

ITEM #: 39
DATE: 11-18-25
DEPT: P&R

COUNCIL ACTION FORM

**SUBJECT: **HOMEWOOD GOLF COURSE HOLE NINE CROSSING IMPROVEMENT
PROJECT****

BACKGROUND:

The ninth hole at Homewood Golf Course contains a ravine that separates the tee box from the green. Over the last few years, staff had questioned the stability of the ravine bank at this hole. Additionally, there is a walking bridge across the ravine that connects the tee to the green, which is not rated to handle golf carts and needs to be replaced. There is also a safety concern for golf cart users as they need to travel along hole number eight in order to get to number nine green, oftentimes as golfers are hitting balls on those holes.

On May 13, 2025, City Council awarded a contract to WHKS, Inc., Ames, Iowa, to develop plans and specifications for the project, which included select tree clearing from the ravine; demolishing the bridge and path leading up to it; installing a culvert at the bottom of the ravine; creating a crossing over the culvert; installing a new path; and seeding the area.

On October 14, 2025, City Council approved the plans and specifications for the Homewood Golf Course Hole Nine Crossing Improvements. An Invitation to Bid was advertised on the Current Bid Opportunities section of the Purchasing webpage and a Legal Notice was published on the websites of a contractor plan room service with statewide circulation.

On November 12, 2025, eight bids were received as shown below.

Contractor	Cost
Con-Struct, Ames, Iowa	\$213,410.00
Iowa Earth Works, Huxley, Iowa	\$250,540.00
TK Concrete, Pella, Iowa	\$270,385.00
Jet Drain, Ames, Iowa	\$274,165.00
On Track Construction, LLC, Nevada, Iowa	\$274,895.00
Brothers Concrete, Des Moines, Iowa	\$279,015.00
Graphite Construction Group, Inc., Des Moines, Iowa	\$305,091.94
Petersen Construction, Reinbeck, Iowa	\$361,205.00

Staff has reviewed all bids and has found the bid from Con-struct to be the low responsible bid.

PROJECT COST AND FUNDING:

The table below outlines the total estimated costs of the project.

Item	Cost
Engineering and Design Fees	\$ 81,050
Construction Testing	10,000
Construction Cost	213,410
Contingency (5%) of Construction Costs	10,671
TOTAL COSTS	\$315,131

Total available funding for the project is \$350,000. Local Option Sales Tax accounts for \$275,000, with the remaining \$75,000 coming from the Homewood Operational Fund Balance.

ACCESS:

It should be noted that the construction access will follow the most western drive in and out of the golf course onto 20th Street. With the large quantity of soil that will be moved to the site for the project, there is potential that the asphalt drive may be degraded through the project.

Specifications require protection of all pavements, and the work is planned for the winter months which will help alleviate path degradation. However, if the path needs replaced it could cost upwards of \$200,000. Staff will monitor the project and will make changes accordingly if the asphalt drive is in jeopardy. If repairs to the drive are needed to be made, funds from the Homewood Golf Course Operational Fund Balance could be used.

ALTERNATIVES:

1. Accept the Report of Bids and award a contract to Con-Struct, Ames, Iowa, in the amount of \$213,410, for the Homewood Golf Course Hole Nine Crossing Improvement Project.
2. Accept the Report of Bids and award a contract to one of the other bidders for the Homewood Golf Course Hole Nine Crossing Improvement Project.
3. Accept the Report of Bids but do not award a contract at this time.
4. Refer this item back to staff.

CITY MANAGER'S RECOMMENDED ACTION:

With the increase in erosion along the banks of the ravine, remediation is needed to preserve the property on both sides. It is also necessary for stormwater protection. Additionally, the pedestrian bridge that connects the tee on hole nine to the green is getting to the end of its useful life and is not rated for golf carts. The safety concern for golf cart users is also diminished when this project is complete. Constructing a new crossing along the with bank stabilization remediation is a win-win for the course and

golfers. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.