

COUNCIL ACTION FORM

SUBJECT: APPROVAL OF PLANS AND SPECIFICATIONS FOR THE DONALD AND RUTH FURMAN AQUATIC CENTER

BACKGROUND:

In July 2007, the community of Ames approved a special bond issue in the amount of \$8,488,000 for construction of the Furman Aquatic Center. Donald and Ruth Furman donated an additional \$2,000,000 for the aquatic center, half of which may be used for construction. The other \$1,000,000 of their gift will be used to establish an endowment to assure that minimal operational tax subsidy will be needed annually and to address capital improvements at the facility in years to come.

During the past six months, a team of City employees (Public Works, Inspections, Water & Pollution Control, Finance, Parks and Recreation, City Manager's Office, etc) and a team from RDG Planning and Design (total of approximately 15 people) worked to develop the Plans and Specifications documents. Additionally during this window of time, the Parks and Recreation Commission formally reviewed the plans two different times and gained public reaction. At each of these meetings the Commission expressed support of the plans presented (Attachment A).

The Plans and Specifications incorporate the general features included in the special bond issue informational brochure as follows:

- 50 meter / 8 lane multi-use pool
 - Diving Boards (1 and 3 meter)
 - 150' drop slide
 - Floatables
- Leisure Pool for children
 - Family and Toddler Slides
 - Play Structure with dumping bucket
 - Floatables
- Lazy River
 - Two 200' in length water slides
- Shade and turf areas
- Support facilities
 - Concession Stand
 - Locker Rooms
 - Parking lot for 250 vehicles
- Traffic Signal on 13th Street

**FINANCIAL SUMMARY
ESTIMATED COSTS AND FUNDING SOURCES**

	ORIGINAL BUDGET	CONSTRUCTION BUDGET
Expenditures:		
RDG (Engineering)	\$ 718,000	\$ 718,000
ISU (FP&M)	\$ 100,000	\$ 100,000
Site Preparation/Earthwork	\$ 643,535	\$ 475,000 (Actual)
Construction of Facilities	\$7,500,000	\$7,900,000
Owner: Equipment Allowance	\$ 150,000	\$ 150,000
Owner: Materials Testing	\$ 25,000	\$ 25,000
Owner: Floodway Management	\$ 60,000	\$ 60,000
Contingency	<u>\$ 291,465 (3.9%)</u>	<u>\$ 220,000 (2.8%)</u>
TOTAL:	\$9,488,000	\$9,648,000 (*+\$160,000)

Funding Sources:		
G.O. Bonds	\$8,488,000	\$8,488,000
Furman gift	\$1,000,000	\$1,000,000
*Sales Tax Refund (estimate)	\$ 0	\$ 100,000
*Interest on \$1m gift (estimate)	<u>\$ 0</u>	<u>\$ 60,000</u>
TOTAL:	\$9,488,000	\$9,648,000

Deduct Alternates: Three deduct alternates are included along with the base bid package, with the following estimated costs:

- Irrigation System for Turf / Planting Areas on Pool Deck \$ 44,000
 - Decorative Fencing at Entry and Lazy River \$ 50,000
 - Asphalt versus Concrete Parking Lot \$ 50,000
- \$144,000

Add Alternate: In the event the responsive/responsible bid is lower than the estimated budget, an add alternate (not in the base bid) has been included as follows:

- Dual Speed Slide \$500,000

Bid Climate: Taking the following factors into account, it appears the project is being bid at an ideal time:

1. Several experienced contractors have contacted RDG expressing interest in this project
2. Regionally, RDG is unaware of any other large pool construction projects planned for the 2008/09 construction season
3. The State of Iowa has reduced road construction projects for 2008. Therefore, no 'supply and demand' issues related to concrete should affect the bids
4. A downturn in the overall economy

In the event the low bid exceeds the estimated budget, the contingency fund (2.8%) and deduct alternates (\$144,000) can be used to address the overage.

Sales Tax: RDG estimates that the contractor will expend approximately \$100,000 in sales tax for materials purchased during the duration of the project. The City initially pays the contractor. Following completion of the project, a 'Sales Tax Reimbursement Form' is submitted to the State of Iowa, whereby the City receives a refund of all sales taxes paid.

Furman Gift: Mr. and Mrs. Furman donated \$1,000,000 to the City on August 15, 2007. The City's Finance Department estimates this gift will generate approximately \$60,000 during the lifecycle of this construction project. The Furman's second million dollars will be received in March 2008. The interest earned on this funding will remain in the endowment fund and not be used for construction.

Floodway Management: As you may recall, of the approximate 40-acre site, roughly two-thirds of the area is in the floodway; comprised of trees and brome grass. Over the past several months, staff has met with professors and staff from ISU, Story County Conservation staff, and team members with RDG Planning and Design, regarding how to best to manage this area. To date the group has determined three main goals for this area:

1. Maintain, don't degrade the water quality at the site
2. Increase infiltration of surface water at the site
3. Increase the diversity tree species

To accomplish these goals the group discussed four options:

1. Rid the site of the brome grass and plant prairie seed
2. Plant additional trees
3. Plant prairie seed and trees
4. Maintain as is and mow/hay the site two times per year

Each of the above floodway management options has its pros and cons. Prior to making a recommendation the group determined they should walk the site (spring 2008). Once a recommendation is determined staff will bring this issue before the Parks and Recreation Commission. In the event the recommendation is to plant trees and prairie seed, \$60,000 is included in the Aquatic Center budget.

ALTERNATIVES:

1. Approve the Plans and Specifications for the Donald and Ruth Furman Aquatic Center project and establish March 26, 2008 as the date to receive bids and April 8, 2008 as the date to award the contract.
2. Reject the Plans and Specifications and direct staff and the consultant to revise the plans.

MANAGER'S RECOMMENDED ACTION:

For over a decade, a top priority for the Mayor and Council has been to enhance the City's recreational facilities so we maintain our status as a vibrant place to live. This facility, located in the heart of Ames, is a significant accomplishment in support of the Council's priorities. The Donald and Ruth Furman Aquatic Center will be an amazing recreational facility for residents of all ages to experience and enjoy.

Therefore, it is recommended by the City Manager that the City Council adopt Alternative No. 1, thereby approving the Plans and Specifications for the Donald and Ruth Furman Aquatic Center project and establishing March 26, 2008 as the date to receive bids and April 8, 2008 as the date to award the contract.