



PARKS, RECREATION & CULTURE MEMORANDUM
#21-2019

DATE: July 22, 2019
TO: Honorable Mayor Antonio B. Esquibel and City Council Members
THROUGH: Heather Geyer, City Manager 
FROM: Amanda J. Peterson, Director of Parks, Recreation & Culture 
SUBJECT: Kiwanis Pool Update

PURPOSE

The purpose of this communication is to provide an update to City Council regarding the status of the Kiwanis Bath House Replacement and Splash Pad Addition project.

BACKGROUND

A contract was awarded to Krische Construction for the construction at Kiwanis pool to replace the bath house and add a splash pad in October 2018; a separate purchase order was issued to CXT for the fabrication of the concrete bath house and mechanical buildings at the same meeting. On May 20, 2019, staff sought Council approval for an additional budget appropriation of \$49,069.00 and provided a brief summary of the construction delays and challenges to date. At that time, the estimated completion date provided to the city by Krische Construction was June 20. This was primarily a result of delays during the permitting process.

UPDATE

Since that time, the staff and the contractor have continued to encounter challenges that have delayed the construction process. The three most critical are the availability of trade-specific subcontractors, electrical fabrication errors by CXT, and a discrepancy in the site elevation.

When the project schedule was originally developed, assumptions were made by the contractor and the subcontractors that the project would be completed before the summer construction season was at a peak. With the early delays in the project, the entire schedule was pushed out into the peak construction timeframe that is typical during the summer months. As such, the contractor has had difficulties scheduling the specialized trade contractors. Many of the subcontractors had booked their summer construction with the assumption that this project would be complete, and are now working on multiple projects at once. Some of these, such as the pool subcontractor, provide a very specialized service and cannot be easily replaced. Crews have been working on the project, but are sometimes smaller crews. In the past month there have been 8-12 days when no work was done on the site.

The second challenge is that the CXT buildings were specified with a design that included three-phase electrical service. All of the building drawings and specifications were submitted to SafeBuilt through CXT prior to fabrication. The completed buildings arrived on site and were set in place. When inspected by the building inspector, it was determined that the electrical had not been installed as per the submitted plans. Only single-phase electrical service had been included

when three-phase electrical service had been specified. Since the specifications were submitted correctly to CXT, the responsibility to make the adjustment lies with them. They are responsible for the costs associated with the redesign of the electrical service and the necessary revision that will need to be done by the contractor's electrician. This issue was discovered about a month ago, and staff has been working with the team throughout that time to review drawings, determine the responsible party, facilitate the development of new drawings from the electrical designer and coordinate with Xcel Energy, the various trade contractors, and the fabricator to complete the necessary work.

The most recent issue is a discrepancy between the original site survey that the design team based the construction drawings on and the contractor's site survey in the field. Staff is actively working with both entities to determine which survey is correct, and where responsibility for the inaccuracy lies, as well as identify a solution. This is an important detail, as the elevation points impact the contractor's ability to install the concrete at a grade and slope that meets all ADA requirements, or have a negative impact on the site drainage.

I personally met with the Krische Construction Site Superintendent on Thursday, July 18 at the job site to request a review of each of the outstanding items that is holding up the project. At that time, he said that he believed that solutions for both the site survey discrepancy and the single phase to three phase electrical had been agreed upon by all of the responsible parties. Once the designer and the contractor can confirm that they have agreed upon an acceptable solution to the survey discrepancy and the electrical service, Krische Construction has stated that the electrical subcontractor and the concrete subcontractor are ready to move forward immediately to complete the work on those two elements.

The most significant factor at this point, as related to the completion date of the project, is the pool contractor. According to Krische Construction, the subcontractor now needs until August 16 to complete the installation of the splash pad, and Krische Construction will need two weeks after that date to complete the remaining landscaping, fencing and final punch list items. This updated schedule was provided to staff late in the afternoon on July 18. The city's project manager immediately set up a meeting for the morning of Friday, July 19 and has asked for a detailed comparison of the original schedule and the most recent revision. In addition, staff has requested a meeting with the president of Krische Construction for the morning of Monday, July 22 to convey the city's dissatisfaction with the extended delay in the project and seek a commitment to complete the project on an accelerated schedule. In the meantime, staff has also requested a comparison of the schedule as originally submitted and the most recent schedule, along with a detailed explanation for each day the project has been delayed. Staff will review these documents to determine if there has been any violation of the original contract.

Staff fully intended for the pool to be open at the beginning of our typical season, and prepared the pool in anticipation of that opening. At the end of a summer season, the pool is partially drained and then covered as a part of our normal winterization practice. To prepare for the summer season, the cover is removed, the remaining water is drained and the pool's gunnite surface is thoroughly cleaned. An acid wash is done every few years to clean the textured gunnite surface. An acid wash was planned for this year, and staff scheduled the acid wash contractor

based on the original anticipated pool opening. At the time this work was done, the full extent of the construction delay was not yet apparent.

Staff was hired for the summer season, as this process begins in March of each year. These seasonal employees have been utilized at the indoor pool to fill in for vacations or sick days, to provide a lower instructor to student ratio for swim lessons, conduct additional training with newer lifeguard instructors and to staff the Kiwanis activities that were able to be moved to the indoor pool. Staff has assessed the revenues and expenditures that were projected in the aquatics division for 2019. At this point, assuming that there are no revenues directly associated with Kiwanis in 2019, it appears that the aquatics division will see approximately \$30,000 less in revenue than projected, but will also expend approximately \$30,000 less than the approved 2019 budget.

At this time, the contractor has provided the city with a schedule that does not allow for the pool to open this season. As referenced previously, staff intends to meet with the contractor on Monday and will provide feedback that the timeline, as submitted on July 18, is not acceptable.

STAFF REFERENCE

If Council members have any comments or questions they may contact Amanda Peterson at 303.450.8950 or by email at apeterson@northglenn.org.