



**PARKS, RECREATION & CULTURAL SERVICES DEPARTMENT
MEMORANDUM # 5-2015**

DATE: March 9, 2015
TO: Honorable Mayor Joyce Downing and City Council Members
FROM: John Pick, City Manager 
Amanda Peterson, Director of Parks, Recreation and Cultural Services 
SUBJECT: CR-40, Recreation Center Locker Rooms and Restrooms Contingency Increase

RECOMMENDATION

Attached to this memorandum is CR-40, a resolution that, if approved, would:

1. Authorize an additional \$29,630 as a contingency and authorize the City Manager, on behalf of the City, to approve minor changes in the scope of work and execute relevant change orders up to a total expenditure limit of \$819,468.

Staff recommends approval of the proposed Resolution as presented.

BACKGROUND

The Recreation Center Locker Room and Restrooms Project has been underway since December 2014. When this project was bid, all bids came in above the allocated budget. Barba & Sons, the selected bidder, worked with city staff and the Project Architect, Zeiler-Pennock, to value-engineer the project, resulting in a decrease in bid pricing of nearly \$80,000.

The revised contract pricing fit within the allocated budget, and additional funds were identified to allow for a small contingency of 6.5% of the overall project budget (7.5% of the construction budget). Although staff was hopeful that this contingency would be sufficient, it is significantly less than the 10% generally assigned to renovation projects.

As the project has progressed, several unknown conditions have been identified. At this point in the project, the approved contingency has been fully expended. There is at least one additional outstanding change order at this time, which will result in necessary expenditures beyond the approved budget.

Staff is recommending an increase in the contingency amount from 6.5% to 10%, which equates to \$29,630 to cover this outstanding change order and any other unanticipated conditions that may arise. The demolition phase in the locker rooms is complete and no change in the overall project scope is expected, the likelihood of significant additional costs in this area is decreasing as the project progresses. Demolition has not yet begun on the restrooms. The demolition may identify unknown conditions in that space, however, it is less likely due to the lesser degree of renovation in those spaces.

The outstanding change order is approximately \$7,000 and is for an additional month of rental of the temporary locker room facilities. This additional month became necessary due to the delays caused by electrical infrastructure that was not identified on any of the original as-built plans for the Recreation Center.

The contingency that has been spent to date includes necessary modifications to the temporary enclosure, imaging and rerouting of electrical lines, gas lines and plumbing, and modification to tile surfaces in shower stalls. Most of these items were either not identified in the as-built drawings, upon which the project plans were built, or were not anticipated by the architectural team. Although we rely on as-built drawings, with the renovation of an older facility it is difficult to know the exact conditions until the space is opened up and can be visually inspected.

BUDGET/TIME IMPLICATIONS

This resolution will result in an increase to the overall project budget of \$29,630. Funds have been identified in the Capital Project Fund. This expenditure will not result in an over-expenditure of the fund. The appropriate allocation of these funds will be addressed during the 2015 carryover this spring.

STAFF REFERENCE

Amanda Peterson, Director of Parks, Recreation & Cultural Services

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SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-40
Series of 2015

Series of 2015

A RESOLUTION AUTHORIZING AN INCREASE OF \$29,630 IN THE AMOUNT OF THE CONTINGENCY PREVIOUSLY AUTHORIZED IN THE CONTRACT BETWEEN THE CITY AND BARBA & SONS CONSTRUCTION, INC. FOR THE RECREATION CENTER LOCKER ROOM AND RESTROOM RENOVATION PROJECT FOR A TOTAL AUTHORIZED CONTRACT AMOUNT OF \$819,468

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

Section 1. The City Council hereby approves an additional \$29,630 in contingency funds to the contract previously approved between the City and Barba & Sons Construction, Inc. for the Recreation Center Locker Room and Restroom Renovation Project for a total authorized contract amount of \$819,468.

DATED at Northglenn, Colorado, this ____ day of _____, 2015.

CAROL DODGE
Mayor Pro Tem

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney