

MEMORANDUM**TO:** Board of Trustees**THROUGH:** Kate Nelson, Interim Public Works Director**FROM:** Hudson Klein, Principal Engineer**SUBJECT:** Review, discuss and possibly approve an increase to the project budget to support increased asphalt repair scope quantities for Mt. Golf Cart Path Restoration Phase II - 2023/2024 Capital Improvement Project; Fund: Community Services; Division: Golf; Project #3241LI1903; Vendor: SNC Construction in the amount of \$160,000.**RELATED STRATEGIC PLAN BUDGET INITIATIVE(S):** **LONG RANGE PRINCIPLE #5 – ASSETS AND INFRASTRUCTURE**

The District will practice perpetual asset renewal, replacement and improvement to provide safe and superior long term utility services and recreation venues, facilities, and services.

RELATED DISTRICT POLICIES, PRACTICES, RESOLUTIONS OR ORDINANCES

Capital Planning Multi-Year Capital Planning Policy 12.1.0; Capital Planing Capital Project Budgeting Policy 13.1.0; Capital Planning Capital Expenditures Practice 13.2.0; Purchasing Policy for Public Works Contracts Policy 21.1.0.

DATE: December 13, 2023**I. RECOMMENDATION**

The Board of Trustees make a motion to:

1. Approve an increase to the project budget for Mt. Golf Cart Path Restoration Phase II - 2023/2024 Capital Improvement Project; Fund: Community Services; Division: Golf; Project #3241LI1903; Vendor: SNC Construction in the amount of \$160,000 to support increased asphalt repair scope quantities in the amount of \$160,000.

II. BACKGROUND

The CIP (#3241LI1903) for Mountain Golf Cart Path Replacement includes three individual phases: Phase I fully replaced approximately 35,000 square feet (SF) of pavement and was completed in 2021; Phase II is described below - construction started in September 2023 and is not yet complete; Phase III included two new sections of cart path added to replace hazardous sections of existing cart path and construction was completed in September 2023. Refer to Attachment A for exhibits (sheets 2 through 6) that detail the individual project phases.

Originally, Phase II of the Mountain Course Cart Path Restoration Project (Phase II) was to fully remove and replace the remaining portions of golf cart path that were not re-constructed in Phase I (construction completed 2021); Phase II was to include approximately 82,000 square feet (SF) of cart path replacement with an estimated construction cost of \$1,800,000 and a total Project budget of approximately \$2.25M.

At the August 31, 2022 Board meeting, staff recommended that the Phase II scope be reduced from a full removal and replacement of the entire cart path (excluding Phase I replaced path). Instead, Staff proposed replacing only the failing asphalt sections and to crack fill and slurry seal the entire length of the path with an estimated construction cost of \$293,300. The Board authorized the proposed modification to the Phase II scope and Staff prepared bid/construction documents following approval of the revised scope.

The Phase II quantities included in the bid package were based on September 2022 site design measurements (of failed asphalt cart path areas) to accommodate a public bid in March 2023. Sierra Nevada Construction (SNC) was the successful bidder and the project was awarded at the May 10, 2023 Board meeting with a construction cost value of \$187,000. This contract included removal/replacement of 4,705 SF of cart path with the start of construction planned for September 2023.

Inspection of existing conditions occurred shortly before the start of construction revealed a substantial increase in the total area of failed pavement compared to the September 2022 design measurements. During September 2023 construction, additional sections of cart path failed as a result of construction equipment activities that also required replacement. Therefore, Staff measured an additional pavement area of approximately 15,100 SF for replacement. The value of the additional work equates to a change order value of approximately \$252,000.

A portion of cart path was replaced in September 2023. However, as a result of the required increase in quantities, the total, revised Phase II scope was not completed in the 2023 construction season; currently, SNC is slated to return in spring 2024 to complete the remaining project scope.

The Phase II budget includes an \$18,700 construction contingency and a \$60,000 'Owners Allowance' specifically intended to cover potential scope increases related to unknown or changed ground conditions from time of site condition survey in September 2022 to start of construction in September 2023. Approximately \$26,000 of these contingency funds were used to cover portions of the increased Phase II scope in September 2023.

As noted above, the CIP project budget includes the total of Phase I through Phase III with a current remaining budget of approximately \$1.1M carried forward since Phase I completion. The current Phase II and Phase III budget approved at the May 10, 2023, Board meeting is \$629,382. However, the remaining CIP scope requires a revised Phase II and Phase III project budget of approximately \$790,000. Refer to Attachment A, Sheet 7.

Therefore, Staff are requesting an increase of \$160,000 to finish the Phase II path replacements.

III. BID RESULTS

There has been no additional bidding for the proposed scope addition; the awarded contract rates have been used to prepare the cost estimate for the remaining scope items.

IV. FINANCIAL IMPACT AND BUDGET

The Mt. Golf Cart Path Restoration - Phase II (CIP #3241LI2001) is included in the FY 23 CIP Budget in the amount of \$1,100,000 following approval of the carry-forward budget at the October 25, 2023, Board meeting.

The Board approved a total project cost of \$629,382 which included Phase II replacements and the Phase III Circulation Improvements as shown in the following table:

Task	Cost
Phase II - Removal Replacement, Surface sealing	\$187,007
Phase II Contingency	\$18,700
Materials Testing Phase II	\$5,500
Phase III Circulation Improvements	\$216,000
Phase II Contingency	\$21,600
Materials Testing Phase III	\$3,900
Materials Testing Contingency	\$1,000
Construction Management and Inspection	\$60,705
Tree Removal	\$55,000

Owners Allowance	\$60,000
Total	\$629,382

The revised forecast Project cost is approximately \$789,000 as summarized below. This amount is within the current CIP budget of \$1.1M.

Task	Cost
Phase II Original Contract Cost	187,007
Phase II Change Orders	\$252,000 (incl 2024 season)
Material Testing Phase II	\$3,500 (incl 2024 season)
Phase III Construction Cost	\$197,744 (final cost)
Materials Testing Phase III	\$1,578 (final cost)
Construction Management and Inspection	\$68,450 (incl. 2024 season)
Tree Removal	\$55,000 (final cost)
Owners Allowance	\$23,000 (incl. 2024 season)
TOTAL FORECAST COST	\$789,140

Staff is requesting an increase to the estimated Project total cost in the amount of \$160,000.

V. ALTERNATIVES

The Board does not approve an increase to the estimated Project costs to support additional scope and increase quantities in the amount of \$160,000. The failed pavement sections will remain and Staff request a smaller increase sufficient to cover the crack filling and slurry seal of the entire Phase II length as per the original scope. This request will be for a \$35,000 increase.

VI. COMMENTS

Staff maintain that the revised Project approach was the best option and value for the District with regard to the alternative of full removal and replacement. The proposed scope replaces the failed sections, representing approximately 25% of the total Phase II cart path length; the cost is forecast at \$789,000 and represents 35% of the total removal/replacement project cost estimate of \$2.25M. Asphalt roads/paths require ongoing maintenance and the current proposal - with the \$160k increase - still provides more than \$1.4M in cost reduction relative to the original total remove/replace proposal.

VII. BUSINESS IMPACT/BENEFIT

This item is not a “rule” within the meaning of Nevada Revised Statutes, Chapter

237, and does not require a Business Impact Statement.

VIII. ATTACHMENTS

1. ATTACHMENT A_Project Phasing Exhibits

IX. DECISION POINTS NEEDED FROM THE BOARD OF TRUSTEES

The decision needed from the Board of Trustee's shall be that of approving the staff recommendation as presented.



**Overall Course
Layout**

Total Cart Path Approximate Area
= 117,000 SF



Total Project Existing Path

Phase I: 2021
 ~35,000 SF total existing AC

Phase II: 2023
 ~82,000 SF total existing AC

Phase III: 2023
 0 SF existing AC



Total Project Scope

Phase I: 2021
 ~35,000 SF Full Path Removal & Replacement

Phase II: 2023
 ~20,000 SF Removed & Replaced AC
 ~82,000 SF type 2 slurry seal

Phase III: 2023
 ~2,600 SF of New Path Alignment



Phased Project Scoping

- Phase I: completed 2021**
 - Original Bid Scope = ~31,500 SF
 - Final Quantity = ~35,000 SF
- Construction Costs**
 - Original Bid Price = ~\$357,000
 - Final Cost = ~\$420,000



Phased Project Scoping

Phase II: 2023

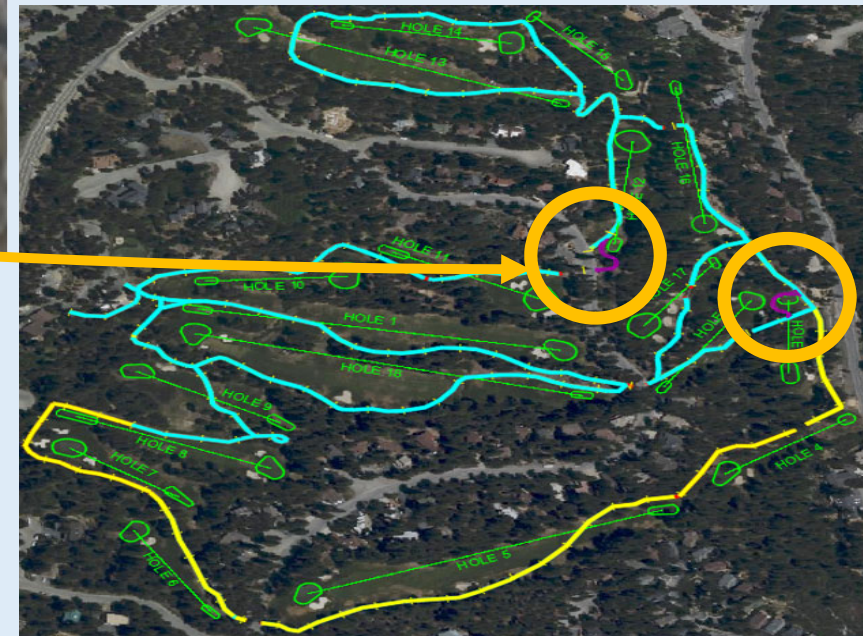
AC Replacement Quantity:

- Original Bid Scope = 4,700 SF
- Current Estimate = 19,800 SF

Construction Costs

- Original Bid Scope = \$187,007
- Current Estimate = \$439,643

Phased Project Scoping



Phase III: completed 2023

Construction Costs

- Original Bid Cost	= \$216,000
- Final Cost*	= \$197,744

*Construction complete, project closed.

Project Budget Summary

Task	May 10, 2023 Approved Budget	December 13, 2023 Forecast Cost*	Approved Budget vs. Forecast Cost*	Spend to date
Phase II CONSTRUCTION				
Mt. Golf Cart Path Rehabilitation - Phase II 2023	\$ 187,007	\$ 187,007	\$ -	\$ 187,007
Phase II Change Order's	\$ -	\$ 252,636	\$ (252,636)	\$ -
Materials Testing - Phase II	\$ 5,500	\$ 3,500	\$ 2,000	\$ 1,578
subtotal	\$ 192,507	\$ 443,143	\$ (250,636)	\$ 188,585
Phase III CONSTRUCTION				
Mt. Golf Cart Path Recirculation - Phase III	\$ 216,000	\$ 197,744	\$ 18,256	\$ 197,744
Materials Testing - Phase III	\$ 3,900	\$ 1,578	\$ 2,322	\$ 1,578
subtotal	\$ 219,900	\$ 199,322	\$ 20,578	\$ 199,322
Project Contingencies				
Phase II Construction Contingency (10%)	\$ 18,700	\$ -	\$ 18,700	\$ 18,700
Phase III Construction Contingency (10%)	\$ 21,600	\$ -	\$ 21,600	\$ -
Materials Testing Contingency (10%)	\$ 1,000	\$ -	\$ 1,000	\$ -
subtotal	\$ 41,300	\$ -	\$ 41,300	\$ 18,700
Construction Management & Inspection Services	\$ 60,450	\$ 68,450	\$ (8,000)	\$ 57,500
Tree Removal	\$ 55,225	\$ 55,225	\$ -	\$ 55,225
Owners' Allowance	\$ 60,000	\$ 23,000	\$ 37,000	\$ 7,293
subtotal	\$ 175,675	\$ 146,675	\$ 29,000	\$ 120,018
TOTAL	\$ 629,382	\$ 789,140	\$ (159,758)	\$ 526,625

* - Forecast costs are based on remaining proposed scope (Phase II) and processed final payment applications (Phase III & Tree Removal); final costs will be verified at Project closeout.