



---

City of Plantation  
City Council Chambers

**Subject:**

Plantation Preserve Clubhouse Renovation - Facility Assessment (Architectural Services)

**Summary:**

Requesting authorization and approval of the following:

- Issue a work authorization/purchase order and process payment(s) to Frank Costoya Architect, P.A., for Architectural Services relating to "Plantation Preserve Club House - Facility Assessment" as further described in the attached proposal for a total amount of \$130,860.00.

**Procurement:**

The Procurement Department has reviewed information/documentation provided by the Design and Construction Division and has concluded based on the information provided; that the rates utilized to determine the total provided in the attached proposal are in accordance with Agreement No. 083-24; Continuing Services Agreement for Architecture between the City and Frank Costoya Architect, P.A.

This continuing services agreement (083-24) between the City and Frank Costoya Architect, P.A. is currently set to expire October 21, 2027. In addition, the use of this of this Agreement "continuing contract" for the mentioned work complies with Florida Statute 287.055(g) as the proposed work is considered a "Study activity" and does not exceed \$500,000.00.

Based on the foregoing information, the Procurement, Parks and Recreation, and Design and Construction Departments requests authorization and approval of the following:

- Issue a work authorization/purchase order and process payment(s) to Frank Costoya Architect, P.A., for Architectural Services relating to "Plantation Preserve Club House - Facility Assessment" as further described in the attached proposal for a total amount of \$130,860.00.

**Background:****Strategic Priorities: Proactive and Responsive Asset Management.**

The City owns and operates the Plantation Preserve Golf Course Clubhouse, which serves as the primary operational, administrative and public-use facility supporting golf course activities and related amenities. Since its original construction (2006), the clubhouse has not undergone a comprehensive renovation of the facility. As a result, portions of the building's systems, finishes and supporting components have aged and are in need of a condition assessment to evaluate the performance and remaining useful life of its major building systems and supporting components to determine repair, replacement or modernization requirements.

To pro-actively assess existing conditions, City staff proposes to engage with Frank Costoya Architect, PA (FCA) to perform a comprehensive facility assessment of the Plantation Preserve Clubhouse. Conducting this assessment at this time will allow the City to pro-actively address aging infrastructure, reduce the risk of unplanned system failures, and better prioritize future investments in a manner that protects the City's asset and minimizes long-term maintenance and operational costs.

The proposed assessment will include a review and documentation of current building conditions, including but not limited to architectural elements, structural systems, mechanical, electrical, plumbing, roofing, life safety systems, and building envelope features. The scope will also evaluate code compliance, accessibility considerations, operational functionality, general maintenance conditions, and will identify deficiencies, potential risks, and opportunities for improvements with City staff to validate findings and priorities.

The results of this assessment will provide the City with a clear understanding of the facility's existing conditions and potential capital improvement needs, and will serve as a planning tool to support future capital improvement programming, budgeting, and phased renovation strategies.

This item is now ready for City Council consideration.

**Funding:**

449-0000-169-9905 Plantation Preserve Clubhouse Renovation Project #1067

**Amount:**

\$130,860.00

**Finance Director/Budget Manager Recommendation:**

The Plantation Preserve Golf Course budgeted \$500,000 in FY2026 for the Clubhouse Renovation Project.

**Prepared By:**

Charles Spencer

**ATTACHMENTS:**

[15-Executed Agreement.pdf](#)

[FCA -Proposal.pdf](#)