



# Commerce City

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## Council Communication

File Number: 24-119

**Agenda Date:** 5/20/2024

**Version:** 1

**Status:** Agenda Ready

**In Control:** City Council

**File Type:** Administrative  
Business

Bison Grill, Buffalo Run Golf Course

**Summary and Background Information:** On April 25, 2022, City Council was provided a briefing on the Buffalo Run Golf Course that provided council with an understanding Bison Grille Restaurant was becoming a popular amenity for golfers and residents in the community.

Z Design Group was hired to engage in a study on the feasibility and options for clubhouse improvements since the building was built in 1996. The objectives of the Clubhouse expansion study was 1) expand the restaurant dining area to accommodate seating for an additional 120 patrons for indoor use, 2) add two event function rooms that can open together and provide a total seating for 60 people, 3) kitchen expansion to improve service, 4) break room for staff, 5) provide office for food and beverage manager, 6) add a catering pantry and restrooms at the existing Golf Pavilion, and 7) provide options for openable glass panels at the existing Golf Pavilion.

Additionally, the maintenance facility was included in the study which was 1) add new equipment storage building, 2) add more soil bins, 3) expand the chemical storage room, 4) provide staff a parking area, 5) add a fence to provide screening, and 6) add a restroom.

The total estimated BASE cost for the clubhouse and maintenance expansion was estimated for \$8,757,600 at the time. What was included in the cost with the clubhouse and maintenance facility was 1) general construction, 2) furniture, fixtures, and equipment, 3) professional fees and expenses, 4) other owner costs including but not limited to security, audio, technology, temporary operations spaces, and contingencies.

At the time, the cost estimate was updated based on the current market conditions with buildout happening in a year. Former Mayor mentioned the view of the mountains was lacking. Additionally, he mentioned "Every day you do not lock in your general contractor, the cost will rise".

Source: [https://www.youtube.com/watch?v=LhY\\_hCH62zo](https://www.youtube.com/watch?v=LhY_hCH62zo) at the 23:55 mark.

The golf course expansion project was then added to the May 23, 2022 regular meeting agenda as two Ordinances: 1) 2397 to transfer \$10,627,240 from the unencumbered fund balance in general fund to the capital improvement preservation plan fund for the cost

associated with the clubhouse and maintenance facility expansion was tabled. 2) Ordinance 2401 was approved as seated to transfer \$12,077,240 from the unencumbered fund balance to the CIPP. Without contingency, the cost was about \$8M and with contingency, it was \$10.6M. During this meeting, it was mentioned staff heard from council about the view and was able to find a cost-effective solution that would incorporate a rooftop terrace around \$1.4M as the existing pavilion would be demolished. Ordinance 2397 did not include the rooftop and Ordinance 2401 would include a rooftop terrace.

The question was asked about adding the rooftop terrace on top of the clubhouse, however, an elevator would be required. Additional conversations occurred surrounding the elevator being added to the rooftop terrace on the new pavilion was mentioned. Staff mentioned it was becoming cost prohibitive to add the elevator to the rooftop terrace for the pavilion. Other options were made available to sit in the new patio or even the bottom of the pavilion was mentioned, however, the former Mayor mentioned to add an elevator and agreed by council at the time which baked in another \$1.5M.

Action Text: A motion was made by Council Member Grimes, seconded by Council Member Madera, to amend the ordinance to include an acquisition. A motion was made by Council Member Madera, seconded by Council Member Grimes, that this ordinance be introduced by council as seated and approved on first reading as amended to include an amount not to exceed \$1,500,000 for the inclusion of an elevator as part of the renovation. The total amount including the food truck and elevator now became \$13,677,240.

This was approved by councilmembers who still serve today that seen this in 2022.

Source: <https://www.youtube.com/watch?v=HEEw193iBFA&t=16215s> around the 4:30:00 mark.

I have attempted to find a recording of the September 14, 2023 meeting, however, I noticed this was not a regular or special meeting that occurred at the golf course. I will remind council from council communication from this meeting that was sent out "No formal action will be taken."

Source: <https://commerce.legistar.com/View.ashx?M=A&ID=1116194&GUID=E7006C03-DC8E-4D3D-91F0-FE2365400D0E>

Therefore, my motion is as follows:

Direct staff to move forward with the expansion of the Bison Grill, Buffalo Run Golf Course with the exception of including the additions from the September 14, 2023 unofficial meeting that included the bar/wait station, fireplace, covered seating, and solar mentioned within the presentation we received on April 22, 2024. In addition, and if necessary, allow staff to provide a reappropriation ordinance to council for consideration if additional funding is needed.

**Councilmember Responsible:** Craig Kim

**Councilmember Co-Sponsor:** Sean Ford