of Award and Notice to Proceed.

Submitted By: Kathy Raasch, Director of Development Services/Capital Projects

City Manager Approval: Patrick J Martinez Date: 9/4/2025

Other Department Approval (when required): _____ Date: _____