

Supplemental Budget Request

Status: Pending

Parks & Recreation

Suppl ID # 3161 Fund 326 Cost Center 326061701 Originator: Christ Thomsen

Expenditure Type: One-Time Year 1 2021 Add'l FTE Add'l Space Priority 1

Name of Request: *Plantation Indoor Range HVAC and Roof Replacement*

X  Department Head Signature (Required on Hard Copy Submission) 2-1-21
Date

Costs:	Object	Object Description	Amount Requested
	7350	Buildings & Structures	\$1,070,296
	Request Total		\$1,070,296

1a. Description of request:

This request is to re-appropriate 2020 project funds and increase the total funding package for the Plantation Indoor Range HVAC and Roof Replacement project at Plantation Range.

The project was bid in October 2020 (Bid # 20-51). All bids received exceeded the available budget. The lowest responsive responsible bid total is \$976,159. At the time, available funding for construction was \$796,745. This included a combination of REET I and Washington State Recreation and Conservation Office (RCO) Firearms & Archery Range Recreation Grant Program (FARR) funds. Because insufficient funding, a contract was not awarded. Further, as a result of the COVID-19 pandemic, the lead time for HVAC equipment manufacturing necessary for the project nearly tripled effecting the ability to encumber RCO funds prior to the expiration of the grant contract.

To move the project forward, an additional \$276,099 is needed. This includes \$205,984 which provides sufficient funding for construction and \$70,115 in additional funding miscellaneous work and contingency. Total miscellaneous work and contingency equals approximately 10% of the project budget.

Total 2021 request is \$1,070,296 including \$811,283 REET I and \$259,013 FARR grant funds. REET I funds consist of \$535,184 re-allocation and \$276,099 in supplemental (new) funding.

Additionally, a time extension was required on the RCO grant. On January 26, 2021, the Recreation and Conservation Funding Board approved a time extension for the grant through December 31, 2021.

1b. Primary customers:

Visitors to the Plantation Range and contracted Law Enforcement and educational agencies are the primary customers of this project. The Range serves over 16,000 recreational shooters and host over 290 enforcement and education agency training days annually. Range revenue for 2019 was \$245,918.

2. Problem to be solved:

The indoor range is in need of a new HVAC system and roof. The existing HVAC system, which filters lead and other airborne contaminants, is over 36 years old and the roof was last replaced in 1995. Both are well past their design service life. The roof is leaking in several locations. Failure to repair the roof risks damage to the structure itself. The range cannot be used without a functioning HVAC system.

In response, the County dedicated funding through REET I and secured grants from RCO for the design, permitting, and construction associated with these replacements.

In October of 2020, the project was bid (Bid #20-15). Three local companies bid on the project. The bids, for Base Bid + Alternative B, were as follows:

Supplemental Budget Request

Status: Pending

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Suppl ID # 3161

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Trico Companies, LLC = \$976,159
Tiger Construction, LDT = \$1,014,734
Boss Construction, Inc. = \$999,513

These bids exceeded available project funding. Funds sufficient to cover construction costs is necessary before a contract can be awarded.

For clarification:

The Base Bid includes reroofing the building and replacing the HVAC system.

Alternative A is the same as the Base Bid; instead of reroofing, installs recovery board and new single ply membrane, overlaying the existing roof.

Alternative B adds removing the existing standing seam metal roof and installing new.

3a. Options / Advantages:

Three options were considered.

1) Move forward with the project as bid selecting Base Bid plus Alternative B. This is the preferred option as it meets the project scope for air quality within the indoor range, building preservation, and employee safety while providing for continuation of operation at existing service level. Further, it preserves current RCO funding, permits are in hand, and construction costs are known.

2) Return to the design phase and consider redesign for cost savings. This option is not preferred because value engineering considerations have already been made or considered. In particular, previous value engineering evaluations lead to 1) Alternative A to overlay the existing roof instead of replacement, 2) Alternative B to replace the standing seam metal roof, 3) modifying the air handling unit control system for cost savings with same functionality, and 4) the conclusion that additional cost savings efforts through modifying air handling unit specifications would create a system that does not meet air flow requirements for an indoor range.

3) Do not move forward with the project at this time. This is the least preferred option as it defers critical maintenance and puts the continued use of the facility at high risk.

3b. Cost savings:

It is anticipated there will be cost savings associated with supplies and labor required to maintain the system. Currently, because the system is roof mounted, two or more employees are required to be on the roof when maintaining or servicing the unit. The new system will be installed at ground level and will require fewer employees during maintenance and service activities. Additionally, the new system includes monitoring equipment that indicates when particular services are required; such as filter media replacement. This means maintenance moves from a set schedule, whether it is needed or not, to an on-demand program.

4a. Outcomes:

The Plantation Indoor Range HVAC system and roof are replaced by December 31, 2021.

4b. Measures:

Installation of the HVAC system is complete and operation is certified. The roof is replaced.

5a. Other Departments/Agencies:

Whatcom County Planning and Development Services is responsible for issuing permits and permit related inspections for this project.

5b. Name the person in charge of implementation and what they are responsible for:

Planning and Development Services staff as assigned to the project for permitting and inspection services.

6. Funding Source:

REET I Funds: \$811,283
RCO FARR Grant: \$259,013

Wednesday, January 27, 2021

Rpt: Rpt Suppl Regular

Supplemental Budget Request

Status: Pending

Parks & Recreation

Suppl ID # 3151

Fund 1

Cost Center 6352

Originator: Christ Thomsen

Expenditure Type: One-Time

Year 1 2021

Add'l FTE

Add'l Space

Priority 1

Name of Request: Lookout Mountain Road Failure A&E - FEMA 08-4615

X

Department Head Signature (Required on Hard Copy Submission)

1-25-21

Date

Costs:	Object	Object Description	Amount Requested
	4333.8310	FEMA	(\$40,299)
	4334.0181	FEMA Military	(\$6,717)
	6630	Professional Services	\$47,016
	Request Total		\$0

1a. Description of request:

This request provides budgeting and spending authority for the use of FEMA funds in the amount of \$47,016 for Architecture and Engineering to develop plans, specifications, and engineering estimate for the repair of the LM-2000 and LM-2100 roads in the Lookout Mountain Forest Preserve.

1b. Primary customers:

The citizens of Whatcom County are the primary customers. Lookout Mountain trails had over 48,000 visitors in 2020. Additional customers are department staff using these roads for management activities, EMS, and leaseholders.

2. Problem to be solved:

During the winter of 2018/2019, a storm (incident 18-4615) caused a slope failure between the LM-2000 and LM-2100 roads within the Lookout Mountain Forest Preserve. The slide caused substantial damage to the LM-2100 roads and lesser damage to the LM-2000 road. Portions of the LM-2100 road failed (approximately 70 feet of the roadway was lost). The slide materials were deposited on the LM-2000 road causing damage to culverts, a lateral ditch, and road surfacing. The department took immediate action to stabilize the slide area and clear the LM-2000 road. Today, the slide area is minimally active, the LM-2100 road remains impassable to motor vehicles, and continues to degrade. The slide and road failure received a grant from FEMA for architecture and engineering work development plans, specifications and engineering estimate for repairs. This budget supplemental provides budgetary expenditure authority to encumber these funds and proceed with A&E.

The LM-2000 is a critical road as it is a mainline road that provides access for land managers, communications leaseholders, EMS and other across a large portion of Lookout Mountain Forest Preserve. The LM-2100 road provides valuable access for land managers and recreationists.

3a. Options / Advantages:

Both roads are important to the management of Lookout Mountain Forest Preserve. With this in mind, two options were considered.

1) Do nothing in response to the slope failure. This precludes the continued use of the LM-2100 road because the failure caused the loss of approximately 70-feet of the roadway. At the worst point, the loss included the full width of the roadway. The LM-2000 remains open and useable at this time but is at risk of additional damage or complete loss should the slope fail again.

2) Effect repairs to stabilize the slope and restore the roads. This option repairs both roads and provides for ongoing use of the LM-2000 and LM-2100 roads.

Supplemental Budget Request

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Parks & Recreation

Suppl ID # 3151

Fund 1

Cost Center 6352

Originator: Christ Thomsen

Option two is the best option as it repairs roads that provide critical and valuable access for land management, EMS, leaseholder, and recreation activities.

3b. Cost savings:

This is a repair project and no cost savings are expected as a result. Pursuing use of valuable Federal funds now provides an alternate fund source for Architecture and Engineering costs, along with eventual repair costs once repairs are implemented. This project is eligible for funding from FEMA for construction costs as well.

4a. Outcomes:

Architecture & Engineering complete in 2021

4b. Measures:

Architecture & Engineering are complete and federal funding for construction based on the engineer's cost estimate are secured.

5a. Other Departments/Agencies:

Finance will assist in facilitating procurement of the Architecture and Engineering firm.

5b. Name the person in charge of implementation and what they are responsible for:

6. Funding Source:

Federal FEMA funds were received in 2020 and accrued to 2021 in account 6352.4333.8310 & 6352.4333.0181

Supplemental Budget Request

Status: Pending

Parks & Recreation

Suppl ID # 3153

Fund 1

Cost Center 6370

Originator: Christ Thomsen

Expenditure Type: One-Time Year 1 2021 Add'l FTE Add'l Space Priority 1

Name of Request: Point Whitehorn Stairway - FEMA 08-4615

X

Department Head Signature (Required on Hard Copy Submission)

Date

1-25-21

Costs:	Object	Object Description	Amount Requested
	4333.8310	FEMA	(\$26,250)
	4334.0181	FEMA Military	(\$4,375)
	6630	Professional Services	\$30,625
	Request Total		\$0

1a. Description of request:

This request provides expenditure authority for the use of FEMA funds in the amount of \$30,631 for architecture and engineering to develop plans, specifications, and engineering estimate for the repair or replacement of the high-bank stairway at Point Whitehorn Marine Reserve.

The high-bank stairway provides public access from the highlands of the reserve to the saltwater shoreline and tidelands. This was a key element for acquisition of the property for park purposes.

1b. Primary customers:

The primary customers are the citizens of Whatcom County and the over 25,000 annual visitors to Point Whitehorn Marine Reserve.

2. Problem to be solved:

During the winter of 2018-2019, a storm (incident 18-4618) caused a slope failure within the Point Whitehorn Marine Reserve which affected the high-bank stairway that provides access from the highlands of the park to the Puget Sound shoreline. The slope failure undermined the stairway, causing damage to the stairway and creating a potential for stairway failure. The stairway received repairs, was determined to be safe for public use, and was reopened to the public. Because of the potential for failure, the stairway was eligible to receive FEMA funding for architecture and engineering work to develop plans, specifications, and engineering estimates. A winter storm in 2020 (incident 20-0256) contributed to further degradation of the slope and stairway making it unsafe for use. The stairway was closed to the public as a result and remains closed. Funding has been received from FEMA for A&E costs and this budget supplemental is to provide expenditure authority to encumber these funds and proceed with the project.

3a. Options / Advantages:

Two options were evaluated:

- 1) Remove the existing stairway and close access to the shoreline. This option reduces services by eliminating shoreline and tideland access within Point Whitehorn Marine Reserve.
- 2) Repair or replace the existing stairway in way that provides safe and reliable access to the shoreline. This option provides continuation of services by maintaining shoreline and tidelands access.

Shoreline access is a primary draw of visitors to Point Whitehorn Marine Reserve and was an important element of its acquisition. Continued provision of shoreline access via a high-bank stairway is a critical component of the park infrastructure. Option two provides the opportunity to continue to provide this service in a safe manner, making it the best option.

Supplemental Budget Request

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Parks & Recreation

Suppl ID # 3153

Fund 1

Cost Center 6370

Originator: Christ Thomsen

3b. Cost savings:

This is a repair project and no cost savings are expected as a result. Pursuing use of available federal funds now provides an alternate fund source for architecture and engineering costs, along with eventual repair costs.

4a. Outcomes:

Architecture and engineering are complete in 2021

4b. Measures:

A&E work is complete and Federal funding for repairs based on engineer's cost estimate is secured

5a. Other Departments/Agencies:

Finance will assist with facilitating procurement of the architecture and engineering firm.

5b. Name the person in charge of implementation and what they are responsible for:

6. Funding Source:

Federal FEMA funds were received in 2020 and accrued to 2021. Funds were deposited into accounts 6370.4333.8310 and 6370.4334.0181.