



# Town of Johnstown

## TOWN COUNCIL AGENDA COMMUNICATIONS

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<b>AGENDA DATE:</b>	July 17, 2023
<b>SUBJECT:</b>	Construction Award for Town of Johnstown Recreation Facility - Natatorium Restoration
<b>ACTION PROPOSED:</b>	Consider Awarding the Natatorium Restoration Project to Crosby & Company, LLC, DBA All Dry Services of Denver
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>1. Request for Proposal</li><li>2. Bid Submittal Pricing Worksheet</li><li>3. Construction Contract Agreement (Template)</li></ol>
<b>PRESENTED BY:</b>	Matt LeCerf, Town Manager

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### AGENDA ITEM DESCRIPTION:

During the July 3, 2023 Council Meeting, the Town Council was briefed on the current status of the Natatorium at the Johnstown YMCA Recreation Center and the magnitude of repairs that need to be made to the facility. As part of the briefing, Council was advised that cost estimates are in the rough order of magnitude of between \$175,278 to \$234,217 to restore the natatorium back to a fully functioning facility. In order to begin the restoration of the facility, the Pool Dehumidification Unit (PDU) needed to be operable. The PDU as mentioned in the July 3 communication to Council has been operating since June 21.

In late March, the Town issued a Request for Proposal (RFP) and received bids for the restoration of the natatorium in April 2023. Both the RFP and the bid tab sheet is provided in this packet detailing those costs. The Town received two complete bids, one from All Phase Restoration and a second from All Dry Services of Denver. The third bid received was incomplete. The low bid received for the base bid was from All Dry Services of Denver for \$117,860.70.

The bid was submitted over 90 days ago, but All Dry Services of Denver has agreed to hold their price for the base bid costs. It is recommended by Staff that Council awards the project for the restoration to All Dry Services of Denver for a total cost of \$117,860.17. There may be unknown costs associated with this based on the condition of the drywall in various areas and additional areas that need to be repaired.

*The Community That Cares*

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Also of note, there are two alternates that were not included in this price and those include the refinishing the fire sprinkler piping in the natatorium and deep cleaning of the PDU. These will be separate bids and requests for work to be completed. It is not anticipated that these costs will be significant and may be approved administratively considering the small value of the project scopes. In total we hope that these two alternates will not come in above \$75,000.00.

**LEGAL ADVICE:**

The Town’s Professional Services Agreement is used as the contract document, which has been previously approved by the Town Attorney.

**FINANCIAL ADVICE:**

As previously mentioned during the Council Meeting on July 3, 2023, a budget amendment is going to be necessary for this work. As pricing continues to come in, Council will be advised on final costs to bring the facility back up to a fully functioning natatorium.

**RECOMMENDED ACTION:** Staff recommends awarding the contract to All Dry Services of Denver as presented.

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**SUGGESTED MOTIONS:**

**For Approval**

I move to approve and award a contract to All Dry Services of Denver utilizing the Professional Services Agreement Contract Template included and provide for the Town Manager to have latitude for change orders as necessary to complete the restoration and cleaning.

**For Denial**

I move we deny and not award the presented contract to All Dry Services of Denver as presented.

*Reviewed and Approved for Presentation,*



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Town Manager