

MEMORANDUM

TO: Board of Trustees

THROUGH: Indra Winquest
District General Manager

FROM: Brad Underwood, P.E.
Director of Public Works

Kate Nelson, P.E.
Engineering Manager

SUBJECT: Burnt Cedar Pool – Contract change order to re-allocate unused project funds to purchase new pool furniture (Requesting Staff Member: Director of Public Works Brad Underwood)

DISTRICT STRATEGIC PLAN: Long Range Principle 5 – Assets and Infrastructure.

DATE: June 29, 2022

I. RECOMMENDATION

That the Board of Trustees review, discuss and possibly make a motion to:

1. Approve a Change Order to the contract with CORE Construction (Burnt Cedar Swimming Pool and Site Improvements Project) and authorize the re-allocation of \$44,872 of available funding within the Burnt Cedar Pool and Site Improvements Project (CIP3972BD1301) to the Aquatics Fund 390-39-850-7415 for the purchase of new pool furniture.

II. DISTRICT STRATEGIC PLAN

Long Range Principle 5 – Assets and Infrastructure – The District will practice perpetual asset renewal, replacement, and improvements to provide safe and superior long term utility services and recreation activities.

- The District will maintain, renew, expand, and enhance District infrastructure to meet the capacity needs and desires of the community for future generations.
- Enhance and maintain IVGID's current facilities, and upgrade equipment on a regular schedule.

Approve a Change Order to the contract with CORE Construction (Burnt Cedar Swimming Pool and Site Improvements) to authorize the re-allocation of \$44,872 of available funding within the Burnt Cedar Pool and Site Improvements Project (CIP3972BD1301) to the Aquatics Fund 390-39-850-7415 for the purchase of new pool furniture.

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June 29, 2022

Community Services Master Plan – Top Tier Recommendation and Board Priority Project

III. **BACKGROUND**

The Burnt Cedar Swimming Pool and Site Improvements Project was completed on June 16, 2022. There are allowance and alternate line items included in CORE Construction's GMP (approved April 21, 2021) (Attachment A) that were not utilized during the course of construction. These items include Allowance #3 and Alternate #4. Allowance #3 was to be used for dewatering (\$25,000), and no groundwater was encountered during construction. Alternate #4 was included in the GMP for Colored Concrete (\$19,872). After seeing the colored concrete mock-ups, it was determined to not pursue the use of colored concrete for the pool deck. Work for Allowance #3 and #4 was not done, therefore, PW Staff recommends utilizing the \$25,000 from Allowance #3 and the \$19,872 from Alternate #4 to augment the Aquatics budget for the purchase new pool furniture.

In accordance with Board Policy 3.1.0., 0.15, Consent Calendar, this item is included on the Consent Calendar as it is routine business of the District and within the currently approved District Budget.

IV. **BID RESULTS**

Not applicable.

V. **FINANCIAL IMPACT AND BUDGET**

If approved, the cost of the recommended change order to the District's contract with CORE Construction would be a deductive change order to the project. The total of the deductive change order will be \$44,872. Re-allocation of this amount would be completed by the IVGID Finance Department.

A final accounting of the Burnt Cedar Pool Improvements project will be provided in the GM Report at the July 27, 2022 Board of Trustees meeting. The final costs associated with the project are tracking to be under the GMP Budget of \$3,845,865 (Attachment A). See below for a current snapshot of the construction budget.

Approve a Change Order to the contract with CORE Construction (Burnt Cedar Swimming Pool and Site Improvements) to authorize the re-allocation of \$44,872 of available funding within the Burnt Cedar Pool and Site Improvements Project (CIP3972BD1301) to the Aquatics Fund 390-39-850-7415 for the purchase of new pool furniture.

Original Contract Amount	Change Orders	Current Total Contract Amount	Total Payments for Work Completed to Date	Current Balance to Completion (including retainage)
\$3,845,865.00	\$100,896.04	\$3,946,760.04	\$3,530,289.69	\$592,984.89

VI. ALTERNATIVES

To augment the Aquatics Fund by utilizing community services fund balance.

VII. BUSINESS IMPACT

This item is not a "rule" within the meaning of Nevada Revised Statutes, Chapter 237, and does not require a Business Impact Statement.

Attachments:

- A – CORE Construction Exhibit A.1, GMP Summary

EXHIBIT A.1 GMP SUMMARY



Burnt Cedar Beach - Pool Reconstruction

GMP, April 21, 2021

LOCATION: Incline Village, NV

#	Description	Base Price
	GENERAL REQUIREMENTS	\$165,076
TSR	General Requirements	\$165,076
	DEMOLITION / OFF-SITE INFRASTRUCTURE	\$21,800
2	Temporary Access / Logistics	\$11,000
3	Selective Demolition (Equipment Room)	\$10,800
	SITE WORK (ROUGH)	\$800,741
7	Survey, Layout and Staking	\$13,100
8	Site Clearing, Demo, Earthwork, Utilities, Paving	\$787,641
	SITE WORK (FINISH)	\$489,546
15	Landscaping & Irrigation	\$75,830
16	Fencing & Gates	\$108,476
23	Site & Building Concrete	\$269,774
24	Site Masonry	\$19,250
25	Site Metals	\$16,216
	STRUCTURE	\$42,567
36	Rough Carpentry	\$42,567
	ENCLOSURE	\$12,863
38	Caulking and Sealants	\$12,863
	INTERIOR FINISHES	\$19,245
61	Drywall & Ceiling Repair	\$5,000
62	Painting & Interior Touch-up	\$13,000
69	Concrete Finishing	\$1,245
	SPECIALTIES	\$0
	EQUIPMENT	\$1,223,000
91	Swimming Pool & Wading Pool	\$1,223,000
	MEP SYSTEMS	\$57,296
98	Plumbing Systems	\$41,059
104	Electrical & Low Voltage Systems	\$16,237
	SPECIAL SYSTEMS	\$0

Subtotal		\$2,832,134
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	GENERAL CONDITIONS	SUB TOTAL
Required	General Conditions	\$473,022
Required	Warranty Service	\$4,248

Subtotal (with General Conditions)		\$3,309,404
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EXHIBIT A.1 GMP SUMMARY



Burnt Cedar Beach - Pool Reconstruction
GMP, April 21, 2021
LOCATION: Incline Village, NV

INSURANCE, BONDS, AND BUILDERS RISK		SUB TOTAL
Required	General Liability	\$35,085
Required	Payment and Performance Bond	\$23,853
Required	Builders Risk Insurance	\$500
Subtotal (with GC's, Prof. Services, & Insurance)		\$3,368,842
RATE	CONTRACTOR'S FEE	SUB TOTAL
3.95%	Construction Manager At Risk Fee	\$138,584
0.15%	State Commerce Tax	\$1,013
Subtotal (GC's, Prof Services, Insurance, Tax, & Fee)		\$3,508,439
Direct Cost Subtotal		\$3,508,439

EXHIBIT A.1 GMP SUMMARY



Burnt Cedar Beach - Pool Reconstruction

GMP, April 21, 2021

LOCATION: Incline Village, NV

Current Status	Description	All Costs For Reference	Total Accepted Construction Costs
BASE PRICE			
	Direct Cost Subtotal	\$3,508,439	\$3,508,439
ALTERNATES			
Accepted	Alternate #1: Connector Path & CMU Retaining Wall	\$53,642	\$53,642
Accepted	Alternate #2: Pine Tree Element	\$18,916	\$18,916
Accepted	Alternate #3: Bubbler Fountain	\$4,031	\$4,031
Accepted	Alternate #4: Colored Concrete (Pool Deck)	\$19,872	\$19,872
CONTINGENCIES & ALLOWANCES			
Accepted	Construction Contingency	\$84,964	\$84,964
Accepted	Allowance #1: Temporary Heating, Power, & Cold Weather Protection	\$45,000	\$45,000
Accepted	Allowance #2: Rock/Boulder Excavation	\$50,000	\$50,000
Accepted	Allowance #3: Dewatering	\$25,000	\$25,000
Accepted	Allowance #4: Temporary Erosion Control and TRPA Coordination	\$36,000	\$36,000
GMP Total With Alternates			\$3,845,865