



ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA COMMUNICATION FORM

ITEM DATE: 07/02/2019	ITEM TIME:

FROM:	Steve Faulkner/Jill Delay/Ray DuBois
TODAY'S DATE:	06/26/2019
AGENDA TITLE:	Fairgrounds RV Park Project – Change Order

CHECK ONE THAT APPLIES TO YOUR ITEM:	
<input checked="" type="checkbox"/> ACTION ITEM	
<input type="checkbox"/> DIRECTION	
<input type="checkbox"/> INFORMATION	

I. DESCRIBE THE REQUEST OR ISSUE:

Approval of and authorization by the Board of County Commissioners for the Chair to sign the Change Order 2 - Fixed Contract Amount, for Giovanni Construction in the amount of thirty-thousand five-hundred dollars (\$30,500.00) to complete certain outstanding items that are necessary to complete the Fairground RV Project by the project completion date as set forth in the grant agreement with Great Outdoors Colorado (GOCO).

II. RECOMMENDED ACTION (*motion*):

Motion for the Board of County Commissioners to approve and authorize the Chair to sign the Change Order 2 - Fixed Contract Amount, for Giovanni Construction in the amount of thirty-thousand five-hundred dollars (\$30,500.00) to complete certain outstanding items that are necessary to complete the Fairground RV Project.

III. DESCRIBE FISCAL IMPACTS (VARIATION TO BUDGET):

PROPOSED REVENUE (*if applicable*): \$350,000 GOCO grant; \$80,000/year Colorado Lottery funding/Conservation Trust Funds (CTF); future revenue from RV Park space rental and RV dump station (~\$25,000/year)

CURRENT BUDGETED AMOUNT: \$703,200 (total for years 2017 and 2018); \$0 for 2019.

PROPOSED EXPENDITURE: \$30,500 for Change Order

FUNDING SOURCE: In 2019, \$175,000 remaining in GOCO grant.

SUPPLEMENTAL BUDGET NEEDED: YES NO

Explanation: No expenses were budgeted in 2019 for the RV Park construction project. The Park project was scheduled to be complete by the end of 2018; however, because certain critical items were not completed as scheduled, nor will they be completed as planned with 'in-kind' labor, the project extended into 2019. The project expenses in 2019 are estimated to be \$55,000.

IV. IMPACTS OF A REGIONAL NATURE OR ON OTHER JURISDICTIONS (IDENTIFY ANY COMMUNICATIONS ON THIS ITEM):

N/A



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V. BACKGROUND INFORMATION:

In May 2017, the BCC approved entering into a grant agreement with Great Outdoors Colorado (GOCO) to help fund Fairgrounds improvements, namely the addition and construction of an RV Park that included: RV pads with power outlets, water and sewer; volleyball court; walking trails; pedestrian bridge with approach handrails; privacy fencing; and trash pad with enclosure.

In addition to other 'in-kind' donations for the project, a major in-kind donation of labor was committed to by a public entity which included the fabrication of the pedestrian bridge with approach handrails, privacy fence and trash pad enclosure.

The public entity did not complete their work as scheduled in 2018, which, expectedly, forced the construction project into 2019. Because of this, the county requested and received from GOCO a six-month project completion extension from March 2019 to September 27, 2019.

The public entity continued to work on their fabrication assignments; however, at the end of May 2019, the public entity informed the county that it would not be able to completely fulfill their in-kind labor commitment. The unfinished fabrication items include: the bridge approach handrails, the bridge decking, privacy fence and trash pad enclosure.

To close the project out by the completion deadline of September 27, 2019, a price to complete the outstanding items was obtained from Giovanni Construction; this is the same contractor who was awarded the job to install the items noted above in addition to being the general contractor for the project.

VI. LEGAL ISSUES:

None

VII. CONFLICTS OR ENVIRONMENTAL ISSUES:

None

VIII. SUMMARY AND OTHER OPTIONS:

To ensure compliance with the GOCO grant requirements, and to have a fully completed and desirable RV Park, and to gain the maximum financial benefit of the RV Park, staff recommends that a change order be approved to complete the outstanding items.

A lesser desirable option would be to approach GOCO to request a nine-month grant extension, and if approved, hope that the public entity will fulfill their in-kind labor donation and complete their work.