

COUNCIL ACTION FORM

SUBJECT: HOMEWOOD GOLF COURSE CLUBHOUSE PROJECT PLANS AND SPECIFICATIONS

BACKGROUND:

The current Homewood Golf Course clubhouse is a converted home that was moved to its current location in 1967. In FY 2017/18 the City Council allocated \$50,000 for the design of a new facility and \$750,000 in FY 2018/19 for construction. Staff contracted with Design Alliance, which is now the Farnsworth Group, Waukee, Iowa for \$50,000 to design the new clubhouse. A rendering of the clubhouse design is shown in Attachment A and the floor plan for the basement and first floor can be seen in Attachment B.

The architect/engineer's initial project cost estimate (35% drawings) was \$1,089,462 which included design fees and other soft costs. As a result of this estimate, the City Council approved an additional \$250,000 from the General Fund balance for this project. In addition, a \$10,000 donation has been received for this project bringing the total funding for the clubhouse project to \$1,060,000.

When 95% of the construction drawings were prepared, The Farnsworth Group contracted with Stecker-Harmsen, Inc., Ames, Iowa to complete a cost estimate for this project. The estimate is as follows:

<u>Architect/Engineer's Estimate:</u>	<u>Amount</u>
Base Bid	\$1,312,255
Alternate #1 (Building Demolition)	\$ 4,500
Alternate #2 (Standing Seam Metal Roof)	\$ -9,900
Architect/Engineering Services	\$ 50,000
Sub-Total	\$1,356,855
<u>Items in the Estimate to be Removed:</u>	<u>Amount</u>
Sales Tax	\$ -26,016
Sidewalk-20 th Street to Clubhouse (Separate Funding Source)	\$ -65,000
Sub-Total	\$ 91,016
Total Project Estimate	\$1,265,839
Funding Available	\$1,060,000
Funding Shortfall	\$ 205,839

*Please note that if Alternate #2 is not chosen, the funding shortfall will be \$215,739.

Value engineering on this project has been done to get to the numbers shown above. To reduce costs further, the building size would need to be reduced and staff feels that would compromise the functionality of what the building is to be used and programmed for. Therefore, additional funding needs to be identified. Using funds from the Park

Development Fund is an option as was done with the Inis Grove Park and Brookside Park restroom projects. **Please note these funds have traditionally been earmarked for the purchase of park land and/or new park features. The Homewood Clubhouse could be considered a new park feature even though it is replacing the current clubhouse.** The FY 2019/20 available balance in the Park Development Fund is \$570,888.

The current timeline for this project is to receive bids and award a contract in February, start construction in late summer, and have the clubhouse operational in April 2021.

ALTERNATIVES:

1. Approve Plans and Specifications as proposed for the Homewood Golf Course Clubhouse Project and set the bid due date for February 13, 2020 and February 25, 2020, as the date of hearing and award of the contract.
2. Do not approve the proposed plans and specifications, and decide not pursue the Homewood Golf Course Clubhouse Project at this time.
3. Refer back to staff to make additional revisions to the design in order to reduce the estimated cost to match the current available funding.

CITY MANAGER'S RECOMMENDED ACTION:

The new Homewood Golf Course Clubhouse will be a great addition to the park system that will not only serve golfers, but also provide a community facility that can be used year round by Ames residents. Staff has worked with the architect to design a building that is functional, attractive, and energy efficient. Geothermal heating and cooling, LED lighting, and a high efficiency water heater are some of the items included in the design to keep the building's carbon footprint as low as possible.

The current cost estimates from the architect indicate that there could be a funding shortfall for this project. However, several contractors have already expressed interest in bidding on this project and staff is hopeful this competition will result in the bids coming in at a reasonable cost. If the low bid exceeds the available funding, the City could allocate funds from the Park Development Fund to make up any shortfall. Therefore, it is the recommendation of the City Manager that the City Council support Alternative #1, which approves the Homewood Golf Course Clubhouse plans and specifications and sets the bid due date and hearing for award of contract.



HOMEWOOD GOLF COURSE CLUBHOUSE

401 E. 20TH STREET - AMES, IOWA 50010

OWNER
CITY OF AMES

TITLE
FURNITURE, FURNISHINGS & EQUIPMENT PLANS

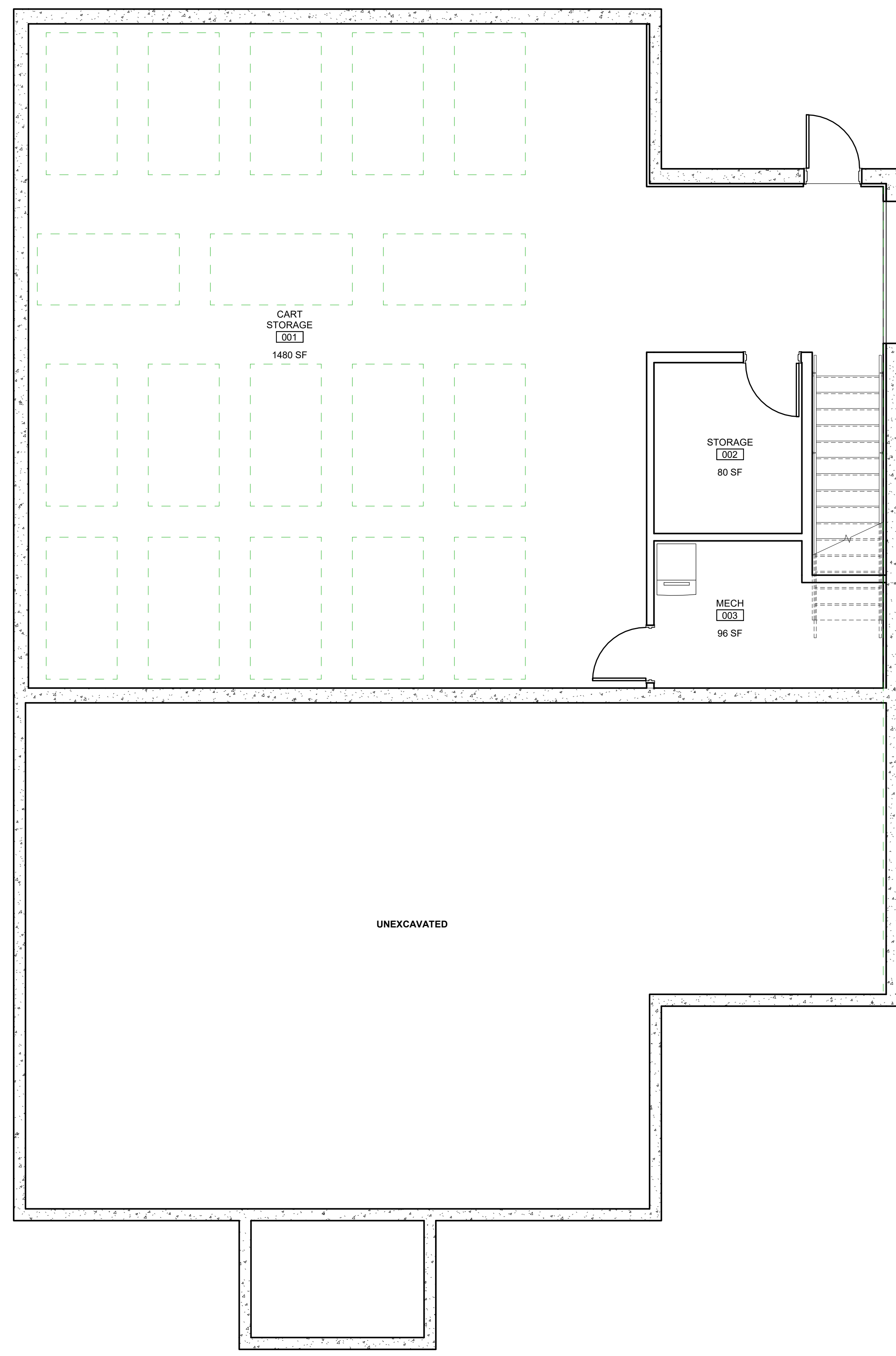
PROJECT NUMBER
218028

DATE

REVISIONS

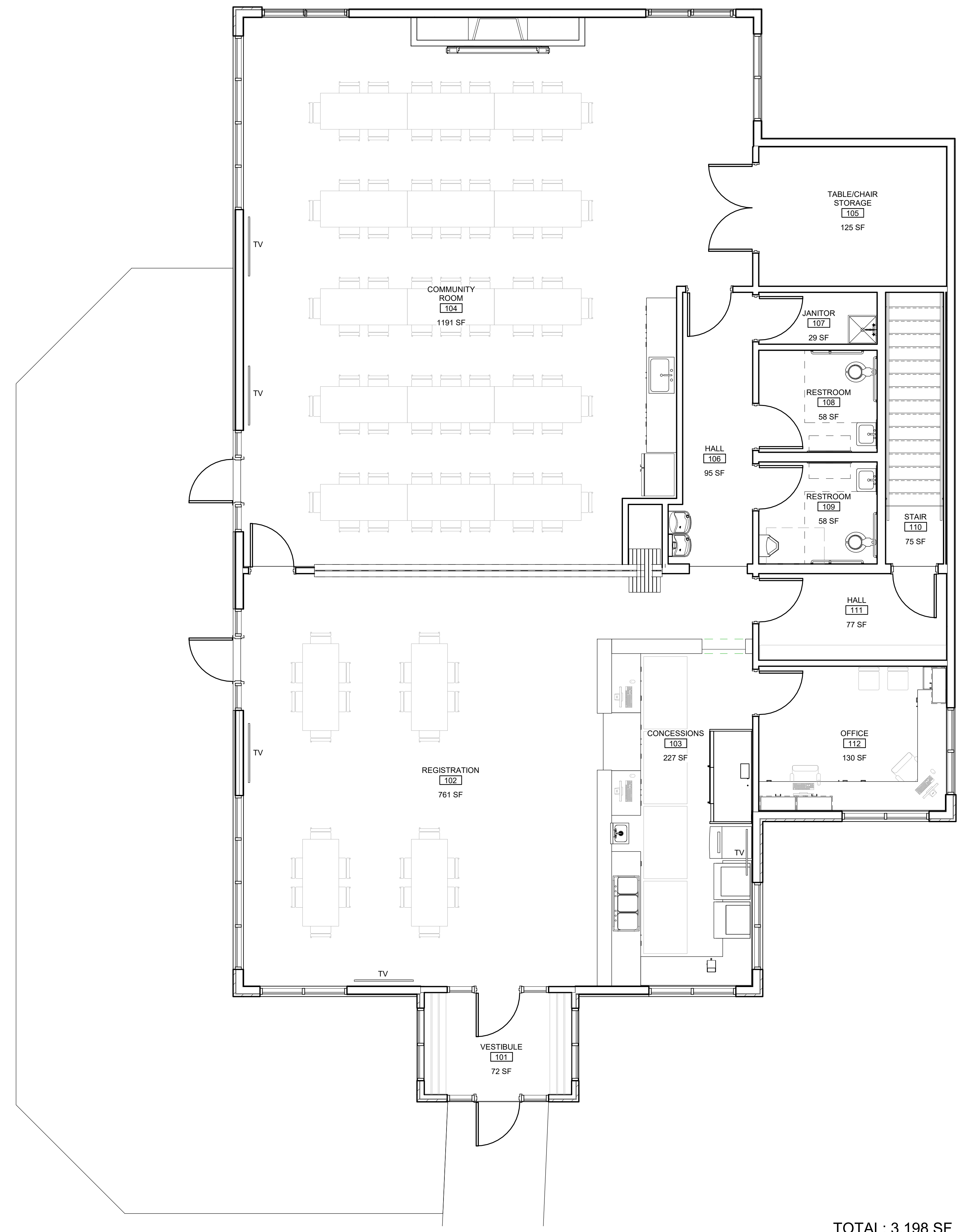
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FFE.1



TOTAL: 1,826 SF

1 FURNITURE FLOOR PLAN - BASEMENT
1/4" = 1'-0"



TOTAL: 3,198 SF

2 FURNITURE FLOOR PLAN - MAIN FLOOR
1/4" = 1'-0"