

It's real.

## MEMORANDUM

To: Mayor and City Council Members  
Steve Parker, City Manager

From: Greg Odom, Director of Facilities

Through: Rick Cortes, Assistant City Manager

Subject: Award of Contract to The Koehler Company for Construction of the Golf Pro Shop at 650 River Drive West

Date: January 27, 2020

On July 5, 2018 the City of Seguin entered into an agreement with TSG Architects for the design and engineering services related to the construction of the Golf Pro Shop in the existing building located at 650 River Drive West. Upon completion of the construction documents, the City of Seguin released a notice to receive sealed bids for the project. A mandatory Pre-Bid Conference was held on January 7, 2020 at which time the attendees were invited to walk the building and site prior to formulating a construction bid for the project.

On January 21, 2020, the City of Seguin opened bids for the renovations and construction of the Golf Pro Shop. Bids were received from six different contractors ranging from a low base bid of \$1,077,900 from R. L. Rohde General Contracting to a high base bid of \$1,415,200 from Sullivan Contracting Services. The base bid includes selective demolition within the building and grounds, roof replacement, new mechanical/plumbing/electrical. In addition to the construction of the building a new covered patio area will be constructed at the rear of the building and the front façade will be restored to match the original construction from 1938. There will also be major renovations done to the rear putting green, senior tee boxes, the driving range, several lakes and repaving the cart parking area. Separate from this project, in the near future staff will need to make improvements to the cart barn, install a new irrigation system and build new greens.

The estimated budget for construction as presented to City Council as part of Certificate of Obligation series 2020 on January 21, 2020 was \$1,500,000. The bid of \$1,084,650 was submitted by The Koehler Company. Tim S. Gescheidle, AIA, Principal and Owner of TSG Architects and City staff have reviewed the bids and are recommending entering into contract negotiations with The Koehler Company based on strong municipal experience along with experience with similar projects.