



CITY OF CONCORD
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Finance

Brian G. LeBrun
Deputy City Manager
Finance

REPORT TO MAYOR AND THE CITY COUNCIL

FROM: Brian LeBrun, Deputy City Manager-Finance
DATE: November 3, 2023
SUBJECT: Beaver Meadow New Facility

Recommendation

Accept this report and authorize \$10,308,000 to the Beaver Meadow New Facility Project at Beaver Meadow Golf Course.

This request includes:

Building Construction	\$ 5,908,600
Parking Lot and Sitework	\$ 1,472,100
Costruction Contingency	\$ 738,100
Construction Management Fee	\$ 332,200
Engineering	\$ 335,000
Solar Array with Battery Backup	\$ 250,000
Simulator Equipment (4)	\$ 200,000
Temporary Trailers	\$ 300,000
Communication Security Access & Furniture	\$ 163,000
Generator	\$ 60,000
Landscaping Signage Utility	\$ 188,000
Owner Contingency	\$ 203,000
Commissioning/Testing/Moving/Other	\$ 158,000
Total	\$ 10,308,000

Background

In Fiscal year 2019, the City Council authorized \$100,000 in funding for the replacement of doors, windows and upgrade of restrooms at Beaver Meadow Golf Course. When pricing was received, the total estimated costs were \$200,000 and double the original appropriation. In Fiscal Year 2020, the City Manager requested an additional \$130,000 as part of the annual capital budget to complete the project. During budget deliberations, the City Council did not approve the additional funding and instead requested a facility assessment. The mayor then appointed a facility assessment committee to review and make a recommendation.

The Committee reviewed the facility assessment report by H.L. Turner Group, Inc. that called for \$914,000 of renovations to replace doors and windows, renovate the restrooms, repair the sewer lines, make other repairs to the building, and repave the parking lot and walkways. The committee also made several site visits to other golf courses with recent clubhouse building projects. In November 2021, the committee recommended to build a new facility instead of spending any money on the existing building.

In the Fiscal Year 2023 Capital Budget, the City Council approved \$490,000 in funding for the design of a new facility and surrounding walkways/parking lot. In December 2022, the Mayor appointed an Ad-hoc Beaver Meadow Building Committee (Committee) to work with a design team to develop and propose a new facility that will support activities at Beaver Meadow for the next 50 years. The design needs to incorporate activities for golf, cross country skiing, ice skating, snowshoeing, golf simulators and other community uses.

Discussion

The City Selected H.L. Turner Group Inc. for the architectural and engineering services for this project. Milestone Construction was selected for construction management services and is working closely with H.L. Turner for preconstruction services to achieve a high quality and cost-effective project.

At the first Committee meeting, they determined that public input is important so that the committee and the design team understand what community members value in a new facility. On April 1, 2023, the Committee held a visioning session at the City-Wide Community Center. It was attended by approximately 125 community members who provided input for the new facility design. Some of the key takeaways from the meeting were:

1. Make the facility accessible for all members of the community
2. Provide good restaurant and patio services
3. Provide space for community ski groups
4. Provide simulator services
5. Provide golf services for golf play and pro shop
6. Provide space for New Hampshire Golf Association to lease

The Committee and design team met regularly to discuss floor plans, space allocations, functionality of the facility, meeting the needs of the community, and addressing the important items as expressed in the April 1 Visioning meeting.

On August 16, 2023, the Committee held a community workshop at Beaver Meadow to discuss the three-floor building design, floor plans, site plans and elevation drawings. The community members provided feedback on plans and the Committee and design team made minor adjustments based on this feedback.

On September 21, 2023, the City received notification from the New Hampshire Golf Association, indicating that they would no longer be involved in the project. With this information, the City worked with the design team to revise the plans. While the original plan proposed a three-level facility, the new plan proposes a one level facility and reconstruction of the parking lot and surrounding walkways.

At the October 11, 2026 Ad-hoc Beaver Meadow Building Committee meeting, the committee reviewed the revised one level plan and recommends this design to the City Council.

The city has been working with H.L. Turner Group, Inc. and Milestone Construction to develop the costing of the proposed facility as presented here.

The City has started the application process for the Land and Water Conservation Fund grant of up to \$500,000. If approved and the City moves forward, an appropriation request will be necessary at a later date. Accepting the grant will require compliance with the Build America/Buy America requirements. In addition to developing the costing for the plans as proposed, the estimated construction cost increase to comply with the Build America/Buy America requirements is approximately \$927,481. This amount is not included in the proposed costing. This added cost exceeds the maximum grant amount by more than \$400,000. It does not make financial sense to move forward with the LWCF application process.

The City also explored the final round of the CDFA Community Center Investment Program under the American Rescue Plan. After attending informational meetings on the program and application, the City also met directly with the CDFA staff to determine if Beaver Meadow Golf Course New Facility Project would qualify. The conclusion at the end of the meeting was that the golf course would not qualify under the program requirements.

The City will also work with NH Saves for any energy rebates that may be available as this project progresses.

Total project costs are projected to be \$10,767,928. \$490,000 was appropriated by City Council in June 2022 for design and architectural services. \$460,000 was allocated to the H.L. Turner Group Inc. for design and architectural services, \$7,500 was allocated to Milestone Construction, LLC for pre-construction services and \$22,500 was retained by the City for other expenses.

Not included in the above construction costs is the option to add a geothermal system to the project. The capital cost of this add on is \$463,467. The estimated annual savings for natural gas is approximately \$25,000, however there also needs to be an increase in electricity costs of approximately \$25,000 + to operate the pumps needed to pump the water for the system.

With an anticipated bond sale in January 2025, and the first debt service payments starting in Fiscal Year 2026, the support from the General Fund is projected to be:

		Annual Impact on \$300,000 Property	
Fiscal Year	Support	Annual	Quarterly
2026	\$525,000	\$30.00	\$ 7.50
2027	\$550,000	\$33.00	\$ 8.25
2028	\$575,000	\$33.00	\$ 8.25
2029	\$600,000	\$36.00	\$ 9.00
2030	\$650,000	\$39.00	\$ 9.75
2031	\$650,000	\$39.00	\$ 9.75
2032	\$650,000	\$36.00	\$ 9.00
2033	\$650,000	\$36.00	\$ 9.00
2034	\$600,000	\$33.00	\$ 8.25
2035	\$500,000	\$27.00	\$ 6.75
2036	\$500,000	\$27.00	\$ 6.75
2037	\$500,000	\$27.00	\$ 6.75
2038	\$400,000	\$24.00	\$ 6.00
2039	\$300,000	\$18.00	\$ 4.50
2040	\$300,000	\$15.00	\$ 3.75
2041	\$250,000	\$12.00	\$ 3.00
2042	\$250,000	\$12.00	\$ 3.00
2043	\$200,000	\$ 9.00	\$ 2.25
2044	\$150,000	\$ 6.00	\$ 1.50

While there will be practical disruption to course operations due to construction, it is anticipated that the pro-shop and food service will operate from temporary trailers located strategically for the ease of customers. We are also working on a temporary solution for the winter simulator use. Construction is expected to take approximately 12 months start to finish.

In addition to this report and resolution, there will be a presentation to City Council on December 11, 2023.