

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
AUGUST 24, 1992

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Law Library

PRESENT: Mayor Shirley Heintz
Councilmembers Mark Beasley
Sally Beals
James Singer
J. V. Stone
C. Mark Kingseed
Acting Clerk of Council Constance Cooper
City Manager Gregory Horn
City Planner Alan Schwab
City Engineer Norbert Hoffman
Assistant to the City Manager Judith Gilleland
Director of Recreational Services James Reppert

Mr. Horn distributed to Council correspondence received this date from golf course architect Gene Bates relative to bids received for the construction of the Yankee Trace Golf Course. While considering the three sets of criteria, each of which must have been fulfilled prior to being considered as a successful bidder, it was found by Mr. Bates that the lowest bidder Midwest Golf Inc. did not meet all qualifications as outlined in the City's Request for Proposal. Mr. Horn outlined the process by which bids were considered by City Staff. A team of six members of City Staff were charged with reviewing the bids received and coming forth with a recommendation for acceptance. The team focused on the two low bidders: Midwest Golf Inc. and Irvin Construction Company, Inc. Record checks were made on the two low bidders by both Mr. Bates and the City Staff team. Golf courses were observed by City Staff which were constructed by both low bidders. At the conclusion of all investigations it was determined that the bid received from Irvin Construction Company, Inc. was the low best qualified bid. Mr. Horn pointed out the fact that Irvin is a traditional contractor completing at least five eighteen hole courses in their entirety over the past five years, while Midwest has limited experience during the last five years with completing courses from beginning to end. Midwest has been primarily involved in remodeling courses, additions on courses, constructing driving ranges and other auxiliary type functions on courses. One of the most important functions determined by City Staff was a contractor that would see the construction of the golf course from beginning to end. One qualification strongly considered was that of constructing five eighteen hole golf courses within the past five years. In many cases, while speaking with references listed by Midwest Golf, comments were negative consistently. Based upon the fact that Midwest Golf has not met the qualification of constructing five courses within the past five years and the lack of solid

references, Mr. Horn recommended that this qualification not be waived and the bid be awarded to Irvin Construction Company, Inc.

Mr. Schwab stressed the importance of awarding the bid to a contractor that can construct a golf course from beginning to end and work successfully with the City's golf course architect. He identified the importance of meeting the qualification of completing five eighteen hole golf courses within the past five years. This qualification was included in the bid specifications so that the City would obtain bids from the best qualified golf course contractors. Mr. Schwab reviewed comments received from references listed by both Midwest Golf Inc. and Irvin Construction Company, Inc. and conversations he had with representatives from golf courses built by both bidders. In speaking with contractees who have dealt with both contractors, comparisons were made as follows:

Midwest has the tendency to not respond in a very timely way, to struggle all the way through, to not finish work on time and to be a hassle to work with.

Irvin is very easy to work with, is accommodating, tries to do a very good job and is the best contractor to work with.

Mr. Hoffman pointed out the fact that Midwest subcontracts much of the work out while Irvin performs most of the work themselves.

Mayor Heintz expressed concern with possible delays with the construction of the golf course if the lowest bid is not accepted.

During discussion by City Council, Mr. Schwab outlined the qualifications listed in the bid specifications prepared by the City. He pointed out the fact that Midwest Golf did not meet all these qualifications.

Following additional discussion, Council concurred with the recommendation of City Staff that Midwest Golf Inc. did not meet all qualifications as included in the City's Request for Proposal for the construction of the Yankee Trace golf course and after a thorough evaluation of work related references a waiver of these qualifications is not justified. Irvin Construction Company, Inc. has met all qualifications as specified in the bid document.

Upon request of Council, Mr. Horn will obtain from Municipal Attorney Robert Farquhar information relative to insurance coverage, types of relief which might be sought and standards of proof if litigation occurs by action of the lowest bidder if the second lowest bid is accepted.

Discussion followed relative to Revised Space Program and Probable Costs as prepared by Bryan Choi, Architects Associated, for the construction of the Yankee Trace Clubhouse and Related Facilities. Mr. Choi reviewed changes made to the site plan for the golf course in order to obtain necessary additional space for rearrangement of facilities and an enlarged parking area. Mayor Heintz brought attention to the increase in costs from the original estimate of \$1.685 million dollars to today's figure of \$4,446,984.00. Mr. Choi explained how costs have escalated due to discussions with City Staff and Council. Changes have also

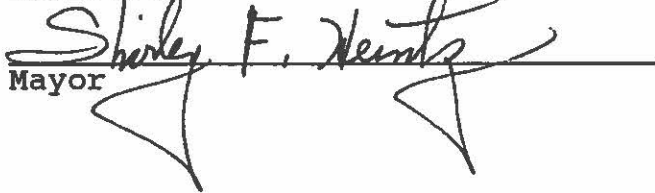
been made based upon on-site observations at other golf courses. General guidelines received through architect Gene Bates have caused an increase in costs. Discussion followed relative to the cost the City is willing and can afford to pay for the construction of a clubhouse and other necessary related facilities, and that perhaps the construction of and additions to some facilities could be phased in the future. Mr. Choi will prepare the following for Council's further consideration:

Options for the construction of the clubhouse and other facilities with possible deletions including probable costs of same.

Phasing the construction of the clubhouse and other facilities in possibly three phases with cost figures for each phase.


Marilyn J. McLaughlin
Clerk of Council

Approved:


Mayor