

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Request City Council to Approve Additional Construction Funding for the Richmond Highlands Community Center Project
DEPARTMENT: Public Works
PRESENTED BY: Arthur E. Maronek, Interim Public Works Director

PROBLEM/ISSUE STATEMENT: Recreation Center construction costs have not yet exceeded the authorized construction budget, as follows:

10% Construction Contingency	\$ 66,885
Pending Change Orders	(\$ 63,889)
Balance	\$ 2,996

However, total costs for remodeling the Recreation Center are projected to exceed the authorized project budget by approximately \$57,000. This is the result of grading design work that was not done due to an inadequate project budget and drainage design, which had to be added due to permit changes after the construction contract was awarded. In addition, significant structural and siding problems were identified after construction was underway. Construction work that needs to be done but is not currently included in the construction contract is shown below.

Approved Project Budget	\$ 709,925
Less:	
Design & Construction Mgmt.	(\$ 58,193)
Extra Design	(\$ 18,600)
(\$11,000 structural, \$7,600 drainage)	
Permit fees, plan reproduction	(\$ 7,000)
Project Administration	(\$ 25,000)
Testing, miscellaneous	(\$ 5,000)
Construction (including c.o.'s)	(\$ 574,056)
Subtotal	(\$ 687,849)
Current Balance	\$ 22,076
Necessary Added Construction Work:	
Gutters	(\$ 8,000)
Exterior Painting	(\$ 15,000)
Stage Structural Fix	(\$ 10,000)
Grading for drainage	(\$ 11,000)
Landscape irrigation	(\$ 22,000)
Runoff retention/infiltration	(\$ 10,000)
Window Protection	(\$ 3,000)
Projected Balance	(\$ 56,924)

ALTERNATIVES ANALYZED:

Alternative One: (Recommended)

Perform the following work outside of the construction contract:

<u>Item</u>	<u>Cost</u>
Landscaping	\$ 2,500
Exterior Painting	\$ 15,000
Window protection	\$ 3,000
Total	\$ 20,500

Under this alternative, landscaping for the Recreation Center site would be converted to native drought-tolerant plants installed by a combination of PARCS and PWD crew personnel. This change to drought tolerant native plants eliminates the need for \$22,000 to install a landscape irrigation system. Landscaping plants and materials would be purchased via the 2002 annual budget (50% PARCS, 50% PWD), and watered by PARCS and PWD staff through the summers of 2002 and 2003, during the 18 month plant establishment period. Similarly, PARCS and PWD personnel would jointly paint the exterior of the Recreation Center, and share equally in the cost of materials. PWD staff would install window protection via the 2002 Facilities budget. These activities will be accomplished with 2002 budgeted resources in place of lower priority general work items.

In addition, under this alternative, the City Council would still need to approve a funding increase of \$14,500 for the Recreation Center project to complete needed work that cannot be accomplished by City staff.

Alternative Two:

Under this alternative, the City Council would need to authorize \$57,000 of increased funding for the Recreation Center project to allow needed construction work to be completed.

RECOMMENDATION

Authorize the City Manager to execute change orders up to an additional \$14,500 above the previously authorized project budget from 2001 unanticipated General Fund revenue to complete the Richmond Highlands Recreation Center project.

Approved By:

City Manager  City Attorney 