

Funding, Over Estimate Bid, and Change Order Limit Adjustment for Improvements to Stryker Multi-Sport Complex Upgrade and Expansion (District II)



Public Works & Utilities/Engineering

March 1, 2022



Background



- On August 17, 2021, the City Council approved Sales Tax Revenue (STAR) bond funding for improvements to the Stryker Multi-Sport Complex for locker rooms and press box expansion.
- Initial cost estimates indicated the approved budget may not fully fund all the planned improvements.
- The project was bid for construction on January 14, 2022, as three stand-alone elements: South Locker Room, North Locker Room, and Press Box Expansion. All aggregate bids exceeded the design consultant's estimate.



Stryker Sports Complex



Analysis

- The lowest bid received exceeded the design consultant's Engineer's Estimate by approximately \$516,000, or 63% of the estimate.
- The bid was structured to allow acceptance of any one of the three elements individually, or any combinations of the three. The South Locker Room and North Locker Room renovations will provide the best potential to accomplish the goal for attracting collegiate and national events.
- Dondlinger's aggregate bid for the South and North Locker Rooms was \$1,314,387. They offered a cost savings to construct the South and North Locker Rooms together for a total cost of \$1,263,575.



Analysis



- Accepting this negotiated amount will allow the project to proceed without requiring it to be re-bid, thus eliminating a potential increase in the cost and delay in construction of the improvements. In accordance with Charter Ordinance No. 228, staff recommends the City Council approve the contract based on the best interest of the City.
- A revised estimate has been prepared to reflect the increased cost of constructing the improvements.



Analysis



- Additionally, without increasing the change order limit adjustment, all change orders above the \$50,000 limit established by ordinance will require approval by the City Council regardless of cost.
- The approximate six-week process for change order approval will result in significant delays with increased costs.
- Due to the size and the complexity of the project, staff recommends an increase in the change order limit to 8% of the original contract amount, or \$101,086. Increasing the staff authority level for change order approval will not increase the project budget.



Stryker Sports Complex Improvements



Stryker Sports Complex Improvements



Financial Considerations



- The existing budget of \$23,000,000 in STAR bonds was approved by the City Council on August 17, 2021. Staff recommends increasing the project budget by \$431,000 funded by General Obligation bond funding.
- A total of \$146,000 in General Obligation bond funding is available from the Stryker Parking Lot Upgrade/Expansion project to fund construction of the locker rooms. Work has been completed on the parking lot.
- Staff requests a waiver of City Council Policy No. 2 regarding the use of project savings to allow transfer of funds.



Financial Considerations



- Additionally, the proposed revised management agreement includes increasing Wichita Sports Forum's annual management fee for years 11-25 for a not to exceed total of \$285,000 to fund construction of the locker rooms.
- The total revised budget for Stryker Multi-Sports Complex will be \$23,431,000



Recommendation/Action



- Approve the revised budget and change order modification resolution, approve the revised estimate and contract with Dondlinger Construction for \$1,263,575, waive City Council Policy No. 2 regarding the use of project savings to allow the transfer of funds, approve the revised management agreement, adopt the resolutions, and authorize the necessary signatures.



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PROTECTIVE NETTING/FENCING PLAN

