



TO: STEPHANIE QUEEN, CITY MANAGER
THROUGH: KYLE KORNELIS, PUBLIC WORKS DIRECTOR 
FROM: C.O. RUDSTROM, PROJECT MANAGER 
DATE: OCTOBER 6, 2021
SUBJECT: SOLDOTNA REGIONAL SPORTS COMPLEX MAJOR MAINTENANCE AND RENOVATION PROJECT: SUPPLEMENTAL FUNDING

The Public Works Department is requesting that an additional \$583,000 be allocated to the Soldotna Regional Sports Complex Major Maintenance and Renovation Project (SRSC MMRP).

In July 2020 the Soldotna City Council conducted a public work session on the 5 year CIP and existing capital projects. The SRSC Major Maintenance and Renovation project was discussed in detail. The project focuses on two areas; maintenance/renovation and improved customer service. There are six specific projects that were identified.

1. Replace existing ceiling over bleachers and mezzanine.
2. Renovate locker room showers.
3. Improve parking, outdoor access, and landscaping.
4. Renovate public entry and offices to improve customer service.
5. Replace exterior doors.
6. Paint arena walls.

Using a professional cost estimate from June of 2020, the Public Works department recommended appropriating \$1,500,000 to design and construct the project. On August 26, 2020 the City Council enacted ordinance 2020-019.

In January 2021 the Public Works department entered into a contract with Burkhart Croft Architects (BCA) to provide professional design services for the SRSC MMRP. BCA worked through the winter to complete the design and create construction documents for a planned construction time of summer 2021. In March 2021 the design work was completed to a 95% level. At this point BCA performed a professional cost estimate and we determined that the project was going to cost an estimated \$2,400,000 to design and construct (including a small contingency). This cost increase over the earlier estimate could be attributed to several different factors including:

1. Unique Market Risk due to COVID.
2. Volatile material pricing and availability.
3. Short window for construction.

4. Increased scope of work for previously unidentified hazardous materials and ADA code compliance issues.

At this point the Public Works department recommended to postpone the project and look for cost saving measures and an improved bidding climate.

Over the summer of 2021 the Public Works Department worked with BCA and the Parks and Recreation Department to find cost saving measures.

1. BCA has identified a less expensive material for the ceiling replacement. The previously specified material was chosen for its availability and short installation time.
2. Advertise and bid the project in the fall of 2021 with construction planned for summer 2022. This will give the contractor plenty of time to order and ship materials and be ready for work as soon as ice is out of the arena in the spring, mitigating supply chain issues. The new construction schedule will also mean fewer conflicts with Sports Complex users and allow for easier site control for the contractor.
3. Construction material pricing is stabilizing.
4. Identified that the outdoor civil work is not a requirement at this time. It may be advantageous to do this work a later time or in conjunction with the proposed conference room expansion.

Since starting this project in 2020 the digital reader board sign on K Beach drive has failed. This sign has reached the end of its useful life and it was decided that it is no longer feasible to repair it. Including a new sign in the MMRP will allow us to have a new sign that will match the look of other recent city improvements and show the public that the renovated Sports Complex is part of the city's focus. It is estimated that a new sign will cost \$120,000.

The combination of the above cost saving measures and the addition of the sign puts the estimated total design and construction cost at \$2,083,000. This leaves the project under funded by \$583,000. In order to move forward into the bid phase, the Public Works Department recommends appropriating an additional \$583,000 to the City of Soldotna Sports Complex Major Maintenance and Renovation Project.