

COUNCIL ACTION FORM

SUBJECT: CONTRACT COMPLETION FOR HOMEWOOD GOLF COURSE CLUBHOUSE

BACKGROUND:

This project included the demolition of the former clubhouse at Homewood Golf Course and the construction of a new clubhouse. The new clubhouse includes concession space (concession counter, seating for 24), a community room (seating for 80, fireplace), two universal restrooms, staff office, outdoor patio, and golf cart storage. The first floor is 3,198 square feet while the cart storage below is 1,826 square feet. The project was started in August of 2020 and the facility opened to the public on May 7.

The Farnsworth Group, Waukee, Iowa, designed the clubhouse and provided project management. City Council awarded the Base Bid and Alternate #3 to R.H. Grabau Construction Inc., Boone, Iowa, on February 25, 2020, in the amount of \$1,374,881. A change order in the amount of \$14,309.01 was added to the contract for various changes as shown in Attachment A.

R.H. Grabau Construction, Inc., completed the project in accordance with specifications and verified by representatives of the Farnsworth Group, as described in Attachment B. Below is a breakdown of the project cost.

Project Component	Cost
Design	\$ 52,068.00
Construction (Base bid & Alt. 3)	1,374,881.00
Change Order #1	14,309.01
Construction Materials Testing	5,313.00
FF&E	48,813.00
Misc. (landscaping, network equipment, etc.)	9,921.00
Total Project Cost	\$ 1,505,305.01

Total available funding for the project was \$1,554,845 and total project cost was \$1,505,305.01 leaving a balance of \$49,540.

ALTERNATIVES:

1. The City Council can:
 - a. Approve Change Order #1 in the amount of \$14,309.01 to R.H. Grabau Construction, Inc., Boone, Iowa for the Homewood Golf Course Clubhouse Project.
 - b. Accept completion of the contract for the Homewood Golf Course Clubhouse Project with R.H. Grabau Construction, Inc., Boone, Iowa in the amount of \$1,389,190.01
2. Do not accept the completion of the Homewood Golf Course Clubhouse Project.

CITY MANAGER'S RECOMMENDED ACTION:

Homewood Golf Course has been an important part of the community for many years and the new clubhouse adds to the golf experience at Homewood. Also, the new clubhouse provides a community room for individuals to utilize for meetings and special events year round.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as described above.

CHANGE ORDER - LOG

Homewood Golf Course Clubhouse - Ames, Iowa

Date: 09/09/21

Original Contract Price: \$1,374,881.00

Change Orders approved to date: \$0.00

APPROVED CHANGE ORDER ITEMS

1)	CR-03	Relocate Electrical Meter & Disconnect Switches	\$0.00	✓
2)	CR-05	RFP-01: ETI PR#1 ADD Switches & Dimmers, and CHANGE to multi-circuit light fixtures. ETI ESI#1 DEDUCT for smaller wire, conduit & disconnects.	\$3,221.57	✓
3)	CR-06R	RFI-17: Vent Line Changes, per City of Ames Requirements.	\$1,713.60	✓
4)	CR-08	Water & Sewer Usage Deduct	-\$122.53	✓
5)	CR-09R	RFI-22: Revisions to layout of Folding Panel Partition & Door (104B)	-\$848.00	✓
6)	CR-11	RFP-02: Add (4) Emergency Egress Lights and (1) Battery	\$3,843.82	✓
7)	CR-15R	Restroom [109]: Remove san. vent lines for urinal. Deduct Urinal & Flush Valve and Revise Restroom Sign.	\$254.12	✓
8)	CR-16	Delete Video Monitor Mounts from project.	-\$1,357.05	✓
9)	CR-17	Add glazing at rafter location above folding panel partition. Framing material change & portion of labor.	\$1,275.00	✓
10)	CR-18	RFP-04: Credit to relocate Fire Department Connection (FDC)	-\$2,500.00	✓
11)	CR-19	RFP-08: Revise Openness of Window Shades	\$214.20	✓
12)	CR-20	RFP-06: Credit to omit 43' of Sidewalk/ADA Ramp/Detectable Warning	-\$1,670.00	✓
13)	CR-21	Add Cell Phone Dialer to Fire Alarm System	\$1,756.44	✓
14)	CR-22	RFP-05: Add HDMI cables at west wall	\$658.67	✓
15)	CR-23	Furnish and Install two new 2x2 LED Lights in Office [112]	\$412.34	✓
16)	CR-24	RFP-09: Add FRP in Storage [105]	\$1,019.08	✓
17)	CR-25	Relocate Interior Vestibule Door (101B)	\$2,442.90	✓
18)	CR-26	RFP-10: Revise light fixture heights.	\$1,001.39	✓
19)	CR-27	Add hand hole and trench to maintenance building and install data conduit	\$1,654.70	✓
20)	CR-28	Add wiring for keypad for door alarm system & cut into wall area	\$144.59	✓
21)	CR-29	Add power & wiring for HVAC control panel and circulation pump, add bonding for data rack, change light fixture & add light in stairwell, add raceway for data to HVAC control panel.	\$1,194.17	✓

TOTAL OF APPROVED CHANGES \$14,309.01
Percentage 1.04%

Adjusted Contract Price including this change order: \$1,389,190.01