



From: Marty Basta, Park & Recreation Director

Initiated By: Park & Recreation Department

Prepared By: Patty Rearden, Deputy Park & Recreation Director

Presented By: Marty Basta, Park & Recreation Director

Action Requested: City Commission to consider approval of Change Order SI-3 and Change Order SII-4, Mitchell, Jaycee and Water Tower Pools Rehabilitation, (O.F. 1501), the final balancing change orders for the project.

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission approve Change Order SI-3 and Change Order SII-4, Mitchell, Jaycee and Water Tower Pools Rehabilitation (O.F. 1501) to Talcott Construction.”

2. Mayor calls for a second, discussion, inquiries from the public, and calls the vote.

Staff Recommendation:

Staff recommends approval of Change Order SI-3 and SII-4, Mitchell, Jaycee and Water Tower Pools Rehabilitation, O.F. 1501, to Talcott Construction.

Background:

Change Order SI-3:

This change order was prepared after the construction of the Mitchell Pool was completed and the substantial completion form sent to the contractor. This final “balancing” change order reflects the contract dollar amount changes based on the final project. The original contract had allowances for testing services for concrete and gravel quality control, exploratory excavation to expose pipe and features that were not able to be seen before construction started, and items of construction that were modified during the course of the project. The attached worksheet shows the changes that occurred. The miscellaneous work allowance was increased to cover the cost associated with the old pool foundation, several buried concrete vaults that were uncovered and the removal of an old pipeline. The as constructed quantities resulted in a final increase of \$4,415.00 on the Mitchell Pool, so the final contract amount for SI-3 was \$939,300.00.

Change Order SII-4:

This change order was prepared after the construction of the neighborhood pools was completed and the substantial completion form sent to the contractor. This final “balancing” change order reflects the contract dollar amount changes based on the final project. The original contract had allowances for testing services for concrete and gravel quality control, exploratory excavation to expose pipe and features that were not able to be seen before construction started, and items of construction that were modified during the course of the project. The attached worksheet shows the changes that occurred. The “as constructed quantities” resulted in a final deduct of \$7,772.00 on the neighborhood pools so the final contract amount for SII was \$1,032,048.00.

The community swimming pools were built and/or renovated in the 1960s. The pools systems and infrastructures have deteriorated over time and the City was faced with significant capital and maintenance issues. The “rehabilitation project” was estimated to cost just under \$2.3 million.

A General Obligation Bond in the amount of \$2,270,000 for a ten-year term was placed on the November 7, 2006 ballot. The General Obligation Bond passed with 15,158 voting to approve the bonds and 5,648 voting against approval. At the December 5, 2006 City Commission Meeting, the Commission approved Resolution #9627 to establish compliance with reimbursement bond regulations under the Internal Revenue Code. On December 19, 2006, the City Commission approved the Professional Services Agreement with Interstate Engineering, Inc., in the amount of \$217,500 for the Rehabilitation of the Mitchell, Water Tower and Jaycee Pools, O. F. 1501.

The decision was also made to pursue funding and construction of spray parks/splash decks for the community. It was determined that the best locations for the spray parks, were Jaycee and Water Tower Pools, creating a complex and expanded entertainment for the community. Although funding is different for the two projects, for efficiency and cost savings, both projects were bid together and are being constructed at the same time.

On June 5, 2007 and August 7, 2007 the City Commission awarded contracts to James Talcott Construction, Inc. in the amounts of \$1,453,165.00 and \$1,083,985.00 for the renovation of Jaycee and Water Tower Pools and for renovation of Mitchell Pool, respectively. Change Order No. SI-1 for a credit of \$96,100 for Mitchell Pool and Change Order No. SII-1 for a credit of \$46,800.00 for Jaycee and Water Tower Pools were approved on August 7, 2007. On October 2, 2007, the City Commission approved Change Orders No. SI-2 and No. SII-2 removing the installation of PVC membrane liners from the contract and adding modifications to the Jaycee and Water Tower bathhouses. The reduction in scope of work resulted in deductions in the amounts of \$53,500.00 and \$99,708.00, respectively for the Mitchell Pool contract and for Jaycee and Water Tower Pools contract. On February 5, 2008, City Commission approved Change Order SII-3 in the amount of \$2,363.00 for the Jaycee and Water Tower Pools contract.

Concurrences: Final budget numbers provided by Brian Milne, Interstate Engineering were reviewed and approved by Jason Handl, City Engineers Office.

Fiscal Impact:

The \$2,270,000 bond issue was approved by voters on November 7, 2006 to rehabilitate the Mitchell, Jaycee and Water Tower Pools. The final budget is based on current estimate of interest earnings of \$75,000, leaving a balance of \$5,268, to be used on amenities to the pools that could not be funded because of budget constraints.

Alternatives:

Not approve change orders.

Attachments/Exhibits: (Attachments not available online; on file in City Clerk's Office.)

1. Change Order SI-3
2. Change Order SII-4
3. Balancing Change Order Schedule I Mitchell Pool Worksheet
4. Balancing Change Order Schedule II Neighborhood Pools Worksheet
5. Certificate of Substantial Completion Schedule I Mitchell Pool
6. Certificate of Substantial Completion Schedule II Neighborhood Pools