



Agenda Item

File #: 21-0555

Requested Agenda Date:

5/4/2021

Requested Agenda Title:

Budget Adjustment: Library's Request for \$1,727,975 in Additional Funds for the Daybreak Library

Requested Agenda Item Description: This project was requested and approved by Council in 2018. An estimated budget was developed at that time. Since then, several circumstances have caused overruns to the project. 1) The original contractor hired for this project went out of business after completing \$283k of work. We had to go out to bid again for a new contractor. The new contractor's bid was \$1.1 million higher than the original contract even with some of the work completed by the first contractor. 2) The original foundation was poured in the wrong location resulting in rework needing to be done, including pulling up the foundation and repouring it in the correct location. 3) Once COVID hit, construction costs increased dramatically. There were also major delays due to shutdowns of suppliers and shipping delays. 4) Standard percentages are used to develop a construction budget, including FF&E. Our original estimates were developed using these set amounts. However, libraries have special equipment needs. As we got started, we realized the set formula did not account for specialty equipment. Additional funds are needed to cover these equipment needs. A standard 10% owner's contingency was set aside for this project. We've done our best to use the contingency to cover the unanticipated cost overruns. However, the contingency spenddown is greater than anticipated at this point in the project. While we still have some funds set aside in contingency to cover additional unanticipated costs, our project manager regularly reviews this amount and adjusts, as necessary. If the contingency is not needed, it will be used to offset some of the increase we are requesting. The additional amount being requested will be included in the bond issuance done this fall.

Requested Action: Discussion - Vote Needed**Presenter(s) (with titles):** Brad Kendrick Budget and Policy Analyst**Time Needed:** Less than 5 MINS**Is this Item Time-Sensitive and/or Requesting a Time-Certain?** No**Requesting Staff Member:** Holly Yocom**Are Supporting Documents Needed for this Agenda Item Request?** Yes

Please attach supporting documentation, including presentations, to the Legistar file.

Agenda item requests must be complete and submitted via Legistar Approval Sequence to the Council Administrative & Communications Coordinator by the Wednesday before the upcoming Tuesday meeting at 3:00 PM. Please note that some offices have earlier, internal Approval Sequence deadlines.

Items without necessary supporting documentation may be withheld from consideration for the desired meeting date.