Item No. 33

Staff Report

FITCH FAMILY INDOOR AQUATIC CENTER UPDATE

March 28, 2023

BACKGROUND:

The City Council has made it a priority to construct the Fitch Family Indoor Aquatic Center (FFIAC) at 122 North Oak Avenue. This property was purchased from the Iowa Department of Transportation (IDOT) on January 5, 2023, for $2.9 million. The IDOT recorded the State Land Patent (similar to a property deed) and delivered it to the City in early March. The City is also in possession of the property abstract.

On December 13, 2022, City Council awarded contracts to RDG Planning and Design for Architectural Services and to Story Construction (SC) for Construction Management Services. Since that time, staff has been meeting with representatives from RDG, SC, and sub-consultants to work through the schematic design phase which will be explained in more detail later. It should be noted that throughout this document, reference will be made to the Design Team which includes City staff, Architect, Construction Manager, and sub-consultants.

Since a lot has happened over the last three – four months, an update regarding activities follows. **Council is being asked to provide guidance regarding several items shown at the end of this report.**

MISCELLANEOUS ACTIVITIES:

Staff has been working on several miscellaneous activities that are related to the overall project:

Pool Facility Visits – Staff visited the Waukee YMCA and the Ames High School facilities to observe mechanical, filtration, and disinfection equipment, locker rooms, pool basins, lighting, floor finishes, etc. The purpose of these visits was to gather information regarding various items that would help staff determine what should or should not be included in the FFIAC. Please note that staff had previously visited different facilities when developing preliminary designs for the failed Healthy Life Center project. The Parks and Recreation Director had also previously attended a workshop in Boulder, Colorado and toured multiple facilities to gain insight for our project.

Topographic and Boundary Survey – Clapsaddle-Garber Associates, Inc. (CGA) has been hired to complete a survey of the property. CGA is expected to submit a report to staff the week of March 27 and this information will be used by the Design Team as plans are further developed and defined.

Geothermal Wells – The Iowa Department of Natural Resources (IDNR) has determined that vertical geothermal wells will not be allowed due to the potential risk of contaminating the aquifer below the property. Installing a horizontal well field is a possibility; however, further testing of groundwater in nine locations specified by the IDNR will be needed. Additionally, horizontal wells are generally 300 feet in length which may be problematic due to the size of the property, as well as the contamination in the northeast corner. In conversations with KCL Engineering (sub-consultant), there appears to be an energy efficiency benefit to pursue geothermal wells even if 300 feet in length cannot be achieved. Staff will continue to work with IDNR and KCL to reach a final decision related to this topic.

Stormwater Management – Discussions between City staff and consultants are ongoing regarding managing stormwater on the site. Two options are being considered: 1) managing all stormwater on-site, or 2) managing some stormwater on-site and the remainder off-site. Once the Survey Report is received from CGA, the project consultants will be able to calculate how much stormwater will be generated and what will need to be managed on-site. City staff is reviewing potential options for off-site management as well.

Environmental Services – City staff is finalizing a contract with Impact7G to provide services related to environmental issues encountered during the project. Services include, but are not limited to, developing a construction management plan for dealing with possible contamination, installing monitoring wells and performing periodic testing, and provide guidance and recommendations to mitigate/remediate potential risks associated with site contamination.

SCHEMATIC DESIGN PHASE:

Schematic Design (SD) is the first phase of the design process. The second phase is Design Development with the third phase being Construction Documents. During SD, several steps occur to help shape what the building will look like. These steps are shown below:

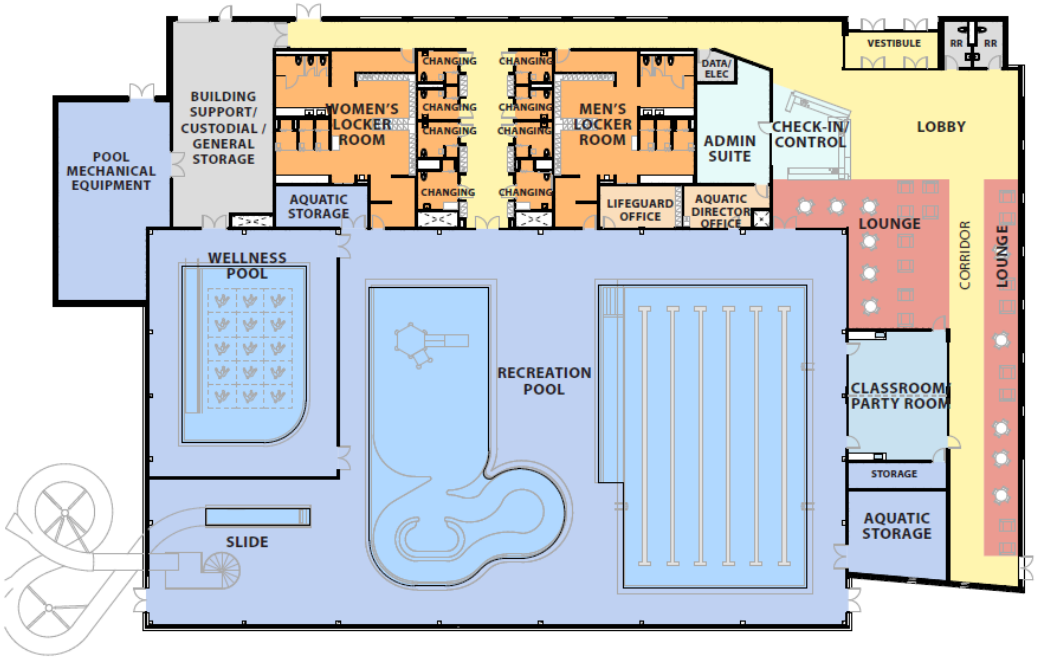
- Owner sets the scope for the project such as building purpose and components, budget, space sizes, etc.
- Owner sets parameters for the building such as energy efficiency, building and equipment longevity, level of quality desired, minimizing maintenance needs, impact on operations, etc.
- Design team develops the building program (space types, space quantities, space sizes, etc.)
- Architect develops floor plan based on the above information
- Architect develops options for how to place the building on the site
- Architect develops renderings of how the building could look
- Design Team reviews and revises floor plans and building design as needed
- Architect develops a SD booklet which contains renderings, floor plans, program overview, and a narrative of spaces and systems for the building
- The SD booklet is distributed to SC and Stecker-Harmsen (construction cost estimator) for each to develop an SD cost estimate

- The Architect, SC, Stecker-Harmsen, and sub-consultants review and reconcile differences between the two cost estimates and develop value engineering (VE) options
- An SD cost estimate is shared with the owner along with VE options
- An update on the schematic design phase is given to City Council

FLOOR PLAN:

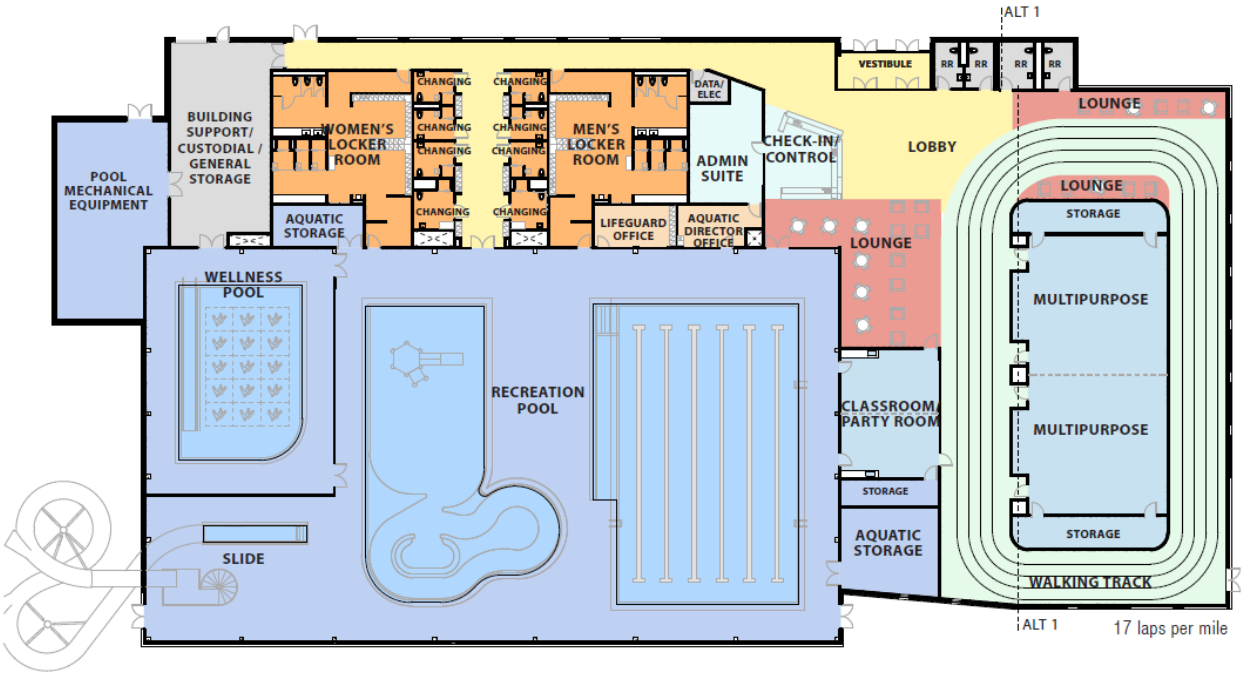
Two floor plans were developed: 1) A Base Bid (which includes the aquatic components and related amenities), and 2) A Base Bid and Add Alternate (which adds a walking track and multipurpose space). At a previous meeting, City Council directed staff to split the project as described due to concerns regarding whether there was sufficient funding to build the larger version of the project.

Spaces in the base bid include a six-lane 25-yard lap pool, zero-depth entry pool with a current channel, therapy pool, one body slide, men's and women's locker rooms, eight universal/family change rooms, wet classroom/party room, check-in area, lobby with two universal restrooms, and support spaces. The add alternate includes a walking track, multipurpose space, and two additional universal restrooms. The two floor plans are shown below:



Base Bid - Floor Plan

Base Bid - 34,415 GSF



Base Bid plus Alternate - Floor Plan

Base Bid plus Alternate - 42,015 GSF

BUILDING RENDERINGS:

A majority of the building will be constructed with pre-cast concrete insulated panels that could be stained, have stone or brick veneer surface, or be left plain. A portion of the south facing wall will be a combination of glass and steel as this will be the most visible side of the building. Some glass will have a treatment to minimize glare on the pool surfaces. The structure is designed to support solar panels on the roof as well as HVAC equipment. Floor finishes include brushed concrete, polished concrete, ceramic tile, carpeting, terrazzo, and resilient flooring (add alternate only). Interior walls will include pre-cast concrete panels, concrete block, and gypsum board. Lighting will be LED and supplemented with natural light where possible.

Renderings below from different angles show the base bid and the base bid with alternate. Final colors are yet to be determined.

Base Bid

Base Bid Plus Alternate

Base Bid

Base Bid Plus Alternate

Base Bid

Base Bid Plus Alternate

PROJECT COST ESTIMATE UPDATE:

Included in the 2023-2028 draft Capital Improvement Plan (CIP) is an estimated budget for the Fitch Family Indoor Aquatic Center which is shown as the Projected Budget column in the table below. **This table depicts the budget only for the base bid (excludes walking track and multipurpose space). The second column is the most recent estimate for the base project.** Please note that SC and Stecker-Harmsen only provided updated construction estimates which are $3,158,905 more than the

$20,500,000 originally budgeted for the project. This estimate was created using today's prices and adding a 3% escalator since bidding won't occur until later this year. **All the other items are either actuals (land), contracted amounts (design, construction manager), or allotments set by staff (the remainder of the items). The third column is the difference between columns one and two.**

The cost estimate for the add alternate is $2,391,236 which is lower than the $3,000,000 estimate from Stecker-Harmsen in April 2022. This estimate assumes the Alternate is added to the base bid and done at the same time.

The lower half of the table refers the funding portion of the project. Column one, Projected Budget, reflects the information included in the CIP. The second column shows the potential funding and column three is the difference between the Projected Budget and Potential Funding columns. The change in funding comes from three sources, 1) G.O. Bonds, 2) Donations, and 3) American Rescue Plan Act (ARPA) funds.

Regarding the G.O. Bonds, Council is authorized to issue up to $21.2 million dollars, however, in the projected budget only $19,334,284 is used. Another $1,865,716 in bonds could be issued for this project. Donations have increased by $4,950. As explained during CIP presentations, $868,681 in ARPA funds was set aside for this project but not included in the Projected Budget. These items result potentially in an additional $2,739,347 available for this project.

Fitch Family Indoor Aquatic Center Estimated Budget

(Shaded areas indicate line items with a change from Projected Budget)

Base Bid Expenses Only:

	Projected Budget	SD Estimate	Difference
Conceptual Design/ Environmental Testing	$ 64,893	$ 64,893	$ 0
Land	2,900,000	2,900,000	0
Relocate Electric Lines	75,000	75,000	0
Design	1,783,850	1,783,850	0
Remediation/Mitigation	1,000,000	1,000,000	0
Construction Manager (CM)	1,392,229	1,392,229	0
Soils, Survey, Testing (SST)	390,000	390,000	0
Construction	20,500,000	**23,658,905**	**3,158,905**
Furniture, Fixtures, & Equipment (FFE)	500,000	500,000	0
Base Bid Project Subtotal	28,605,972	**31,764,877**	**3,158,905**
Owner's Contingency	2,100,000	2,100,000	0
Base Bid Project Total	30,705,972	**33,864,877**	**3,158,905**

Funding:

	Projected Budget	Potential Funding	Difference
Hotel/Motel Tax	$ 64,893	$ 64,893	$ 0
G.O. Bonds	19,334,284	**21,200,000**	**1,865,716**
Geitel Winakor Donation Fund	1,950,000	1,950,000	0
Donations	8,356,795	**8,361,745**	**4,950**
Community Attraction & Tourism (CAT) Grant	*500,000	*500,000	0
Story County Contribution	500,000	500,000	0
ARPA Funding	0	**868,681**	**868,681**
Total	30,705,972	**33,445,319**	**2,739,347**

*Final decision regarding the CAT grant will be made sometime in June

Even with the potential $2,739,347 of additional funding, there still remains a $419,558 shortfall for the current estimated Base Bid.

VALUE ENGINEERING (VE):

As stated earlier, the Design Team has developed a list of potential VE options that will be considered to reduce the construction costs. This list below is not all inclusive. The items, if cut, might impact quality and/or functionality of the overall building.

Value Engineering Options include:

1. Changing floor finishes
2. Changing how locker room walls are constructed
3. Having painted exposed structure instead of Acoustical Ceiling Tiles
4. Reducing the square footage of pool deck space
5. Staining the exterior of the pre-cast concrete panels in lieu of stone veneer
6. Reducing interior glass
7. Reducing exterior glass
8. Removing metal panels on south of building
9. Reducing pool/slide sizes/depths/features
10. Reducing HVAC budget
11. Lowering all walls and structure one foot
12. Reducing width of aisles in parking lot
13. Combining Zero-depth Pool and Lap Pool
14. Reducing Lap Pool lanes from six to four
15. Reduce contingency from 10% to 7.5%

In order to assist the Design Team in determining which VE options ultimately to pursue, staff is seeking City Council direction regarding project priorities such as: quality of materials, energy efficiency, minimizing maintenance requirements, impact on operations, and service levels.

STAFF COMMENTS:

Based on the information covered in this report, staff is seeking direction regarding the following issues:

1. Building Design – Does Council have any comments regarding the overall design of the building?

2. Project Budget – Is the City Council willing to authorize up to $21.2 million in bond funding, if needed, up from $19,33,284 that was previously projected in CIP?

3. Value Engineering – What are Council priorities for the project?

NEXT STEPS:

After receiving Council feedback on the aforementioned items, staff and the Design Team will work on the following items:

- Make decisions on value engineering options based on Council priorities and proceed to the Design Development phase

- Finalize contract with Impact7G for environmental services

- Perform nine additional groundwater tests and supply results to IDNR for evaluation

- Determine whether geothermal will be included in the project based on IDNR decision

- Determine whether stormwater management will be all on-site or if some can be off-site, if off-site options are available

- Provide Council with another update at the end of Design Development