

TOWN COUNCIL STAFF REPORT

Title: Award Construction Contract for Community Recreation Center (CRC) Improvements.

Meeting Date: October 2, 2024

Prepared by: Haislip Hayes, PE Public Works Director

RECOMMENDATION:

Staff recommends Town Council:

- Approve the plans and specifications.
- Authorize the Town Manager to award the contract to the lowest responsive bidder.
- Authorize the Public Works Director to execute the construction contract and accept the project upon completion.
- Waive any irregularities in the bid total.
- Authorize the Public Works Director to review and approve minor revisions to complete the project, up to an additional 10% of the award amount.
- Authorize use of capital reserves to fully fund the project with a 10% contingency.
- Authorize a contract to purchase and install bleachers with Great Western for \$50,217.

BACKGROUND:

Staff is requesting that Town Council make special considerations in awarding this construction contract. Staff desires to begin this work as quickly as possible and a delay to the next Council meeting on November 6 would cost a month of construction time. At the time of writing staff has not opened bids. Bids will be opened on Friday September 27. Staff will complete a bid and financial analysis before the October 2 meeting and will be prepared to amend the recommendation to reflect staff's analysis and the results of the closed session meeting.

In February of 2021, Town Council authorized the construction of the Community Recreation Center (CRC). This was the third time the project had been bid and significant value engineering had occurred since the project was originally planned and envisioned. The Interior Improvements bid package seeks to construct two key elements removed from the second scope as well as other improvements needed to improve the use and functionality of the facility. The current design eliminated the viewing and bleacher system located on the locker rooms. The original plan included seating for approximately 230 on premanufactured bleachers with staircases, accessible lift, and railings. This elevated system includes a lightweight concrete decking built on the existing structure of the locker

rooms. All the structural elements were retained in the last bid and were installed. The bleacher system is a Town furnished element and staff is requesting approval to contract for the purchase and installation of this element. This will be a separate CMAS contract through from the bid and a different contractor. Staff will coordinate the installation with other planned construction activities.

The second key element eliminated from the latest bid was the exterior “sign” structure. This feature was planned to be a steel structure with facility signage that would act as an architectural feature to break up the massing and form of the Sprung Structure as shown below. This element was required by the Design Review Committee and the Planning and Economic Development Commission. Staff is working with the LA Kings on a re-branded winter sign that will integrate into the new structure. The footings for this sign were installed in the last bid and the current plan integrate into the existing infrastructure.



The scope of this bid includes upgrades to the mechanical enclosure roof to mitigate icing issues, electrical and HVAC connections to the previously approved DIRTT office areas, and alternatives to address some outstanding work from the original bid. All of the proposed scope was coordinated by HMC Architects who have been a part of the project since the original design that will ensure all systems are properly integrated. When completed, the scope of work proposed will effectively close out the project completing most of the current features desired by Town Council, Staff and the community. The project has been incredibly successful since opening last fall and there have been numerous requests for facility improvements and additions based on additional or enhanced programming. Staff expects that as the community grows into the CRC, and visitation continues to escalate, additional requests will come forward to Town Council.

FINANCIAL CONSIDERATIONS:

The Town Council has set aside \$1,050,000 to improve the Community Recreation Center. Additional funding if needed will come from Capital Reserves set aside for circumstances like this. Staff will report on the need for these funds during the presentation of this item.