

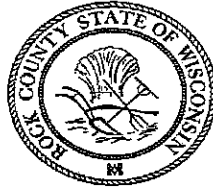
RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS

Randy Terronez

INITIATED BY

GENERAL SERVICES
COMMITTEES

SUBMITTED BY



Randy Terronez

DRAFTED BY

December 4, 2012

DATE DRAFTED

**AUTHORIZING ADDITIONAL CONTINGENCY FUNDING AND AMENDING BUDGET
FOR ROCK HAVEN FACILITY REPLACEMENT PROJECT**

1 **WHEREAS**, the County awarded the Rock Haven Facility Replacement Project to C. G. Schmidt, Inc.
2 and established contingency funds to cover unforeseen conditions and necessary changes that may arise
3 throughout the course of the project as contained in Resolution #11-9A-455; and,
4

5 **WHEREAS**, two separate contingency funds were established, one to address the soil conditions in the
6 amount of \$515,900, and the other to address unforeseen conditions and owner-directed changes in the
7 amount of \$773,850; and,
8

9 **WHEREAS**, both contingency accounts were depleted and approval was given at the November 15,
10 2012 Rock County Board of Supervisors meeting increasing the fund by \$31,842 (refer to Resolution
11 #12-11D-181); and,
12

13 **WHEREAS**, the new facility is scheduled for substantial completion on or before January 31, 2013 with
14 occupancy scheduled for March 18, 2013; and,
15

16 **WHEREAS**, pending change orders and other project-related costs will result in a need for additional
17 funding as recommended by the Samuels Group; and,
18

19 **WHEREAS**, funding is available from unallocated funds in the Rock Haven Project budget in the
20 amount of \$31,061 and the balance of \$255,000 from the Net Assets (fund balance) of the Rock Haven
21 Operations account, the latter will require a budget adjustment.
22

23 **NOW, THEREFORE, BE IT RESOLVED** that the Rock County Board of Supervisors duly
24 assembled this 13 day of December, 2012, does hereby increase the project
25 contingency in the amount of \$255,000 with funds to come from the Rock Haven Net Assets and that the
26 2012 budget be amended as follows:
27

<u>Account/Description</u>	<u>Budget 11/01/12</u>	<u>Increase (Decrease)</u>	<u>Amended Budget</u>
Source of Funds			
00-0000-0050-46400			
Net Assets – Rock Haven	- 0 -	\$255,000	\$31,095,000
Use of Funds			
18-1851-0000-67200			
Capital Project-Rock Haven	\$30,840,000	\$255,000	\$31,095,000

38 **BE IT FURTHER RESOLVED**, that the project contingency be increased by an additional \$31,061
39 with funds to come from the unallocated funds in the Rock Haven Project budget.
40

41 **BE IT FINALLY RESOLVED**, that the General Services Committee be delegated the authority to
42 approve all change orders for the Rock Haven Facility Replacement Project and report any change
43 orders over \$10,000 to the Rock County Board of Supervisors at its regularly scheduled meetings.


12-12A-195

AUTHROIZING ADDITIONAL CONTINGENCY FUNDING AND AMENDING BUDGET FOR ROCK HAVEN FACILITY REPLACEMENT PROJECT

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Respectfully Submitted,

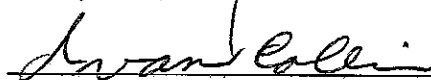
General Services Committee:



Phillip Owens, Chair



Henry Brill, Vice Chair



Ivan Collins



Jason Heidenreich



Edwin Nash

FINANCE COMMITTEE ENDORSEMENT

Reviewed and approved on a vote of

5-0



Mary Mawhinney, Chair

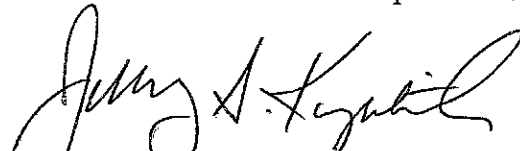
FISCAL NOTE:

This resolution authorizes a transfer of \$255,000 from Rock Haven 's Net Assets to the Rock Haven capital project account. Rock Haven's Net Assets are estimated to be \$4,070,900 at 12/31/12. This resolution also authorizes the project contingency funding be increased by \$31,081 using currently budgeted, but unallocated project funding.


Sherry Oja
Finance Director


LEGAL NOTE:

County Board is authorized to take this action pursuant to sec. 59.01 & sec. 59.51 WI Stats. As an amendment to the adopted 2012 County Budget, this Resolution requires a 2/3 vote of the entire membership of the County Board pursuant to sec. 65.90(5)(a), Wis. Stats.


Jeffrey S. Kuglitsch
Corporation Counsel

ADMINISTRATOR'S NOTE:

Recommended.


Craig Knutson
County Administrator

In September 2011 the County awarded the Rock Haven Facility Replacement project bid to C.G. Schmidt, Milwaukee, WI in the amount of \$25,685,000 with funding from two separate bonds.

The resolution (#11-9A-455) awarding the project also established two contingency accounts:

1. \$515,900 addressed the soil conditions and
2. \$773,850 addressed unforeseen conditions (other than soils) and necessary changes that were discovered throughout the course of the project recommended by the project team—including staff from Rock Haven and County Administration—that in their opinion were necessary to improve the project's functionality.

Last month, the Rock County Board approved Program Request #20 in the amount of \$96,416.44. This action depleted the remaining \$64,574.54 of Contingency funding and required \$31,841.90 from unallocated funds available in the Rock Haven Project budget. (Refer to Resolution #12-11D-181.)

Please note that the project to date has identified \$191,000 in construction credits that have been applied back to the project.

In regard to the Soils, the project contingency will be exceeded by \$107,000.

The original project schedule had substantial completion at September 30, 2012 but due in part to coordination issues, substantial completion is now targeted at January 31, 2013. Actual occupancy of residents is scheduled for March 18, 2013.

In order to keep the project on target for completion on or before January 31, 2013, it is necessary to request additional funding. Based upon a projection from the Samuel's Group, a pending change order and other project related costs required to keep the project on schedule will amount to \$255,000 and consist of the following major items:

<u>Item</u>	<u>\$ Amount</u>
A. Program Request #21 –including:	
1. Fire stopping walls	
2. Soil conditions	
3. Plumbing fixtures	
4. Mezzanine Plans & Stairs	
5. Other	
6. Credits - Stone Sill Substitute	
7. Credits – Existing parking Lot	
Total Program Request #21	\$193,985
B. Other	
1. Professional Services – Soil Testing	5,000
2. Builders Risk Insurance – 2 nd Year	37,376
3. Fire Damper – Commons	14,359
4. Fire Dampers – Other	4,280
Total – Other	\$ 61,015
Grand Total	\$255,000

In regard to the Builders Risk coverage, the 2nd year's premium of \$37,376 is due. Upon the County occupying the facility, the coverage will be cancelled and the County will receive a refund of \$15,675. Consequently, the net premium will be \$21,701, representing 6.6 months or 58.1% of a full year coverage.

Funding is available from the Net Assets (fund balance) of the Rock Haven Operations account. The latter will require a budget adjustment. The Rock Haven Net Assets are projected to grow by \$639,000 at the end of 2012.

As there may be further project costs that need to be addressed over the next several weeks, it is recommended that the remaining balance of unallocated funds \$31,061 in the Rock Haven Project budget also be added to the project contingency.