



NOTICE OF JOINT WORK SESSION MEETING
(In compliance with Sec. 551.041, Et. Seq., Tex. Gov't. Code)

NOTICE is hereby given that the City of Jersey Village City Council and the Golf Course Advisory Committee of the City of Jersey Village, Texas will conduct a joint work session meeting at 5:30 p.m., September 12, 2022, at the Civic Center Auditorium, 16327 Lakeview, Jersey Village, Texas.

ITEM(S) to be discussed and acted upon at this meeting is/are listed on the attached agenda.

AGENDA

- A. Call to Order and Announcement of Quorum. *Bobby Warren, Mayor*
- B. Open Meeting. Call to Order and the roll of appointed officers will be taken. *Chairperson for the Golf Course Advisory Committee*
- C. **CITIZENS' COMMENTS** - Citizens who have signed a card and wish to speak to the City Council will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and City Council Members are prevented from discussing the subject and may respond only with statements of factual information or existing policy. Citizens are limited to five (5) minutes for their comments to the City Council. *Bobby Warren, Mayor*
- D. Discuss and take appropriate action on golf course clubhouse designs and CMAR cost estimates. *Robert Basford, Assistant City Manager*
- E. Adjourn

CERTIFICATION

I, the undersigned authority, do hereby certify in accordance with the Texas Open Meeting Act, the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at City Hall, 16327 Lakeview, Jersey Village, TX 77040, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: September 07, 2022 at 5:00 p.m. and remained so posted until said meeting was convened.

Lorri Coody, TRMC, City Secretary



In compliance with the Americans with Disabilities Act, the City of Jersey Village will provide for reasonable accommodations for persons attending City Council meetings. Request for accommodations must be made to the City Secretary by calling 713 466-2102 forty-eight (48) hours prior to the meetings. Agendas are posted on the Internet Website at www.jerseyvillagetx.com.

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

C. CITIZENS' COMMENTS

Citizens who have signed a card and wish to speak to the City Council and the Golf Course Advisory Committee will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff, City Council Members, and Members of the Golf Course Advisory Committee are prevented from discussing the subject and may respond only with statements of factual information or existing policy. Citizens are limited to five (5) minutes for their comments.

**CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS
AGENDA REQUEST**

AGENDA DATE: September 12, 2022,

AGENDA ITEM: D

AGENDA SUBJECT: Discuss and take appropriate action on golf course clubhouse designs and CMAR cost estimates.

Dept./Prepared By: Parks & Recreation, Robert Basford **Date Submitted:** September 6, 2022

EXHIBITS: EX A Jersey Meadow Clubhouse & Event Center Renovation SD
EX B Jersey Meadow Clubhouse SD, reduced
EX C Jersey Meadow Building Elevations
EX D Jersey Meadow Clubhouse with Renovation SD Budget Estimate

BUDGETARY IMPACT:	Required Expenditure:	\$	-
	Amount Budgeted:	\$	-
	Appropriation Required:	\$	-

BACKGROUND INFORMATION:

On January 7, 2022, during a city council workshop meeting the council reviewed the history of the Golf Course Clubhouse project and discussed the options available regarding the future of the Jersey Meadow Clubhouse. The options outlined included renovating the existing facility, using the existing new design from PGAL Inc., designing a more cost-efficient clubhouse and event space, and designing a new clubhouse while gutting and remodeling the existing facility to use as an event space. City council agreed that the best option moving forward would be to design a new clubhouse containing a pro shop, offices, bar & grill, bathrooms, and storage while also designing the remodel of the existing clubhouse into an enclosed pavilion for events and directed staff to prepare a request for proposal for the design of a new clubhouse facility.

During the February Council meeting the City Council authorized the City Manager to begin negotiating a contract with FGM Architects for the design of a new club house. The proposed contract utilized a Construction Manager At Risk (CMAR) format.

During the June Council meeting, the City Council authorized the City Manager to begin negotiating an agreement with Brookstone Construction for Construction Manager At Risk of the new Jersey Meadow Golf Course Club House.

Staff held the schematic design work sessions during the months of April, May, and June where they used existing stakeholder input from the previous PGAL design, lessons learned, additional staff input with recommendations from FGMA to refine the schematic design towards an initial draft for presentation to council.

Brookstone was introduced to the design team at the end of June, and they were provided with the schematic design draft so that they could begin formulating the initial budget estimate. During the month of July, the budget estimate was presented to the design team. This estimate came in over our budget, so the design team began to brainstorm alternative solutions. These alternative solutions were presented to the design team in August. At this point we desire input from Council as well as our stakeholders regarding the two options presented.

EX A illustrates the full schematic design to include a new clubhouse as well as a modified renovation to the existing building. This includes a 940sq ft pro shop, office space for golf admin, bag and merchandise storage, indoor seating for 74 along with 18 bar seats, patio

seating both covered and non-covered, as well as building support to include lockers, restrooms, entry, and mechanical/fire/IT.

An additional feature in the schematic design features two indoor hitting simulator bays. This multiuse area will generate significant annual revenue, with limited to nonexistent overhead, while providing entertainment options for the community outside of golf. These simulators could be used for golf lessons, indoor leagues, indoor golf rounds, rentals for golf, practice, events, and additional entertainment. These simulators provide entertainment outside of golf such as, movies, professional presentations, mini-games, and activities such as soccer, football, dodgeball, basketball and much more. These bays would increase the amount of golf clubs sold as they would provide accurate swing data during our demo days where customers can try out new clubs offered. These bays would be available to rent for birthday parties, individual/group rental, work presentations, private movie screenings and would also bring in revenue to the golf course on rain out days. The food and beverage menu offered would complement this amenity to increase revenue in that category as well. Jersey Meadow would be the first indoor/outdoor golf facility that features a driving range along with 18 holes in the southeast region of Texas. The ROI on this amenity is estimated at 2-5 years (ranging from aggressive to very conservative) using the price per square foot provided in the Brookstone estimate (EX D).

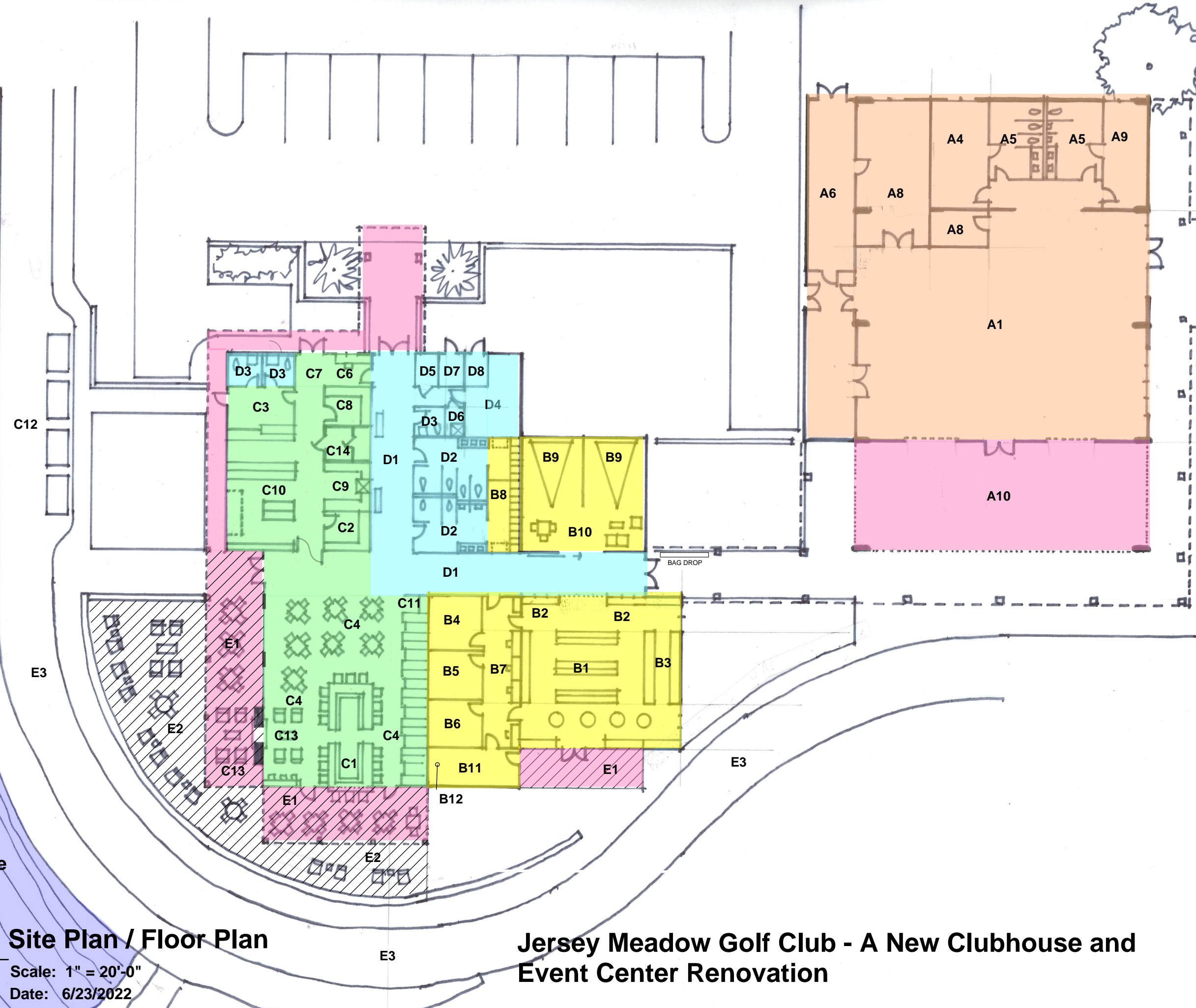
The renovation portion of the schematic design involves shrinking the interior portion of the existing building and utilizing the remaining footprint as a covered patio. This is the schematic design that matches the initial direction from the January Council Meeting, and this is the schematic design that the budget estimate, EX D, was prepared for. This schematic design also matches the elevations illustrated in EX C. This estimation came in at 7.9 million with contingencies and estimated inflation included. Removing the renovation portion from this schematic design would reduce the budget estimate 1.6 million dollars and bring the estimated total to 6.3 million dollars.

EX B illustrates an additional reduction to the floor plan without the renovation of the existing building. This floor plan would be conducive to a pre-engineered Metal Building while reducing the square footage even further. An estimate for this schematic design has not been prepared, however we do believe this would be below the 6-million-dollar mark. Staff is not in favor of this schematic design as it reduces the kitchen sq footage limiting the quality/size of the menu that can be offered, eliminates the main entrance, removes space allowing us to host tournaments/events, and reduces the size of the pro shop that has a direct correlation to merchandise revenue.

After an internal review with staff, our recommendation to council would be to consider adjusting the budget to allow the design team to move forward with EX A without the renovation portion and a slight modification to the outdoor seating area to make it all covered so it could serve as the tournament/event section.

RECOMMENDED ACTION: Staff is presenting this information to council for deliberation and discussion with a request for additional direction moving forward.

MOTION: N/A

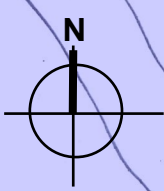


Room Legend

Square Footage: (Current Scheme/Initial Progra

A Event Center Renovation		
1	Large Multi-purpose Room	2,560/3000
2	Small Multi-purpose Room	0/950
3	Entry Foyer	0/480
4	Storage, Bride's Room	276/200
5	Restrooms	374/400
6	Catering Prep Kitchen	710/470
7	Storage - Multi-use	450/0
8	Event Office	100/64
9	Storage, Groom's Room	210/624
10	Covered Event Patio	2,870/0
B Golf Operations		
1	Pro-Shop	940/900
2	Merchandise Display	-
3	Sales Counter	120/80
4	General Manager's Office	144/120
5	Head Professional's Office	120/180
6	Merchandise Storage	120/100
7	Pro workstations	256/80
8	Locker Room/Changing Room	217/280
9	Simulator Bays (2)	364/0
10	Simulator Bay Viewing	260/0
11	Bag Room, Tournament Storage	160/80
12	Club Repair	0/0
C Food & Beverage Operations		
1	Bar (18 seats)	350/600
2	Bar Storage	72/180
3	Turn-stand Concessions	130/100
4	Dining (74 seats indoor)	1,044/1,080
5	Private Dining	0/400
6	Managers Office	50/80
7	Receiving	50/100
8	Storage (2)	70/100
9	Dish Wash	100/0
10	Kitchen	364/680
11	Beverage Station (2)	20/60
12	Cart Parking	-
13	Indoor/Outdoor Gas Jet Firebox	-
14	Walk-in Cooler/Freezer	80
D Building Support		
1	Entry/Waiting	405/180
2	Restroom - Group, M's & W's	360/560
3	Restroom - Single Use, Unisex (3)	222/80
4	General Building Storage	154/200
5	IT Room	28/60
6	Janitor's Closet	28/60
7	Fire Department Valve	25/0
8	Electrical Panel Room	35/120
E Covered Outdoor Dining Deck		
1	Covered Deck/Patio	4,150/1,400
2	Open Deck	1,300/400
3	Cart Path	-
4	Private Dining Deck	0/0

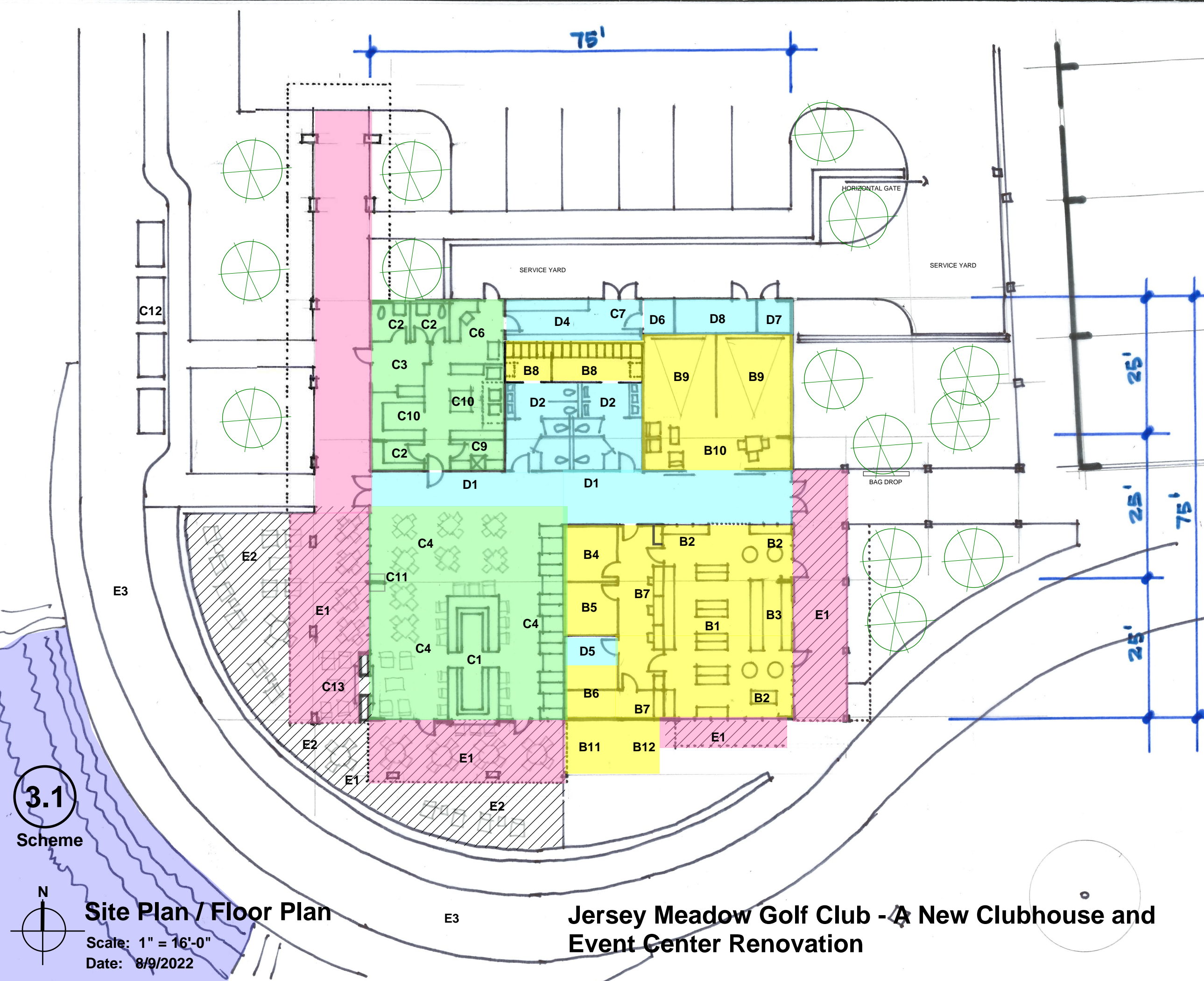
2.3
Scheme



Site Plan / Floor Plan

Scale: 1" = 20'-0"
Date: 6/23/2022

Jersey Meadow Golf Club - A New Clubhouse and Event Center Renovation



Room Legend
Square Footage: (Current Scheme/Initial Program)

A Event Center Renovation		
1	Large Multi-purpose Room	2,560/3000
2	Small Multi-purpose Room	0/950
3	Entry Foyer	0/480
4	Storage, Bride's Room	276/200
5	Restrooms	374/400
6	Catering Prep Kitchen	710/470
7	Storage - Multi-use	450/0
8	Event Office	100/64
9	Storage, Groom's Room	210/624
10	Covered Event Patio	2,870/0

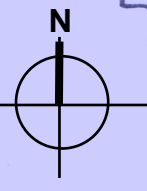
B Golf Operations		
1	Pro-Shop	678/900
2	Merchandise Display	-
3	Sales Counter	104/80
4	General Manager's Office	100/120
5	Head Professional's Office	100/180
6	Merchandise Storage	100/100
7	Pro workstations	92/80
8	Locker Room/Changing Room	175/280
9	Simulator Bays (2)	390/0
10	Simulator Bay Viewing	260/0
11	Bag Room, Tournament Storage	170/80
12	Club Repair	0/0

C Food & Beverage Operations		
1	Bar (18 seats)	392/600
2	Bar Storage	48/180
3	Turn-stand Concessions	110/100
4	Dining (74 seats indoor)	934/1,080
5	Private Dining	0/400
6	Managers Office	35/80
7	Receiving	45/100
8	Storage	70/100
9	Dish Wash	47/0
10	Kitchen	209/680
11	Beverage Station (2)	10/60
12	Cart Parking	-
13	Indoor/Outdoor Gas Jet Firebox	-
14	Reach-in Cooler/Freezer	10

D Building Support		
1	Entry/Waiting	600/180
2	Restroom - Group, M's & W's	384/560
3	Restroom - Single Use, Unisex (2)	98/80
4	General Building Storage	39/200
5	IT Room	50/60
6	Janitor's Closet	33/60
7	Fire Department Valve	33/0
8	Electrical Panel Room	84/120

E Covered Outdoor Dining Deck		
1	Covered Deck/Patio	1,490/1,400
2	Open Deck	924/400
3	Cart Path	-
4	Private Dining Deck	0/0

3.1
Scheme



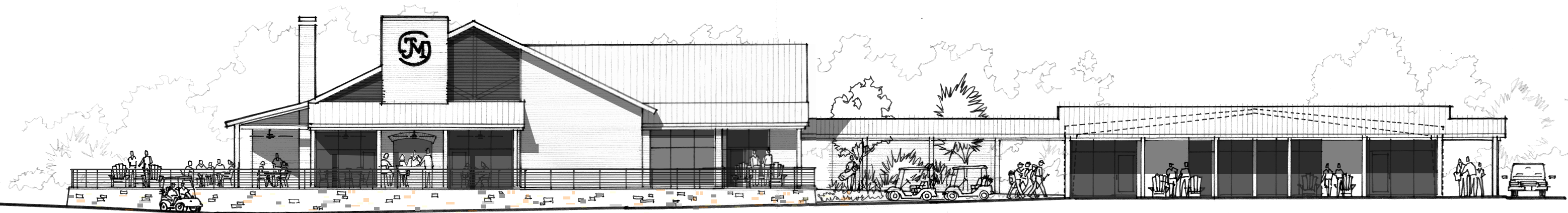
Site Plan / Floor Plan

Scale: 1" = 16'-0"
Date: 8/9/2022

Jersey Meadow Golf Club - A New Clubhouse and Event Center Renovation



West Elevation at new Clubhouse



South Elevation at new Clubhouse and Renovated Event Center

**Jersey Meadow Golf Course,
City of Jersey Village, Texas**

Scale: 1" = 16' - 0"
Date: 6/23/2022

FGMAARCHITECTS

Jersey Meadow Golf Club New Clubhouse & Event Center Reno.

8502 Rio Grande Street, Jersey Village, Texas

SD Budget 001

Date Prepared: July 27, 2022
 Printed: 7/27/2022 9:04
 Estimator: Jordan Attar
 Architect: FGMArchitects
 Plans: SD Documents Received on 7/3 via Email
 Specifications: SD Documents Received on 7/3 via Email
 Soils Report: SD Documents Received on 7/3 via Email
 Addenda: 0

CITY COUNCIL AND GOLF COURSE ADVISORY COMMITTEE JOINT MEETING PACKET - SEPTEMBER 12, 2022

PROJECT SPECIFICS		ESTIMATE SUMMARY		TOTAL	\$ / SF
This project consists of the new construction of an approximately 10,000SF single story clubhouse, full remodel of the adjacent existing clubhouse, and accompanying sitework.		GENERAL CONDITIONS		465,851	36.70
GENERAL		PROJECT SPECIFIC REQUIREMENTS		24,314	1.92
Duration / Phasing	13 Month(s) 2 Phase(s)	ALLOWANCES		3,000	0.24
Construction Period	Spring 2023 - Spring 2024	ACCEPTED ALTERNATES		0	0.00
Tax	Not Included	SITework		157,937	12.44
Insurance and Dues	Included	DEMOLITION		31,836	2.51
P&P Bonds	Included	SITE AMENITIES		67,011	5.28
SITE IMPROVEMENTS		CONCRETE		532,011	41.91
Acreage	1.00 Acres	MASONRY		369,265	29.09
Site Utilities	Tie-Into Existing and Bring to Building	STRUCTURAL STEEL		398,500	31.39
Parking & Drives	7,050 SF	CARPENTRY		79,846	6.29
Walks	13,783 SF	MILLWORK		295,153	23.25
Detention	Not Included	INSULATION		44,530	3.51
Other		FIREPROOFING		0	0.00
BUILDING AREA		WATERPROOFING		45,944	3.62
Renovation	4,489 SF	ROOF / SHEETMETAL		564,251	44.45
Ground Floor	8,205 SF	DOORS, FRAMES, AND HARDWARE		95,003	7.48
Elevated Floor(s)	0 SF Not Applicable	OVERHEAD DOORS		9,376	0.74
Total Building Area	12,694 SF Used for \$ / SF Calcs	GLASS & GLAZING		230,563	18.16
Interior Open to Below	0 SF	LATH & PLASTER		0	0.00
Ext. Porches / Balconies	0 SF	DRYWALL		737,765	58.12
Total Structure Area	12,694 SF	ACOUSTICAL		39,280	3.09
BUILDING COMPONENTS		TILE & TERRAZZO		0	0.00
Building Pad	24" Building Pad Extending 5' Out	FLOOR COVERINGS		155,410	12.24
Foundation / Slab	PT Slab on Grade	PAINTING / WALL COVERINGS		99,377	7.83
Building Structure	Light Gauge w/Light Gauge Trusses	SPECIALTIES		64,072	5.05
Interior Partitions	Drywall	EQUIPMENT		400,000	31.51
Exterior Skin Types	Masonry	FURNISHINGS		19,040	1.50
Roofing Types	Metal Roof & Some TPO	SPECIAL CONSTRUCTION		0	0.00
Floor Finishes	Carpet, Tile, LVT, & Sealed Concrete	CONVEYING SYSTEMS		0	0.00
Ceiling Finishes	Acoustical Ceiling Tile & Drywall	FIRE PROTECTION		0	0.00
Wall Finishes	Painting & Wood Veneer	PLUMBING		381,572	30.06
Equipment	Food Service Equipment Allowance	SITE UTILITIES		187,500	14.77
Furnishings	Roller Window Shades	HVAC		629,399	49.58
Elevators	Excluded	ELECTRICAL & SPECIAL SYSTEMS		512,062	40.34
Fireproofing of Structure	Excluded	SUBTOTAL		6,639,868	523.07
Fire Protection (Sprinkler)	Excluded (w/Alternates)	SUBCONTRACTOR BONDS		0	0.00
Plumbing	Included	INFLATION ALLOWANCE		331,993	26.15
HVAC & Controls	Included	DESIGN DEVELOPMENT CONTINGENCY		331,993	26.15
Electrical	Included	CONTRACTOR CONTINGENCY		99,598	7.85
Communication Systems	Excluded - By Owner	WARRANTY		13,280	1.05
Safety & Security Systems	Excluded - By Owner	INSURANCE AND DUES		105,171	8.29
		PERFORMANCE & PAYMENT BONDS		69,801	5.50
		FEE		398,564	31.40
		RESALE TAX		0	0.00
		GRAND TOTAL		7,990,268	629.45

Jersey Meadow Golf Club - New Clubhouse & Event Center Reno.
July 27, 2022

CITY COUNCIL AND GOLF COURSE ADVISORY COMMITTEE JOINT MEETING PACKET - SEPTEMBER 12, 2022

01000	GENERAL CONDITIONS	Quantity	Unit	Total	Comments:
01000-100	Public Advertisement	2 EA	1,500	3,000	
01040-150	Project Manager	56 WK	2,030	113,680	
01040-151	Assistant Project Manager	WK	0	0	
01040-200	Project Superintendent	60 WK	3,382	202,944	Added 4 Weeks for Punch List
01040-300	Assistant Superintendent	WK	0	0	
01049	Subsistance & Travel / Toll Fees	WK	0	0	
01060-100	Building Permit	LS	0	0	By Owner
01099-100	Ice and Cups	13 MO	175	2,275	
01300-400	Printing of Construction Documents	1 LS	1,500	1,500	
01300-401	Printing of Shop Drawings	1 LS	1,200	1,200	
01400-100	Construction Materials Testing	LS	0	0	By Owner
01510	Temporary Utilities	MO	0	0	By Owner
01510-150	Temporary Phones	13 MO	600	7,800	
01510-151	Mobile Plan Equipment & Software	13 MO	150	1,950	
01510-251	Chemical Toilets / Hand Wash Stations	13 MO	805	10,470	
01525-180	Trucks & Pickups	13 MO	950	12,350	
01525-300	Equipment Repair & Maintenance	13 MO	125	1,625	
01525-500	Equipment Rental	13 MO	125	1,625	
01525-501	Equipment Fuel	13 MO	1,150	14,950	
01525-900	Misc Equipment & Small Tools	13 MO	250	3,250	
01530-100	Safety-Director & Inspections	56 WK	291	16,296	
01580	Project Sign	1 LS	1,100	1,100	
01590	Project Office	13 MO	1,083	14,083	
01591	Storage Connex	13 MO	188	2,450	
01710	Dumpsters for General Conditions	13 MO	376	4,888	
01711	Clean up Continuous	56 WK	360	20,160	
01712	Glass Cleaning	2,800 SF	1.50	4,200	
01713	Final Building Cleanup	12,694 SF	0.18	2,285	
01714	Final Yard Cleanup	1 LS	800	800	
01900	General Materials	13 MO	500	6,500	
01900-001	Close Out Documents	1 LS	2,320	2,320	
01900-002	Information & Documentation Support	56 Wk	210	11,760	
01900-490	Progress Photos	13 MO.	30.00	390	
			0	0	
01000	GENERAL CONDITIONS SUBTOTAL			465,851	\$36.70 per SF 5.83% of Total

01001	PROJECT SPECIFIC REQUIREMENTS	Quantity	Unit	Total	Comments:
01050	Field Engineering	1 LS	1,500	1,500	
01050-100	Layout	1 LS	2,500	2,500	
01050-200	Document & Survey Adjacent Properties	LS	0	0	
01055	Hurricane Engineering / Inspections	LS	0	0	
01055-100	Consultants	LS	0	0	
01530	Temporary Partitions & Enclosures	LF	0	0	
01530-001	Temporary Access Sidewalks	1 LS	2,500	2,500	
01530-101	Site Safety	1 LS	500	500	
01530-102	Subcontractor Orientation	1 LS	650	650	
01530-300	Safety Railing	LF	0	0	
01530-400	Temporary Fencing w/ Screen	823 LF	6.04	4,968	
01530-401	Relocate Temporary Fencing	533 LF	4.59	2,446	
01530-500	General Scaffolding, Stair Towers, Platforms	LS	0	0	
01530-950	Remove Temporary Provisions	1 LS	1,250	1,250	
01540	Security / Night Watchman	LS	0	0	
01400-200	Mock-Ups	LS	0	0	
01900-003	Crane Mats	1 LS	8,000	8,000	~15EA @ 2MO
			0	0	
01001	PROJECT SPECIFIC REQUIREMENTS SUBTOTAL			24,314	\$1.92 per SF 0.30% of Total

Jersey Meadow Golf Club - New Clubhouse & Event Center Reno.
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CITY COUNCIL AND GOLF COURSE ADVISORY COMMITTEE JOINT MEETING PACKET - SEPTEMBER 12, 2022

06400 MILLWORK		Quantity	Unit	Total	Comments:
06400-001	Dumpsters for Millwork	3 EA	376	1,128	
06400	Millwork	1 LS	294,025	294,025	PTI
06400-100	Restaurant Bar	54 LF	0	0	w/PTI
06400-101	Built-In Booths	68 LF	0	0	w/PTI
06400-102	Desks	20 LF	0	0	w/PTI
06400-103	Pro-Shop Built-In Cabinets	78 LF	0	0	w/PTI
06400-104	Wood Lockers	16 EA	0	0	w/PTI
06500-500	Wood Trim at Pro-Shop	133 LF	0	0	w/PTI
06500-501	Wood Base	793 LF	0	0	w/PTI
06400-104	Reception Desks	LF	0	0	
06400-105	Built-In Shelving	LF	0	0	
06400-200	Window Sills	LF	0	0	
06400-301	Solid Surface Counters	SF	0	0	
06400-302	Granite Counters	SF	0	0	
06400-401	PLAM Paneling	SF	0	0	
06400-402	Wood Paneling	SF	0	0	
06500-502	Wood Chair Rail	LF	0	0	
06500-503	Wood Crown Moulding	LF	0	0	
06500-504	Wood Door & Window Casings	LF	0	0	
06500-600	Finishing of Interior Wood	LS	0	0	
06400-800	Support Brackets / Angles	LS	0	0	
			0	0	
			0	0	
			0	0	
06400	MILLWORK SUBTOTAL			295,153	\$23.25 per SF 3.69% of Total

07210 INSULATION		Quantity	Unit	Total	Comments:
07210-001	Dumpsters for Insulation	3 EA	376	1,128	
07210	Thermal Insulation	1 LS	43,402	43,402	Fireproof; Rigid & Spray Foam
07210-100	Thermal Batt Insulation	LS	0	0	
07210-101	Thermal Rigid Insulation	7,833 SF	0	0	
07210-102	Thermal Sprayed Insulation	LS	0	0	
07210-500	Acoustical Sprayed Insulation (K-13)	LS	0	0	
			0	0	
07210	INSULATION SUBTOTAL			44,530	\$3.51 per SF 0.56% of Total

07255 FIREPROOFING		Quantity	Unit	Total	Comments:
07255	Fireproofing of Structure	LS	0	0	
			0	0	
07255	FIREPROOFING SUBTOTAL			0	\$0.00 per SF 0.00% of Total

07900 WATERPROOFING		Quantity	Unit	Total	Comments:
07900-001	Dumpsters for Waterproofing	1 EA	376	376	
07900	Waterproofing & Sealants	1 LS	42,568	42,568	Fireproof
07900-100	Site Sealants	LS	0	0	
07900-500	Miscellaneous Caulking	1 LS	3,000	3,000	
07900-501	Temporary Waterproofing / Protection	LS	0	0	
07900-502	Scaffolding for Waterproofing	LS	0	0	
07270-100	Miscellaneous Firestopping	LS	0	0	
07270-101	Firestopping Perimeter Floor-to-Floor	LS	0	0	
			0	0	
			0	0	
07900	WATERPROOFING SUBTOTAL			45,944	\$3.62 per SF 0.57% of Total

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07100	ROOFING / SHEET METAL	Quantity	Unit	Total	Comments:
07100-001	Dumpsters for Roofing	6 EA	376	2,256	
07310	Asphalt Shingle Roofing	LS	0	0	
07535	Membrane Roofing	1 LS	23,000	23,000	RSI
07610	Metal Roofing	1 LS	371,000	371,000	Metal Specialties
07610-100	Metal Wall Panels & Trim	161 SF	20.00	3,220	
07610-101	Metal Soffit Panels & Trim	6,591 SF	25.00	164,775	
07630	Composite Metal Panels & Trim	LS	0	0	
07660	Fiber Cement Panel System	LS	0	0	
07690	Attachment System for Panels (Rainscreen)	LS	0	0	
07100-002	Downspout Boots	LS	0	0	
07100-003	Lightning Protection Pads & Sealants	LS	0	0	
07810	Skylights	LS	0	0	
		SF	0	0	
			0	0	
07100	ROOFING SUBTOTAL			564,251	\$44.45 per SF 7.06% of Total

08000	DOORS, FRAMES, & HARDWARE	Quantity	Unit	Total	Comments:
08000-001	Dumpsters for Doors	3 EA	376	1,128	
08000	Doors, Frames, and Hardware	1 LS	79,225	79,225	
08001	Install Doors and Hardware	44 EA	225	9,900	
08110	Metal Frames	38 EA	0	0	Included w/Doors
08111	Metal Doors	13 EA	0	0	Included w/Doors
08120	Interior Aluminum Frames	EA	0	0	
08210	Wood Veneer Doors	31 EA	0	0	Included w/Doors
08220	Plastic Laminate Faced Wood Doors	EA	0	0	
08221	Interior Sliding Barn Door	1 EA	4,000	4,000	
08700	Finish Hardware	44 EA	0	0	Included w/Doors
08700-100	Automatic Door Operators	EA	0	0	
08700-101	Low Voltage Wiring & Terminations to HW	EA	0	0	By Owner
08305	Access Doors	1 LS	750	750	
08000	DOORS, FRAMES, & HARDWARE SUBTOTAL			95,003	\$7.48 per SF 1.19% of Total

08300	OVERHEAD DOORS	Quantity	Unit	Total	Comments:
08300-001	Dumpsters for Overhead Doors	1 EA	376	376	
08300	Overhead Doors	1 LS	9,000	9,000	10'x10' Coiling Grille at ProShop
08350	Fire Doors	LS	0	0	
			0	0	
08300	OVERHEAD DOORS SUBTOTAL			9,376	\$0.74 per SF 0.12% of Total

08800	GLASS & GLAZING	Quantity	Unit	Total	Comments:
08800-001	Dumpsters for Glass & Glazing	3 EA	376	1,128	
08800	Glass & Glazing	1 LS	229,435	229,435	
08800-002	Exterior Window Systems & Glazing	2,240 SF	0	0	
08800-003	Interior Glazing	163 SF	0	0	
08800-004	Aluminum Entrance Doors	17 EA	0	0	
08800-005	Hardware for Alum Ent Doors	SF	0	0	
08800-006	Engineering of Window Systems	EA	0	0	
08800-007	Window Testing	EA	0	0	
08800-008	Window Protection	SF	0	0	
08800-100	Unframed Mirrors	SF	0	0	
			0	0	
			0	0	
08800	GLASS & GLAZING SUBTOTAL			230,563	\$18.16 per SF 2.89% of Total

Jersey Meadow Golf Club - New Clubhouse & Event Center Reno.
July 27, 2022

CITY COUNCIL AND GOLF COURSE ADVISORY COMMITTEE JOINT MEETING PACKET - SEPTEMBER 12, 2022

09310	TILE & TERRAZZO	Quantity	Unit	Total	Comments:
09310-001	Dumpsters for Tile	EA	376	0	
09310	Tile	LS	0	0	w/Arch Floors
09311	Large Format Tile Flooring & Base	1,105 SF	0	0	w/Arch Floors
09312	Tile Walls		0	0	w/Arch Floors
09310-002	Crack Isolation Membrane	LS	0	0	
09310-003	Waterproofing	LS	0	0	
09310-004	Epoxy Grout	LS	0	0	
			0	0	
			0	0	
			0	0	
			0	0	
			0	0	
			0	0	
09310	TILE & TERRAZZO SUBTOTAL			0	\$0.00 per SF 0.00% of Total

09500	FLOOR COVERINGS	Quantity	Unit	Total	Comments:
09500-001	Dumpsters for Flooring	6 EA	376	2,256	
09500-002	Vapor Transmission Testing / Sealers	SF	0	0	Included w/ Allowances
09500-003	Floor Preparation	12,678 SF	2.00	25,356	
09500-004	Finish Floor Protection	SF	0	0	
09500	Flooring & Tile	1 LS	124,000	124,000	Arch Floors
09680	Carpet	5,717 SF	0	0	w/Arch Floors
09660	Resilient Flooring	4,058 SF	0	0	w/Arch Floors
09660-100	Rubber Base & Transitions	LS	0	0	w/Arch Floors
09660-101	Rubber Stair Treads & Risers	LS	0	0	
09550	Wood Flooring	SF	0	0	
09700	Athletic Flooring	SF	0	0	
09710	Epoxy Flooring	SF	0	0	
09730	Sealed Concrete	1,899 SF	2.00	3,798	
09731	Polished Concrete	SF	0	0	
09732	Stained Concrete	SF	0	0	
			0	0	
			0	0	
			0	0	
			0	0	
			0	0	
			0	0	
			0	0	
			0	0	
09500	FLOORING SUBTOTAL			155,410	\$12.24 per SF 1.94% of Total

09900	PAINTING / WALL COVERINGS	Quantity	Unit	Total	Comments:
09900-001	Dumpsters for Painting	2 EA	376	752	
09900	Painting	1 LS	98,625	98,625	Combo D3 & Milam
09930	Staining & Finishing	LS	0	0	
09960	Wallcovering	LS	0	0	
09900-500	Patch & Repair Paint	LS	0	0	
			0	0	
			0	0	
			0	0	
			0	0	
			0	0	
			0	0	
09900	PAINTING SUBTOTAL			99,377	\$7.83 per SF 1.24% of Total

Jersey Meadow Golf Club - New Clubhouse & Event Center Reno.
July 27, 2022

CITY COUNCIL AND GOLF COURSE ADVISORY COMMITTEE JOINT MEETING PACKET - SEPTEMBER 12, 2022

10000	SPECIALTIES	Quantity	Unit	Total	Comments:
10000-001	Dumpsters for Specialties	1 EA	376	376	
10110	Marker Boards & Tackboards	LS	0	0	
10115	Display Cases	LS	0	0	By Owner
10160	Toilet Partitions	1 LS	10,105	10,105	ACME
10810	Toilet Accessories	1 LS	9,912	9,912	ACME
10520	Fire Extinguishers & Cabinets	5 EA	500	2,500	ACME
10521	AED Cabinets	LS	0	0	
10191	Cubicle Curtains	LS	0	0	
10260	Wall & Corner Guards	LS	0	0	
10500	Metal Lockers	LS	0	0	Wood Lockers w/Millwork
10670	Storage Shelving	LS	0	0	
10650	Operable Partitions	LS	0	0	
10650-100	Operable Partition Supports	LS	0	0	
10210	Louvers	134 SF	18.50	2,479	
10250	FRP Panels	1,800 SF	10.00	18,000	
10270	Access Flooring	LS	0	0	
10350	Flagpoles	LS	0	0	
10430	Signage & Graphics	LS	0	0	
10430-100	Interior Signage	1 LS	7,500	7,500	
10430-200	Exterior Building Signage	1 LS	11,500	11,500	
10430-300	Monument Signs	LS	0	0	
10430-400	Specialty Graphics	LS	0	0	
10538	Aluminum Canopies	LS	0	0	
10900	Knox Box	2 EA	850	1,700	
10999	Install Owner Furnished Equip.	LS	0	0	
			0	0	
			0	0	
			0	0	
			0	0	
			0	0	
			0	0	
			0	0	
10000	SPECIALTIES SUBTOTAL			64,072	\$5.05 per SF 0.80% of Total

11000	EQUIPMENT	Quantity	Unit	Total	Comments:
11000-001	Dumpsters for Equipment	EA	0	0	
11042	Baptristry	LS	0	0	
11060	Stage Equipment	LS	0	0	
11132	Projection Screens	LS	0	0	
11135	Television Brackets	LS	0	0	
11160	Docking Equipment	LS	0	0	
11400	Food Service Equipment Allowance	1 LS	400,000	400,000	Combo Trimark and Stafford-Smith
11452	Residential Appliances	LS	0	0	By Owner
11454	Commercial Laundry Equipment	LS	0	0	
11500	Shop Equipment	LS	0	0	
11600	Athletic Equipment	LS	0	0	
11680	Scoreboards	LS	0	0	
			0	0	
			0	0	
			0	0	
			0	0	
			0	0	
			0	0	
			0	0	
11000	EQUIPMENT SUBTOTAL			400,000	\$31.51 per SF 5.01% of Total

Jersey Meadow Golf Club - New Clubhouse & Event Center Reno.
July 27, 2022

CITY COUNCIL AND GOLF COURSE ADVISORY COMMITTEE JOINT MEETING PACKET - SEPTEMBER 12, 2022

12000	FURNISHINGS	Quantity	Unit	Total	Comments:
12000-001	Dumpsters for Furnishings	EA	376	0	
12300	Manufactured Casework	LS	0	0	
12350	Laboratory Casework & Equipment	LS	0	0	
12360	Library Casework & Furniture	LS	0	0	
12510	Window Coverings - Blinds	1,120 SF	7.00	7,840	
12511	Window Coverings - Shades	1,120 SF	10.00	11,200	
12690	Entrance Floor Mats & Frames	LS	0	0	Excluded
12710	Fixed Seating	LS	0	0	
12760	Telescoping Bleachers	LS	0	0	
			0	0	
			0	0	
			0	0	
			0	0	
			0	0	
			0	0	
12000	FURNISHINGS SUBTOTAL			19,040	\$1.50 per SF 0.24% of Total

13000	SPECIAL CONSTRUCTION	Quantity	Unit	Total	Comments:
13000-001	Dumpsters for Special Construction	EA	0	0	
13121	Pre-Engineered Metal Buildings	LS	0	0	
13300	Pre-Engineered Grandstands / Bleachers	LS	0	0	
13152	Swimming Pools	LS	0	0	
			0	0	
			0	0	
			0	0	
			0	0	
13000	SPECIAL CONSTRUCTION SUBTOTAL			0	\$0.00 per SF 0.00% of Total

14000	CONVEYING SYSTEMS	Quantity	Unit	Total	Comments:
14200-001	Dumpsters for Coinveying Systems	EA	0	0	
14200	Elevators	LS	0	0	
14200-100	Safety Netting at Hoistway Openings	Opg	0	0	
14200-101	Ladder for Elevator Pit	EA	0	0	
14200-102	Additional Inspection for City / Cnty / FM	LS	0	0	
14200-103	Temporary Usage Fees	LS	0	0	
14220	Wheelchair Lifts	LS	0	0	
14225	Vehicle Lifts	LS	0	0	
14610	Hoist & Trolley	LS	0	0	
14630	Bridge Cranes	LS	0	0	
			0	0	
14000	CONVEYING SYSTEMS SUBTOTAL			0	\$0.00 per SF 0.00% of Total

15300	FIRE PROTECTION	Quantity	Unit	Total	Comments:
15300-001	Dumpsters for Fire Protection	EA	0	0	
15300	Fire Protection / Sprinkler System	LS	0	0	w/Alternates
15300-100	Extend Fire Piping into Building	EA	0	0	
15300-200	Fire Pump & Tank	LS	0	0	
			0	0	
			0	0	
			0	0	
			0	0	
15300	FIRE PROTECTION SUBTOTAL			0	\$0.00 per SF 0.00% of Total

Jersey Meadow Golf Club - New Clubhouse & Event Center Reno.
July 27, 2022

CITY COUNCIL AND GOLF COURSE ADVISORY COMMITTEE JOINT MEETING PACKET - SEPTEMBER 12, 2022

15400	PLUMBING	Quantity	Unit	Total	Comments:
15400-001	Dumpsters for Plumbing	2 EA	376	752	
15400	Plumbing	1 LS	380,820	380,820	Combo Vicmar & Raven
02061-102	Spoils Haul-Off for Plumbing	LS	0	0	
			0	0	
			0	0	
15400	PLUMBING			381,572	\$30.06 per SF 4.78% of Total

15410	SITE UTILITIES	Quantity	Unit	Total	Comments:
15410	Site Utilities Allowance	1 LS	175,000	175,000	
15410-001	Additional Mobilizations for Site Utilities	EA	0	0	
15410-100	Storm Sewer	LS	0	0	
15410-200	Sanitary Sewer	LS	0	0	
15410-300	Site Domestic Water	LS	0	0	
15410-400	Site Fire Lines	LS	0	0	
15410-301	Meters & Taps	LS	0	0	
15410-101	Connect RD / DS to Underground Storm	LS	0	0	
02061-103	Spoils Haul-Off for Site Utilities	1 LS	12,500	12,500	
			0	0	
			0	0	
15410	SITE UTILITIES			187,500	\$14.77 per SF 2.35% of Total

15500	HVAC	Quantity	Unit	Total	Comments:
15500-001	Dumpsters for HVAC	3 EA	376	1,128	
15500	HVAC	1 LS	628,271	628,271	Combo Magnum & Premier
15550-100	Construction Filters	LS	0	0	
15550-101	Duct Cleaning	LS	0	0	Excluded
15900	Test and Balance	LS	0	0	Included
15950	Controls	LS	0	0	Included
			0	0	
			0	0	
15500	HVAC			629,399	\$49.58 per SF 7.88% of Total

16000	ELECTRICAL & SPECIAL SYSTEMS	Quantity	Unit	Total	Comments:
16000-001	Dumpsters for Electrical	3 EA	376	1,128	
16000	Electrical	1 LS	507,760	507,760	Lakey Elect.
16000-002	Temporary Power & Lighting	12,694 SF	0.25	3,174	
16000-003	Concrete Encasement	LF	0	0	
02061-104	Spoils Haul-Off for Electrical	LS	0	0	
16000-670	Lightning Protection	LS	0	0	Excluded
16027-100	Structured Cabling	LS	0	0	Excluded
16027-410	Audio Video System	LS	0	0	Excluded
16027-510	Intercom & Program Systems	LS	0	0	Excluded
16028-130	Access Control System	LS	0	0	Excluded
16028-160	Intrusion Detection Security System	LS	0	0	Excluded
16028-230	Security Camera System	LS	0	0	Excluded
16028-460	Fire Alarm System	1 LS	0	0	w/Alternates
			0	0	
			0	0	
			0	0	
			0	0	
			0	0	
16000	ELECTRICAL & SPECIAL SYSTEMS SUBTOTAL			512,062	\$40.34 per SF 6.41% of Total