

# CITY OF COOS BAY CITY COUNCIL

## Agenda Staff Report

This item was previously discussed at Joint URA/Council Worksession on  
1/23/2018

MEETING DATE	AGENDA ITEM NUMBER
February 6, 2018	9.

TO: Mayor Benetti and City Councilors

FROM: Randy Dixon, Operations Administrator

THROUGH: Rodger Craddock, City Manager

ISSUE: Request Additional Spending Authority for the Mingus Pool Repair Project

### SUMMARY:

Staff presented to the Council on December 19, 2017 a staff report regarding expenses on the Mingus Pool Project, which at that time, we had thought all material invoices were accounted for. Not so, All Coast Plumbing who is the City service contractor for plumbing did not turn in all the material invoices. The actual plumbing cost T&M (time and material) came in at \$63,938.43. It should be noted, Anderson Pool Works bid the plumbing portion for \$406,000. Below is breakdown of bid items by Anderson Pool Works on the project before the City self-performed the project. The City accepted bids to rehab the Mingus Pool facility, and we received one bid: \$890,650 from Anderson Pool Works. Once the City received only one bid, which was 60% over budget, staff recommended to self-perform using City labor and service contractors plumbing & electrical. Council approved of self-performing the work; therefore, staff requested T&M estimates from service contractors. However, staff only received labor cost not material. Service contractors thought the City was supplying material, so they never provided those cost to the City. This was not realized until about 40% into the project. In an effort to prevent this from ever happening again clear communication and understanding with our service contractors will be established to ensure we have accurate labor and material cost. Additionally, due to the unknowns associated with most of our self-perform projects, project budgets will be crafted to include total cost including 25% contingency.

On December 19, 2017, Council approved project cost of up to \$385,000; however, the project is over that amount by \$21,704.04. We will need to be adjusted from \$385,000, not to exceed \$408,000.

**ANDERSON POOL BID:**

Equipment Cost:	\$276,000
Building Mech:	\$102,000
Pool Plumbing Mech:	\$406,000
Pool Shell:	\$106,650
Total Bid Cost:	\$890,650
SELF PERFORM:	\$406,704.04
OPRD Grant:	<\$163,728.93>
City Out Pocket Cost:	\$242,975.11

The City will also be reimbursed by the Energy Trust of Oregon. At this time staff expects the reimbursement to exceed \$10,000.

**ACTION REQUESTED:**

If it please the Council, revise the Mingus Pool mechanical project budget not to exceed \$408,000.

**BACKGROUND:**

April 2015, the City applied for a Government Grant (LGGP) through Oregon Parks and Recreation Department to improve Mingus Park Community Pool. September 2015, the City was informed by Oregon Parks and Recreation Department that the City was awarded the LGGP 40/60 grant for a total grant and City match amount of \$371,770.00. The project was broken into two phase. Phase 1.) Dressing/Restroom Rehab. Phase 2.) Mechanical Operations Rehab. Last year the dressing/restroom was rehabilitated which cost \$96,601.67 which left grant funds of approximately \$164,000 for Phase 2.

**BUDGET IMPLICATIONS:**

The City will be partially reimbursed for this project from Oregon Parks and Recreation Department Local Government Grant Program and the Energy Trust of Oregon. Matching funds come from in-kind labor and equipment plus cash from Fund 17 Parks Improvement and Fund 34 Major Capital Reserve. The project would need additional Council approval for a total project cost not to exceed \$408,000, approval of a supplemental budget to transfer funds to the Parks Improvement Fund from the Major Capital Fund, and Council approval of the increased dollar amount of the task order/contract with All Coast Plumbing from \$25,000 per occurrence to \$63,938.43 due to the final

plumbing costs.

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