

ITEM #: 16
DATE: 11-28-23
DEPT: P&R

COUNCIL ACTION FORM

SUBJECT: FITCH FAMILY INDOOR AQUATIC CENTER PLANS AND SPECIFICATIONS

BACKGROUND:

There are three design phases when proceeding with a large project such as the Fitch Family Indoor Aquatics Center:

- Schematic Design (SD)
- Design Development (DD)
- Construction Documents (CD)

In each phase, the design of the facility is further refined, along with the cost estimates. Included in the 2023-28 Capital Improvement Plan (CIP) is a total estimated budget for the Fitch Family Indoor Aquatic Center of \$33,705,972. The information included in this report is related to the last phase of the design process which is the development of Construction Documents.

FLOOR PLANS:

Included in the Construction Documents is a floor plan for the Base Bid (which includes the aquatic components and related amenities) and Add Alternate 1 (which adds two multi-purpose rooms and a walking area.) 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. **The City Council should note that two other minor add alternates are being proposed in the construction plans which are highlighted later in this report.**

Spaces in the base bid include a six-lane 25-yard lap pool, zero-depth entry pool with a current channel, wellness pool, one body slide, men's and women's locker rooms, six 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 area, two multi-purpose rooms, and two additional universal restrooms. The two floor plans are shown in Attachment A. These are the plans that the City Council has seen before.

BUILDING RENDERINGS:

A majority of the building is designed with a combination of colored and non-colored pre-cast concrete insulated panels. A portion of the south facing wall will be a combination of glass and concrete, 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, 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.

Attachment B shows renderings from different angles of the base bid and the base bid with alternate.

Colors shown are what are specified in the plans. Here again, the renderings are the same as previously shown to the City Council.

CONSTRUCTION DOCUMENTS COST ESTIMATE:

In the Construction Documents Phase, the estimated construction cost for the base bid only has been revised to \$20,273,605, or \$226,395 less than the \$20,500,000 originally budgeted for the construction of the project (excluding the construction of the walking area addition). This amount is indicated in Table 1, below, in the “Construction Documents Estimate” column.

This estimate was created using today’s prices and adding a 1% escalator since bidding will not 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).

ADD ALTERNATES:

For this project, three add alternates are included in the construction documents and summarized below. All three alternates have been added to the overall project costs in Table 1. These estimates assume the Alternates are added to the base bid and completed at the same time.

Add Alternate 1 – Multi-Purpose Rooms & Walking Area:

In April 2022, the cost estimate from Stecker-Harmsen for the walking track add alternate was \$3,000,000. At the end of Schematic Design, the estimate was revised to \$2,391,236. The estimated cost for the add alternate after Design Development was \$1,800,000. **The estimated cost for Add Alternate 1 is now \$1,506,117.**

Add Alternate 2 – Heating to Main Entry Concrete:

To help provide a safe entry way to the building during winter months, heated concrete has been added as an alternate. This will also help reduce the amount of snow being tracked into the building. **The estimated cost for Add Alternate 2 is \$50,000.**

Add Alternate 3 – Tile Edge to Lap & Recreation Pools:

The base bid includes a concrete bull nose edge around the lap and recreation pools which is similar to how pool basin edges are at the Furman Aquatic Center. If funding is available, adding a tile edge on top of the pool deck and six inches down the sides is preferred. **The estimated cost for Add Alternate 3 is \$65,000.**

Table 1.
Fitch Family Indoor Aquatic Center Estimated Expenses

	Projected Budget	Design Development Estimate	Construction Documents Estimate
Conceptual Design / Environmental Testing	\$ 64,893	\$ 64,893	\$ 64,893
Land	\$ 2,900,000	\$ 2,900,000	\$ 2,900,000
Relocate Electric Lines	\$ 75,000	\$ 75,000	\$ 75,000
Design	\$ 1,783,850	\$ 1,783,850	\$ 1,783,850
Remediation / Mitigation	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Construction Manager (CM)	\$ 1,392,229	\$ 1,392,229	\$ 1,392,229
Soils, Survey, Testing (SST)	\$ 390,000	\$ 390,000	\$ 390,000
Construction	\$ 20,500,000	\$ 20,593,493	\$ 20,273,605
Furniture, Fixtures, & Equipment (FFE)	\$ 500,000	\$ 500,000	\$ 500,000
Base Bid Subtotal	\$ 28,605,972	\$ 28,669,465	\$ 28,379,577
Contingency	\$ 2,100,000	\$ 2,100,000	\$ 2,100,000
Add Alternate 1 - Walking Area Addition	\$ 3,000,000	\$ 1,800,000	\$ 1,506,117
Add Alternate 2 - Heating to Main Entry Concrete			\$ 50,000
Add Alternate 3 - Tile Edge (Lap & Recreation Pools)			\$ 65,000
Project Total	\$ 33,705,972	\$ 32,599,465	\$ 32,100,694

Table 2 outlines the funding sources for the project. Column one (“Original Budget”) reflects the information included in the CIP, which was sufficient to finance the construction of the Base Bid portion of the project (using estimates known at that time). The second column indicates the funding needed at the end of the Design Development phase. The third column shows the potential funding based on the most recent information. The difference between the first and third columns in funding comes from three sources, 1) G.O. Bonds, 2) Donations, and 3) American Rescue Plan Act (ARPA) funds.

**Table 2.
Fitch Family Indoor Aquatic Center Estimated Revenues**

	Original Budget	Potential Funding at Design Development	Potential Funding at Construction Documents
Hotel / Motel Tax	\$ 64,893	\$ 64,893	\$ 64,893
G.O. Bonds	\$ 19,334,284	\$ 20,854,146	\$ 20,355,375
Geitel Winakor Donation Fund	\$ 1,950,000	\$ 1,950,000	\$ 1,950,000
Donations	\$ 8,356,795	\$ 8,361,745	\$ 8,361,745
Community Attraction & Tourism (CAT) Grant	\$ 500,000	\$	\$
Story County Contribution	\$ 500,000	\$ 500,000	\$ 500,000
ARPA Funding	\$	\$ 868,681	\$ 868,681
Total	\$ 30,705,972	\$ 32,599,465	\$ 32,100,694

*Council authorized up to \$21,200,000 in G.O. bonds on September 14, 2021

Donations have increased by \$4,950 from the original budget. As explained during CIP presentations in January of 2023, \$868,681 in ARPA funds was set aside for this project, but not included in the Original Budget. While Council authorized issuing up to \$21,200,000 in G.O. Bonds, it now appears from the Construction Document estimates that only \$20,355,375 in bonds will be needed.

CAT Grant Funding – The original budget included an anticipated \$500,000 CAT grant to support the project. Staff submitted an application for these funds, but was notified in June 2023 that the City did not receive an award. Staff has been encouraged to reapply and worked with the Ames Chamber of Commerce to submit an application by the November 15, 2023 deadline. The application review board is scheduled to meet on December 7 and staff will have an opportunity to present the project and answer questions. If this grant ultimately is awarded, the amount needed from G.O. Bonds can be reduced by an additional \$500,000.

ADDITIONAL MISCELLANEOUS ACTIVITIES:

Since the last update to Council, staff also has been working on several miscellaneous activities related to the overall project. several of these activities are explained below.

Geothermal Wells – As stated in a memo to City Council dated November 2, 2023, the Iowa Department of Natural Resources (IDNR) gave the City authorization to install a horizontal geothermal well field as long as the piping was not installed in the northeast corner of the site and did not go deeper than 20 feet. The design team had been developing the plans and specifications for the heating and cooling components with this in mind.

To do its due diligence, the City contracted A-One Geothermal to install a test well and perform a 48-hour conductivity test. After the test was completed, the well would stay in place and become a component of the entire well field. A-One attempted to install the test well the week of October 23 and ran into the following problems:

- Once the drill got to a depth of 19 feet, A-One was not able to level out the drill head in order to run the bore horizontally. Instead the drill head just kept going deeper.
- A-One was also not able to control the direction of the bore as the drill head was 30 feet away from where it should have been when it reached the 19-foot depth.
- A-One tried a second test well in a different direction and they experienced the same issues as the first test well.

A-One described the sub-surface material as a hard, sandy shale and thus the reason they ran into these problems. With this information, A-One informed the City that it is not feasible to install a horizontal geothermal well field on the FFIAC site. The current plans and specifications reflect no geothermal well field and instead include the addition of some more traditional heating and cooling components.

An indoor aquatic center inherently is an energy intensive facility. While unfortunate energy cannot be stored in the ground, there is still a high energy efficient system being designed for this building. This new development, however, will result in staff exploring the financial feasibility of installing a rooftop solar panel system to help mitigate electric costs. If this option is pursued, it will most likely require a new, separate contract for work to be performed after the facility construction is completed. The building structure has been designed to accommodate the addition of solar panels in the future.

Stormwater Management – After many discussions, onsite stormwater management is included in the plans and specifications. In this design, bioretention cells will be situated in the southwest and northwest corners of the site. Onsite management also includes permeable pavers and underground storage as part of the design.

Updated Impact7G Recommendations Related to Site Contamination – After City Council’s September 26, 2023 meeting, staff worked with Impact7G to revise its recommendations based on Council direction. These updated recommendations can be viewed in Attachment C. Prior to these updates, additional conversations were held which included representatives from Impact7G, Iowa Department of Natural Resources (IDNR), Story Construction, RDG Planning and Design, and the City.

State Approval of Aquatic Plans – Waters Edge Aquatics Design will be submitting the plans and specification to the State to get approval. This normally takes approximately two months for this review.

UPDATED BIDDING TIMELINE:

To ensure the plans and specifications accurately reflected the aforementioned changes, the bidding timeline has been updated as follows:

November 28, 2023	City Council approves plans and specifications
November 29, 2023	Bid documents are released
January 11, 2024	Bid due date
January 23, 2024	Award contracts
February 13, 2024	City Council approves contracts and bonds

This latest schedule does not affect the construction timeline which is slated for April 2024 – November 2025.

ALTERNATIVES:

1. Approve proposed Plans and Specifications for the Fitch Family Indoor Aquatic Center Project and set the bid due date for January 11, 2024, and January 23, 2024, as the date of hearing and award of contracts.
2. Do not approve the plans and specifications at this time and request that modifications be made prior to soliciting bids.

CITY MANAGER'S RECOMMENDED ACTION:

If the Construction Documents estimate holds true for a total project cost of \$32,100,694, it appears that there are sufficient funds to finance the base project along with Add Alternates 1, 2, and 3, and only need to issue a total of \$20,355,375 out of the \$21,200,000 in G.O. Bonds authorized by the City Council. This total is \$844,625 less than the maximum amount of bonds that the Council has the authority to issue.

With the demolition of the City's Municipal Pool to make way for the new Ames High School, there is a need in the community for an indoor, recreational aquatic center. This project fulfills this need and will provide the City of Ames, Story County, and central Iowa with a quality facility for many years. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):

[Fitch Family Indoor Aquatic Center Attachment A.docx](#)
[Fitch Family Indoor Aquatic Center Attachment B.docx](#)
[Fitch Family Indoor Aquatic Center Attachment C.docx](#)