



REQUEST FOR CITY COUNCIL AGENDA ITEM

Agenda Date Requested: <u>July 22, 2023</u>
Requested By: <u>Ray Mayo, Director</u>
Department: <u>Public Works</u>
<input checked="" type="radio"/> Report <input type="radio"/> Resolution <input type="radio"/> Ordinance

Appropriation	
Source of Funds:	<u>N/A</u>
Account Number:	<u>N/A</u>
Amount Budgeted:	<u>N/A</u>
Amount Requested:	<u>N/A</u>
Budgeted Item:	<input checked="" type="radio"/> Yes <input type="radio"/> No

Exhibits: Presentation Update on Public Works Improvements, Public Works Design Report

SUMMARY

In August of 2023, following Council approval of a design services proposal from Brown Reynolds Watford Architects, (BRW), Public Works staff have been working with the architect team to achieve several goals. The preliminary engineering report prepared by Huitt- Zollars in January of 2023 has been an aid in this portion of the design effort. The PER identified constructability challenges related to the following;

- phasing of construction efforts to minimize impacts on day-to-day operations
- multiple building code requirements for the existing buildings
- drainage requirements
- parking needs
- expansion and ventilation requirements of Equipment Services shop
- structural design loads
- protective coatings
- lighting, mechanical, plumbing, and compressed air and fluids system
- training and shelter in place needs for 112 staff members
- fire protection, communications, security cameras, controlled access
- electrical needs in all existing and proposed building uses

The current budget provided for construction is 10 million dollars. Nine million of which was budgeted in FY22/23, with the remaining one million budgeted in FY23/24. The design team has provided several cost-saving changes to obtain our most important goal of keeping the costs within budget. In the concept provided in the PER, one equipment shed was to be removed to allow for placement of the administration building. In the new site plan, the admin building is relocated to the front of the existing

building. This alone eliminates the demolition cost and rebuild cost for a new equipment shed, the facelift of the street facing side of the existing building is eliminated, takes advantage of proximity of all utilities and the possibility exists to run the entire facility on one generator instead of two. The site area paving has changed to asphalt in parking and low-traffic areas and remains concrete in the high traffic, heavy use areas. The improvements to the recycling yard were made as a separate project. Despite these changes to the improvements, construction costs continue to increase.

This project will have to be constructed in phases in order to maintain operations during construction and staff will also have to move out of the existing building to permit renovations. The improvements have been broken into 4 phases. The estimated total of all four phases is \$18,840,465.00, creating a shortfall of \$8,840,465.00 for phases 2 through 4.

Phase 1 (Building A) can be constructed with current budgeted funds. To manage the shortfall, there are options available.

- It is anticipated that these funds can be phased in conjunction with the project in budget years FY24/25 and FY25/26.
- It should be noted that the difference between renovation of existing “Building B” and total replacement of Building B is estimated at \$2,455,113.00. There are some advantages to re-building, although that comes with a higher cost.
- The area paving could be phased in multiple years as needed.
- The improvements for the city fuel site can be included in the improvement phases or it can be considered as a separate project. Improvements to the fuel site were not included in the design contract with BRW.

The design and construction timeline indicates the project can be ready to bid in December 2024 with construction beginning in February 2025. Construction Manager at Risk was selected by City Council as the delivery method for this project. Purchasing can send out an RFQ for CMAR while design is underway. It will be required to place the complete scope and phasing plan in the procurement documents.

Staff recommends moving forward with stages 1 and 2 by including the Phase 2 shortfall of roughly \$2,000,000.00 in the 24/25 Capital Improvement budget. Completion of phases 1 and 2 allow for the demo/renovation phase to begin on the existing building and it provides the workspace for the Facilities division which is currently using space at the fire training center. Staff is prepared to deliver additional information as deemed necessary for upcoming budget discussions.

The overall scope of the project is described below:

- (1) Construct a new 15,700 square foot administration building to provide adequate space.

- (2) Re-utilize and renovate the existing 43-year-old structures to meet current codes and requirements to house expanded Warehouse area, Equipment Services repair bays, Fleet Parts, storage for Solid Waste department, storage for the Utilities Department and equipment wash rack.
- (3) Expansion and renovation of restroom area in existing building.
- (4) Extensions made to two existing equipment sheds.
- (5) Extension cover for Equipment Services.
- (6) Fencing and gates with controlled access
- (7) Additional storage building and larger sign shop and storage for Facilities Maintenance division (8 staff currently housed at the fire training facility)
- (8) Heavy Equipment storage shed.
- (9) Fencing and gates with controlled access
- (10) Area paving for parking and site circulation
- (11) Upgrade for 8 fuel pumps underground piping and canopy

STRATEGIC PLAN STRATEGY AND GOAL

3.0 The City of La Porte will have and maintain a strong infrastructure and up to date facilities in order to continue to provide superior services for our citizens.

RECOMMENDED MOTION

Provide direction to staff on budgeting preferences and information required for Capital Improvement budget discussions.

Approved for the City Council meeting agenda

Corby D. Alexander, City Manager

Date