

**RESOLUTION WAIVING FORMAL WRITTEN BIDDING
REQUIREMENT ON THE BASIS OF SOLE SOURCE AND
APPROVING A CONSTRUCTION CONTRACT WITH SAUNDERS
CONSTRUCTION, INC., FOR THE RECREATION CENTER SLIDE
TOWER REPAIR AND REPLACEMENT PROJECT**



SEPTEMBER 5, 2023



PROJECT BACKGROUND

- Engaged JVA structural engineering in March 2022 concerning the deteriorating condition of the slide tower stairs
- Stairs closed for safety, resulting in \$20k of estimated revenue loss per month from admissions
- Town staff contracted the original building architect (Ohlson Lavoie Corporation) and general contractor (Saunders Construction) to provide a solution for reconstruction
- Saunders sole sourced - built the original addition and has the extensive background necessary



SCOPE OF WORK

- Place a temporary barrier between the pool and the slide tower structure to ensure continued pool operations
- Demolish the existing slide stairs, the pump pit ceiling and the stair tower enclosure
- A portion of the exterior slides will be removed for access and the slide tower walls will be replaced with structural concrete block and a new roof
- Galvanized steel stairs and railings will be added and painted with high performance coatings, and reinforced fiberglass stair treads and landing decks installed



SCOPE OF WORK

- Sealant joint between the existing pool shell and pool deck, as well as the building wall perimeter, will be replaced
- All interior steel structures from the deck to the roof structure will be painted with high performance coatings
- New windows and duct work will be installed to improve lighting and air handling
- Project to commence as soon as possible to ensure the pool can be closed in before winter
- April 2024 completion



BUDGET

This agreement has been Sole Sourced according to the Town's Purchasing Policy as the vendor, Saunders Construction, offers a service unique in nature for the complexity of construction. In addition, Saunders was the general contractor that built the original addition and has the extensive background necessary to restore this facility.

Project costs will be paid for through a 10-year internal loan supported by annual payments through the Community Center Fund Building Improvements Account 216-5175-451.70-20 for a total amount of \$2,486,544, plus a 10% Town-managed contingency in the amount of \$248,654.40.

This expense will be included in the third 2023 budget amendment. The Community Center Fund balance has the capacity to cover the project costs until the budget amendment is formally adopted appropriating the funds.

PROPOSED MOTION

“I move to approve the Resolution as introduced by title.”

ALTERNATE MOTIONS

“I move to approve the Resolution as introduced by title, with the following conditions: (list conditions).”

“I move to continue this item to the Town Council meeting on (date) to allow additional time to (list information needed).”



THANK YOU
QUESTIONS?