

**PUBLIC WORKS MEMORANDUM
#8-2024**

DATE: Feb. 12, 2024

TO: Honorable Mayor Meredith Leighty and City Council Members

THROUGH: Heather Geyer, City Manager *hmg*
Jason Loveland, Deputy City Manager *2*

FROM: Kent Kisselman PE, Director of Public Works *KHK*

SUBJECT: CR-50 – Kiwanis Pool Improvements Addendum #1

PURPOSE

To consider CR-50, a resolution approving an addendum to the contract with A.D. Miller Services, Inc. for the Kiwanis Pool Improvements Project.

BACKGROUND

On Sept. 11, 2023, the City entered into a contract with A.D. Miller Services, Inc. to complete improvements for Kiwanis Pool. These improvements include a new pool deck, mechanical room equipment replacement, new filtration system and improved lighting.

While digging the area surrounding the pool shell, A.D. Miller discovered the shell thickness was half of what was expected. A.D. Miller had concerns regarding the ability of the pool to maintain structural integrity against the soil pressure when empty. Staff approached the design team to get their input, and the design team evaluated the pool and provided the recommendations below:

Option #1 – Replace the pool, which would be redesigned to maintain structural integrity when empty. Cost estimate \$600,000 to \$700,000.

Option #2 – Thicken the back face of the pool wall to provide an additional thickness of concrete to the reduced concrete section (4-inch wall thickness). The back of the wall would need to be cleaned, reinforcing would be doweled into existing concrete, and additional concrete (shotcrete) would be added to the back face to adequately thicken the wall section. Provide an underdrain system around the perimeter of the pool at the bottom of the wall excavation prior to backfilling with granular fill. The underdrain would remove free water that may accumulate in the granular fill and prevent the clay from oversaturating and potentially expanding. This option would not provide a structurally designed retaining wall for the pool, but rather reinforce the thin wall section that creates a weak spot in the wall. Cost estimate \$400,000 to \$500,000.

Option #3 – Leave the wall as currently constructed. Provide an underdrain system around the perimeter of the pool at the bottom of the wall excavation prior to backfilling with granular fill. The underdrain would remove free water that may accumulate in the granular fill and prevent the clay from oversaturating and potentially expanding. This option relies on the pool structurally performing as it has since construction. However, the upper section of the pool wall has been excavated and would be backfilled with compacted granular fill. While the existing clay may have held its shape since the pool was originally cast against it, the new granular fill would load the pool wall. The wall would be subjected to a different loading condition. Cost estimate \$400,000 to \$500,000.

Staff and the consultant team agree that the best course of action is to move forward with option #1; complete replacement of the pool shell with a structurally sound design. This provides the greatest longevity with the least risk of structural failure. Without additional costs, this option also allows for functional improvements that will benefit facility users, including increasing the surface area of the pool with a splash zone for the slide, slight changes to the shape of the pool, modifications to the pool depth, and rough-ins to allow for future play features.

BUDGET/TIME IMPLICATIONS

Grant funding is available to complete the construction of the new pool.

	Amount
Kiwanis Pool Improvements (Adams County Open Space Grant)	\$1,919,722
Kiwanis Pool Improvements (Adams County Open Space Disbursement)	\$500,000
Funds reallocation	\$1,182,582.11
A.D. Miller Services, Inc.	(\$2,438,711.11)
Contingency (10%)	(\$243,871)
Addendum #1	(\$688,073)
Budget Remaining	\$231,649

If Option #1 is selected, work would continue as scheduled with an estimated completion date in late June, approximately 30 days later than originally planned.

STAFF RECOMMENDATION

Attached is CR-50, a resolution that, if approved, would authorize the Mayor to execute Addendum #1 to the contract between the City and A.D. Miller Services, Inc. for the Kiwanis Pool Improvements Project in an amount not to exceed \$688,073. Staff recommends approval of CR-50.

STAFF REFERENCE

If Council Members have any questions, please contact Kent Kisselman, Director of Public Works, at kkisselman@northglenn.org or 303.450.4005.

SPONSORED BY: MAYOR LEIGHTY

COUNCIL MEMBER'S RESOLUTION

RESOLUTION NO.

No. CR-50
Series of 2024

Series of 2024

A RESOLUTION APPROVING ADDENDUM #1 TO THE AGREEMENT BETWEEN THE CITY OF NORTHGLENN AND A.D. MILLER SERVICES, INC. FOR THE KIWANIS POOL IMPROVEMENTS PROJECT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. Addendum #1 to the Trade Contractor Agreement between the City of Northglenn and A.D. Miller Services, Inc., attached hereto, in the amount of \$688,073.00, for a total project amount not to exceed \$3,370,655.11 for the Kiwanis Pool Improvements Project, is hereby approved and the Mayor is authorized to execute same on behalf of the City of Northglenn.

DATED, at Northglenn, Colorado, this _____ day of _____, 2024.

MEREDITH LEIGHTY
Mayor

ATTEST:

JOHANNA SMALL, MMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney

ADDENDUM #1 TO TRADE CONTRACTOR AGREEMENT

THIS FIRST ADDENDUM TO TRADE CONTRACTOR AGREEMENT is made and entered into this ____ day of _____, 20____, by and between the CITY OF NORTHGLENN, State of Colorado (hereinafter referred to as the "City") and A.D. Miller Services, Inc. (hereinafter referred to as "Trade Contractor").

RECITALS:

A. On September 11, 2023 the City and Trade Contractor entered into a Trade Contractor Agreement for Kiwanis Pool Improvements Project (the "Agreement") in the amount of \$2,438,711.11, and Council Resolution 23-118 approved the Agreement with a ten percent (10%) contingency of \$243,871.00 for a total amount not to exceed \$2,682,582.11.

AGREEMENT

NOW, THEREFORE, it is hereby agreed that for the consideration hereinafter set forth, that Trade Contractor shall provide to the City, additional services for the Kiwanis Pool Improvements Project to include a pool shell and to remove the chemical room.

1. The Scope of Services in the Agreement is hereby supplemented to include the scope of services attached hereto as **Exhibit A**, and incorporated herein by this reference (the "Additional Scope of Services"). Trade Contractor shall commence work on the Additional Scope of Services within ten (10) days of the issuance of a Notice to Proceed.

2. Compensation for the "Additional Scope of Services" shall not exceed six hundred sixty-eight thousand seventy-three dollars (\$668,073) for the work described in **Exhibit A** to this Addendum #1.

3. The original Agreement and this Addendum #1 is in full force and effect and is hereby ratified by the City and the Trade Contractor. The original Agreement and this Addendum constitute all of the agreements between the City and the Trade Contractor.

A.D. Miller Services, Inc.
 7006 S Alton Way Building E - 100
 Centennial, Colorado 80112

Project: 2439 - Kiwanis Pool Improvements Project
 550 Garland Drive
 Northglenn, Colorado 80234

Prime Contract Potential Change Order #005: Pool Shell and Mech Room Credit

TO:	City of Northglenn 12301 Claude Court Northglenn, Colorado 80241	FROM:	A.D. Miller Services, Inc. 7006 S. Alton Way E100 Centennial, Colorado 80112
PCO NUMBER/REVISION:	005 / 0	CONTRACT:	1 - Kiwanis Pool Improvements
REQUEST RECEIVED FROM:	Zach Williams (A.D. Miller Services, Inc.)	CREATED BY:	Melissa Frazier (A.D. Miller Services, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	1/29/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	25 Days	PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$668,073.00

POTENTIAL CHANGE ORDER TITLE: Pool Shell and Mech Room Credit

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

Please see cost below for removal of the chemical room per RFI 008 and addition of the new pool shell and configuration per the pricing set of drawings transmitted 1/24/2024

ATTACHMENTS:

#	Budget Code	Description	Amount
1	03-0000.S Concrete Complete.Commitment	Footing and stem wall	\$(7,547.00)
2	04-4000.S Stone Assemblies.Commitment	Stone Assemblies Complete	\$(10,975.00)
3	07-4000.S Roofing & Siding Panels.Commitment	Concrete Roof/Membrane	\$(22,000.00)
4	08-1000.S Doors and Frames.Commitment	Delete Mech Room Door	\$(2,962.33)
5	23-0000.S HVAC.Commitment	Remove Unit Heater/Damper	\$(1,771.00)
6	13-1100.S Swimming Pool.Commitment	New Pool Shell	\$594,877.00
7	26-0000.S Electrical.Commitment	New Electrical Work	\$2,179.00
8	00-7000.S General Conditions.Commitment	Added GCs	\$39,414.00
9	00-6000.S Bonds & Certificates.Commitment	Bond	\$8,868.22
10	00-7000.S General Conditions.Commitment	OH&P	\$59,121.89
11	17-6000.S Liability Insurance.Commitment	Insurance	\$8,868.22
Grand Total:			\$668,073.00