



CITY COUNCIL WORK SESSION
Monday, November 14, 2022 - 10:00 AM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

Public participation for this meeting will be in person in the City Council Chambers, the meeting can be viewed via livestream at <https://www.cityofmontrose.org/759/Live-Meetings-Viewer>.

Hearing assistance devices are available for public use. Please let us know if you need accommodation. The City also offers interpretation for Spanish speakers. In order to allow time to book this resource, please email planningmail@ci.montrose.co.us at least three days before the meeting.

1) HISTORIC PRESERVATION COMMISSION APPLICANT INTERVIEW

- Catherine Stroh **2-5**
- Darlene Mora **6-7**

2) DISCUSSION ITEMS

- A) Land Use Code Revision Update and Progress Report (30 minutes)
Staff: Planning Manager Jace Hochwalt
- B) 2022 Supplemental Budget Review (15 minutes)
*Staff: Finance Director Shani Wittenberg **8-10***
- C) Recommendation for Vactor #361 Jet-Vac Repairs (10 minutes)
*Staff: Utilities Manager David Bries **11-15***
- D) North Townsend Waterline Easement Swap (5 minutes)
*Staff: City Engineer Scott Murphy and City Attorney Ben Morris **16-17***
- E) City Hall Relocation Project Contract Amendment Recommendation (15 minutes)
*Staff: Public Works Manager Jim Scheid **18-19***

3) GENERAL CITY COUNCIL DISCUSSION

4) STAFF COMMENTS



Historic Preservation Commission Application

Date: October 18, 2022

Commission Eligibility:

Please check any of the following:

- ☒ I am a professional representing an area of expertise relevant to historic preservation
- ☒ I have a demonstrated interest in Historic Preservation
- ☐ I own business real property or I am a designated representative of a real business property owner within the boundaries of the City of Montrose

Business Address: _____

- ☐ I make my primary residence within the City of Montrose

Personal Information:

Name: Catherine Stroh

Primary Residence Address: 64669 Ranger Rd

City: Montrose State: CO Zip: 81403

Phone: 720-480-6297

E-mail Address: catherine@cohf.org

Primary Employer: Colorado Historical Foundation

Length of Employment: 4 yrs

If less than 2 years, previous employer: _____

Are you presently serving or have you served on a City of Montrose Board or Commission?
No _____

If yes, please specify name of Board or Commission. _____

Date Range: _____

Educational background:

Master Degree, Nonprofit Management, Regis University

Bachelor of Fine Art, CU Boulder

Relevant experience related to historic preservation:

Executive Director of the Colorado Historical Foundation, a statewide organization with the mission of advancing the study and preservation of Colorado's history and historic places. The Foundation has been granted over 100 conservation easements on historic properties throughout Colorado. It administers a low-interest loan program to finance historic property redevelopment, manages donor-restricted funds, and manages a variety of projects including economic studies and site surveys. I have a broad understanding of the designation process, preservation standards, historic tax credits, and related resources.

Provide a brief explanation of your interest in historic preservation:

Colorado, and Montrose, is a nexus of so many people's histories. We chose to relocate to Montrose nearly 3 years ago because we saw an opportunity to participate in shaping our community in ways that honor those histories. Historic structures, ruins, landscapes and other tangible aspects associated with place stand to anchor residents and visitors in a richer appreciation of Colorado's communities. Though preservation may appear more complex than new construction, there are a variety of resources and incentives available to help owners and developers see them through, and the product can be more valued by the community in the end.

Application for Appointment to a Public Board, Commission, or Committee Ethics Statement:

The City of Montrose embraces the core values of honesty, trust, and integrity. In the accomplishment of the City's mission, earning and keeping the public trust is a primary goal. It is the policy of the City to prohibit employees from engaging in activities or practices which conflict with or compromise these values.

All employees, volunteers, members of boards and commissions, and other agents representing the City's interests, are expected to respect and uphold the high standard of dignity and integrity espoused in the City's core values.

I, Catherine Stroh, being an applicant for appointment to a City Board, Committee, or Commission, declare that said appointment does not, and will not, constitute or create a conflict of interest. I further declare that my appointment does not and will not compromise the core values stated herein, and I pledge to uphold and maintain those values in the performance of my official duties with the City.

I freely and voluntarily make this declaration, as a component of the City's application process for appointment.



Signature of applicant

October 18, 2022
Date

Please attach a current resume and return to City Clerk's Office, 433 South First Street.

CATHERINE S. STROH

catherine@cohf.org

EXECUTIVE DIRECTOR of two charitable nonprofit organizations: the Colorado Historical Foundation and the CHF Revolving Loan Fund. Stroh oversees the Foundation's four core programs: preservation services, conservation easements, endowments and custodial funds, as well as a revolving loan fund utilized for historic preservation. **DECEMBER 2018 - PRESENT**

QUALIFICATIONS

- Nonprofit & organizational management
- Accounting and financial acumen
- Partnering with stakeholder organizations
- Historic real estate finance training
- Managing staff & volunteers
- Public speaking
- Strategic planning and implementation
- Marketing, promotion and reporting

PAST PROFESSIONAL EXPERIENCE

NOVEMBER 2012 – NOVEMBER 2018

EXECUTIVE VICE PRESIDENT & CEO, AIA COLORADO

- ✓ Lead a statewide nonprofit organization of 2,400 architect and industry members
- ✓ Executive officer on the board of directors
- ✓ Strategic planning and budgeting (\$2.25 million budget and reserves)
- ✓ Hired and managed staff, consultants; volunteer management
- ✓ Government relations, policy analysis, public testimony, and grassroots advocacy
- ✓ Public awareness to promote architects, architecture, and the power of design
- ✓ Developed and produced annual conferences for 600+ attendees
- ✓ Merged five organizations into one; touted as model consolidation by AIA National
- ✓ Architectural Education Foundation, AIA Colorado Trustee
- ✓ Managed two Colorado political fundraising committees
- ✓ Managed a State Historical Fund educational grant to capture architects' oral histories
- ✓ President of the Council of Architectural Component Executives, a nationwide network of AIA chapter executives and staff
- ✓ American Institute of Architects Strategic Councilor – a national advisory council to AIA

DECEMBER 2009 – NOVEMBER 2012

MARKETING & COMMUNICATIONS MANAGER, RED ROCKS COUNTRY CLUB

- ✓ Board meeting administration and reports
- ✓ Advised board on messaging and communications for capital campaign
- ✓ Promoted and helped organize art show featuring Lariat Loop Scenic Byway artists
- ✓ Overhauled the website to incorporate member database, allowing for online reservations, and tracking member activities and interests
- ✓ Authored, edited and designed internal and external communications, including website, newsletters, event promotions, press releases.
- ✓ Extensive interpersonal communication with staff and members of diverse positions and backgrounds to extract information, motivate article contributors, and meet deadlines

FEBRUARY 2009 – DECEMBER 2009

COMMUNICATIONS DIRECTOR, BUSINESS HEALTH FORUM

- ✓ Educated audience of Colorado business and foundation leaders on rapidly evolving complex healthcare policy issues, including original adoption of Colorado's Hospital Provider Fee
- ✓ Wrote content, responded to media, developed presentation slides and scripts
- ✓ Grant writing and reporting
- ✓ Contributed to strategic plan, operating plan, and budgeting

Originally founded to engage business leaders in finding solutions for providing Coloradans affordable healthcare access, the organization sunsetted when the issue became a highly politicized presidential priority. Recruited to next job by a board member.

MARCH 2002 – FEBRUARY 2009

OPERATIONS MANAGER, ROCKY MOUNTAIN INSURANCE INFORMATION ASSOCIATION

- ✓ Board of Directors administration
- ✓ Wrote and presented the organization's first formal board orientation
- ✓ Accounting and budgeting
- ✓ Program planning, sponsor and allied member recruitment
- ✓ Collaborated with state and local agencies on natural disaster prevention and response initiatives, and with the Colorado Department of Transportation and other stakeholders on traffic-safety awareness campaigns
- ✓ Media relations
- ✓ Communicated frequently with consumers, reporters, legislators, lobbyists, public affairs specialists and corporate executives
- ✓ Website - designed and developed content to educate consumers on complex auto, home and business insurance issues

1995-2002

VARIOUS POSITIONS, ADVERTISING & COMMERCIAL PRINTING

Mostly small businesses with multiple duties, including budgeting and daily operations, design, commercial printing, art direction, writing and business development. Co-founding principal and art director at Limelight Advertising

EDUCATION

MASTER OF NONPROFIT MANAGEMENT, REGIS UNIVERSITY, DENVER

BACHELOR OF FINE ART, U. COLORADO, BOULDER



Historic Preservation Commission Application

Date: 10/25/2022

Commission Eligibility:

Please check any of the following:

- ☐ I am a professional representing an area of expertise relevant to historic preservation
- ☐ I have a demonstrated interest in Historic Preservation
- ☐ I own business real property or I am a designated representative of a real business property owner within the boundaries of the City of Montrose

Business Address: _____

- ☒ I make my primary residence within the City of Montrose

Personal Information:

Name: Darlene Mora

Primary Residence Address: 121 North 9th Street

City: Montrose State: CO Zip: 81401

Phone: 970-596-0064

E-mail Address: moradarlene@gmail.com

Primary Employer: Tri-County Health Network

Length of Employment: 8.5 years

If less than 2 years, previous employer: _____

Are you presently serving or have you served on a City of Montrose Board or Commission?

No

If yes, please specify name of Board or Commission. _____

Date Range: _____

Educational background:

Received my education in Montrose and received Bachelors in Applied Science from Colorado Mesa University.

Was Deputy Sheriff for Montrose County for 12 plus years.

Relevant experience related to historic preservation:

Have been involved with historical site of Montrose Morada, including Tortilla Flats (TF) neighborhood along with photo voice project put on by Hispanic Affairs Program and City of Montrose.

Provide a brief explanation of your interest in historic preservation:

Interested in preserving historical sites and learning more about the process.

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All employees, volunteers, members of boards and commissions, and other agents representing the City's interests, are expected to respect and uphold the high standard of dignity and integrity espoused in the City's core values.

I, Darlene Mora, being an applicant for appointment to a City Board, Committee, or Commission, declare that said appointment does not, and will not, constitute or create a conflict of interest. I further declare that my appointment does not and will not compromise the core values stated herein, and I pledge to uphold and maintain those values in the performance of my official duties with the City.

I freely and voluntarily make this declaration, as a component of the City's application process for appointment.

Darlene Mora

Signature of applicant

10/25/2022

Date

Please attach a current resume and return to City Clerk's Office, 433 South First Street.

ORDINANCE NO. 2606

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, AMENDING ORDINANCE NO. 2567 WHICH APPROPRIATED FUNDS FOR DEFRAYING THE EXPENSES AND LIABILITIES OF THE CITY OF MONTROSE, COLORADO DURING THE FISCAL YEAR BEGINNING JANUARY 1, 2022; SAID EXPENDITURES OF THE CITY OF MONTROSE OVER AND ABOVE THOSE ANTICIPATED AT THE TIME OF THE ADOPTION OF THE ORIGINAL BUDGET FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2022.

WHEREAS these additional appropriations are deemed necessary for the public health, peace, or safety of the city's residents.

WHEREAS the funds below have either additional revenues or fund balance to cover these additional expenses.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, AS FOLLOWS:

Section 1: The amounts appropriated for the following funds by Section 1 of Ordinance No. 2567 are hereby amended to read according to the column entitled "Final Budget", below:

Fund #	Fund Name	Original Budget Ordinance 2567	Final Budget Ordinance 2606
100	GENERAL FUND	\$ 28,205,371	\$ 31,938,988
150	PUBLIC SAFETY FUND	\$ 15,322,331	\$ 15,705,834
220	DOWNTOWN IMPROVEMENT FUND	\$ -	\$ 106,138
225	PUBLIC/EDUCATION/GOVERNMENT FUND	\$ 39,305	\$ 88,557
260	MONTROSE URBAN RENEWAL AUTHORITY	\$ 440,000	\$ 832,379
420	CEMETERY PERPETUAL CARE FUND	\$ 500	\$ 1,500
440	SPECIAL IMPROVMENTS REVOLVING	\$ 500	\$ 1,200
580	BLACK CANYON GOLF COURSE	\$ 1,465,114	\$ 1,478,652

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its adoption on first reading on Tuesday, the 6th day of December 2022, at the hour of 6:00 p.m. in the City Council Chambers at 107 S. Cascade.

INTRODUCED, READ, and PASSED on first reading this 6th day of December 2022.

Dave Frank, Mayor

Attest:

Lisa DelPiccolo, City Clerk

INTRODUCED, READ, AND ADOPTED on second reading this 20th day of December 2022.

Dave Frank, Mayor

Attest:

Lisa DelPiccolo, City Clerk

Backup for Ordinance # 2606 which appropriates additional funds and supplements the original appropriating Ordinance # 2567						
A supplemental budget is necessary to appropriate funds for projects, grants, and other unanticipated expenditures that occurred during the fiscal year which are deemed necessary for the public health, peace or safety of the city's residents.						
City Council 11/14/2021						
Fund #	Fund Name	Original Budget Ordinance 2567	Final Budget Ordinance 2606	Difference	Funded by Grants or other sources	Explanation
100	GENERAL FUND	\$ 28,205,371	\$ 31,938,988	\$ 3,733,617	\$ 413,000	Real Property purchases; Economic Incentives; Historic Grant; Signal replacement Main and Nevada; Disposal fees for Street Cleaning
150	PUBLIC SAFETY FUND	\$ 15,322,331	\$ 15,705,834	\$ 383,503	\$ -	Complete the Public Safety Construction
220	DOWNTOWN IMPROVEMENT FUND	\$ -	\$ 106,138	\$ 106,138	\$ -	Façade Improvement Grants
225	PUBLIC/EDUCATION/GOVERNMENT FUND	\$ 39,305	\$ 88,557	\$ 49,252	\$ -	Equipment infrastructure improvements in City Council Chambers
260	MONTROSE URBAN RENEWAL AUTHORITY	\$ 440,000	\$ 832,379	\$ 392,379	\$ -	Incentives for Horizontal Improvements such as water, sewer, storm sewer, sidewalks
420	CEMETERY PERPETUAL CARE FUND	\$ 500	\$ 1,500	\$ 1,000	\$ -	Interest Earned transfer to General Fund
440	SPECIAL IMPROVMENTS REVOLVING	\$ 500	\$ 1,200	\$ 700	\$ -	Treasurer's fees for collection of Riverwood SID
580	BLACK CANYON GOLF COURSE	\$ 1,465,114	\$ 1,478,652	\$ 13,538	\$ -	Increased cost of supplies due to supply chain and inflation



VACTOR REPAIR RECOMMENDATION

November 14, 2022

To: City Council

From: David Bries, Utilities Manager

CC: William E. Bell, City Manager
Shani Wittenberg, Finance Director

Subject: Recommendation for Vactor #361 Jet-Vac repairs from Faris Machinery, Inc.

RECOMMENDATION

Review of the proposed repairs to one of the sewer Jet Vac (Vactor #361) trucks by Faris Machinery, Inc, in an amount not to exceed \$105,000.00.

BACKGROUND

In September, one of the City's Jet-Vac's (Vactor #361) experienced a catastrophic failure of the blower on the vacuum system. The truck was placed on life support and transported to Faris Machinery, Inc. in Grand Junction for evaluation and diagnosis. Several estimates were prepared from between \$98,995 to \$120,000 to restore the unit back to operating condition. Since the replacement truck for this unit is currently on order, staff evaluated our options, including selling the unit as is. The results of this evaluation are as follows:

Options	Estimated Repair costs	Estimated Resale Value
Sell Unit as is with blower broken (truck salvage value)	\$0	\$15,000
Make repairs to the unit to restore it back to operating condition.	\$98,996.18	\$150,000

The other factor evaluated was when repairs could be completed compared to when the new Vactor Sewer Jet Vacs (currently on order) are expected to be delivered. The new Jet Vacs are not expected for delivery until March 2023 or later, and the repairs are believed to be completed

by early January 2023, providing at least 6 weeks of additional usable time if we allow Faris Machinery to do the repairs.

NET FINANCIAL IMPACT

A contingency of \$6,003.82 is included to the not to exceed cost to cover any unexpected costs associated with the repair.

The cost for the repair will be paid from the Vehicle Maintenance Fund and charged back to the Sewer Collection program either in 2022 if the repairs are completed prior to the end of the year or in 2023 if they are not completed until sometime in 2023.

FARIS MACHINERY CO
772 VALLEY COURT
GRAND JUNCTION, CO 81505
970-242-4997
FAX: 970-242-4783

Repair If engine is good

Customer
23200

P A R T S O R D E R
** QUOTE **

Document
G32561

Pg
1

****PAYMENT TERMS: NET 30****

9/09/22

14:44

Sold To
City of Montrose
*433 S. 1st
P.O. Box 790
Montrose CO 81402

Ship To
SHANE
City of Montrose
WORK TO BE DONE AT GJ FARIS
GRAND JUNCTION CO 81505

970/240-1400
Ship Via SHOP

719-671-1151
FOB PREPAID (ADD FREIGHT)

Br	Trk	Make	Model	Serial	Equipment	Meter	Sls	Customer P.O.
002		VA	2100 PLUS	11-02V-12492	VA05416		09	NEED

Ord	Ship	OH	Description	Each	Amount
	Taken By	RC		Ordered	9/08/22

THIS IS AN ESTIMATE ONLY. MORE PART MAY BE NEED ONCE WORK
HAS STARTED.

1	1	VA 49432A	COTTA 2. NONSTK*	24,372.80	24,372.80
1	1	VA 62709U	DUAL STA NONSTK*	29,090.43	29,090.43
1	1	VA 48831	FLUID CO NONSTK*	5,794.39	5,794.39
1	1	VA 47394P	RUBBER H NONSTK*	120.22	120.22
1	1	VA 49581C	BELL HOU NONSTK*	1,850.72	1,850.72
1	1	VA 47746	PILOT BE NONSTK*	29.53	29.53
1	1	VA 1321067	CRUTCH T NONSTK*	53.79	53.79
1	1	VA 59914D	THREADED NONSTK*	13.92	13.92
2	2	VA 504448	SHIM PLA NONSTK*	63.45	126.90
4	4	VA 16367D	WASHER, NONSTK*	.72	2.88
4	4	VA 40499	SHCS, 5/ NONSTK*	3.23	12.92
12	12	VA 44961C	HN, STOV NONSTK*	.75	9.00
12	12	VA 16349D	HHCS, 1/ NONSTK*	1.40	16.80

CONTINUED

FARIS MACHINERY CO
 772 VALLEY COURT
 GRAND JUNCTION, CO 81505
 970-242-4997
 FAX: 970-242-4783

Customer 23200 P A R T S O R D E R Document G32561 Pg 2
 ** QUOTE **

****PAYMENT TERMS: NET 30**** 9/09/22 14:44

Sold To
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 *433 S. 1st
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Ship To
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 WORK TO BE DONE AT GJ FARIS
 GRAND JUNCTION CO 81505

970/240-1400 719-671-1151
 Ship Via SHOP FOB PREPAID (ADD FREIGHT)

Br	Trk	Make	Model	Serial	Equipment	Meter	Sls	Customer	P.O.
002		VA	2100 PLUS	11-02V-12492	VA05416		09	NEED	

Ordr	Ship	OH	Description	Each	Amount
12	12	VA	16341C	SHCS, FL NONSTK*	1.74 20.88
40	40	VA	16333R	FHCS, 1/ NONSTK*	3.16 126.40
40	40	VA	16363C	HN, MARS NONSTK*	1.36 54.40
2	2	VA	501108A	PLUG ASS NONSTK*	252.66 505.32
1	1	ZZ	DZ116644	PAN GASK NONSTK*	115.30 115.30
2	2	ZZ	R61467	O-RING NONSTK*	9.56 19.12
1	1	ZZ	DZ111672	REAR MAI NONSTK*	78.20 78.20
1	1	ZZ	R517203	BELL HOU NONSTK*	5,432.26 5,432.26
1	1	ZZ	R76000	RING GEA NONSTK*	675.00 675.00
1	1	ZZ	410-52122	STARTER NONSTK*	675.00 675.00
	1		FREIGHT-IN (VA)	7,000.00	7,000.00
	1		SHOP SUPPLIES,OILS,EXTRA PARTS	9,000.00	9,000.00
			SHOP LABOR - CUSTOMER		13,800.00
			NON - TAX GOVERNMENT		.00

CONTINUED

FARIS MACHINERY CO
772 VALLEY COURT
GRAND JUNCTION, CO 81505
970-242-4997
FAX: 970-242-4783

Customer P A R T S O R D E R Document Pg
23200 ** QUOTE ** G32561 3

****PAYMENT TERMS: NET 30**** 9/09/22 14:44

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GRAND JUNCTION CO 81505

970/240-1400 719-671-1151
Ship Via SHOP FOB PREPAID (ADD FREIGHT)

Br	Trk	Make	Model	Serial	Equipment	Meter	Sls	Customer	P.O.
002		VA	2100 PLUS	11-02V-12492	VA05416		09	NEED	

Ordr	Ship	OH	Description	Each	Amount
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<<<--- THANK YOU FOR YOUR BUSINESS
PLEASE LET US SERVE YOU AGAIN --->>>

Total	98,996.18
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Authorized Signature	Date	Pulled By	Checked By
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MEMORANDUM



TO: Honorable Mayor and Members of the City Council
FROM: Scott Murphy, *City Engineer*
DATE: November 9, 2022
RE: Easement Vacation at 1330 North Townsend Avenue

Action

Consider vacating a public utility easement across property at 1330 North Townsend Avenue where being exchanged for a new easement along the eastern property boundary.

Background

The City of Montrose will be replacing, relocating, and upsizing an existing waterline running north from San Juan Avenue towards the Montrose Regional Airport in 2023. A portion of this existing line runs through the center of a drywall supply yard located at 1330 North Townsend and as shown in the attached Figure 1. As shown in this figure, several buildings have encroached near the existing waterline making replacement within the existing location/easement challenging to perform. Furthermore, the line's location within the center of the yard also encumbers the lot for future redevelopment or expansion. As a remedy to these issues, the City proposes to construct the new waterline along the eastern property boundary within a new 20 foot utility easement. Upon completion of the new line, the existing line and associated easement through the center of the lot would be abandoned and vacated (see Figure 1).

Because the easement is a property interest held by the City, its vacation requires council action through ordinance. The anticipated sequence of events for the easement "swap" are as follows:

1. Council consideration of easement vacation ordinance
2. Property owner dedication of new easement
3. Construction of new waterline and placement into service
4. Abandonment of old waterline and recordation of council ordinance to vacate easement

Project Financials

Relocation of the waterline to the eastern property boundary is considered mutually beneficial for both parties and the new easement is approximately equal in area to the existing easement to be vacated. As a result, no compensation is proposed for the easement swap.

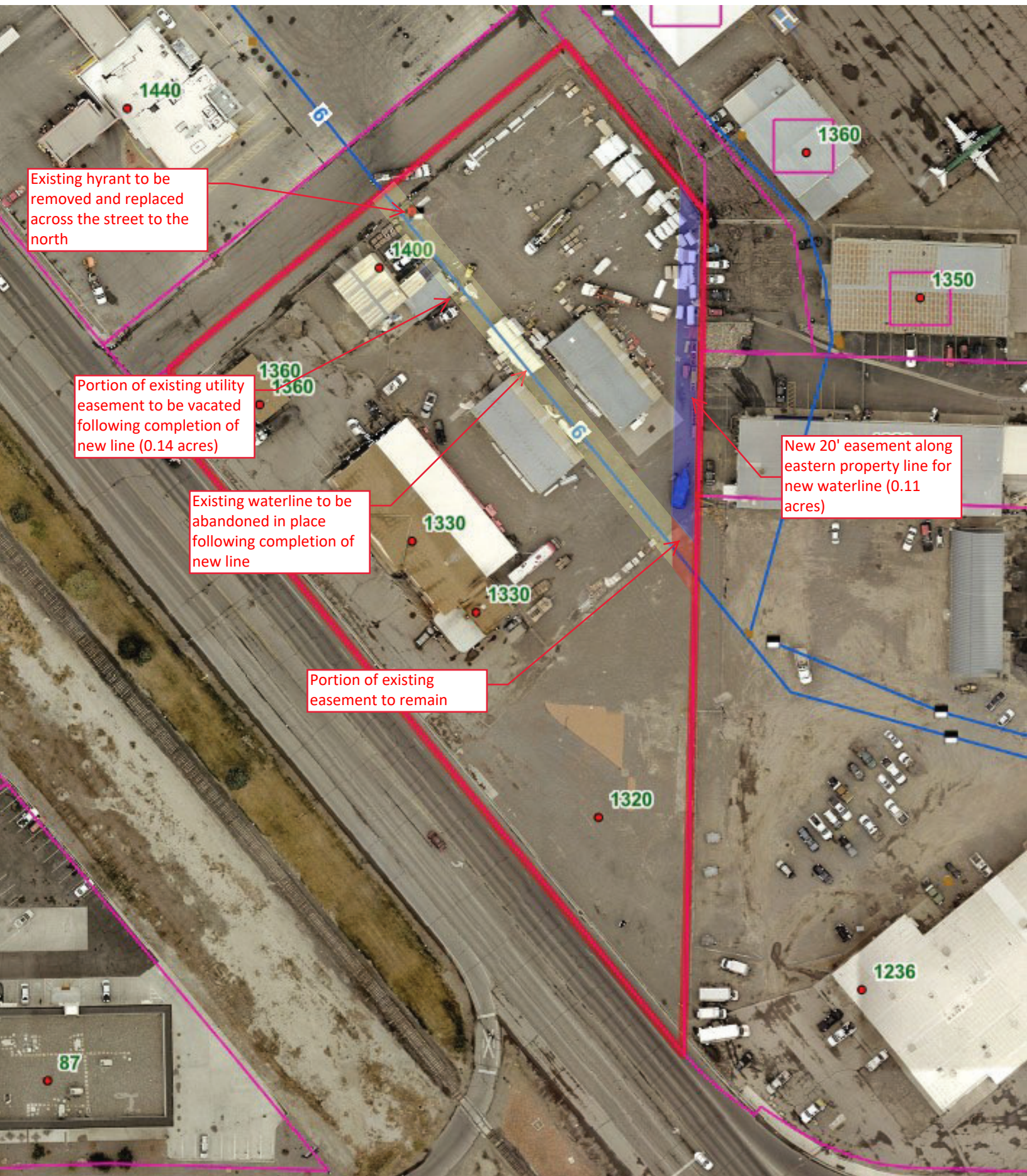


FIGURE 1: SITE MAP

CONTRACT AWARD RECOMMENDATION



TO: Honorable Mayor and Members of the City Council
FROM: Jim Scheid, Public Works Manager
DATE: **November 14, 2022**
RE: City Hall Relocation Contract Amendment Recommendation
CC: William Bell, Ann Morgenthaler, Shani Wittenberg

Action

Consider the authorization of \$1,135,000.00 for the second phase of the City Hall Relocation Project, including the amendment of a contract with FCI Constructors, Inc. as the Construction Manager/General Contractor (CM/GC).

Background

The City of Montrose began the design process of the interior renovation of 400 E Main St (formerly Wells Fargo) in June of 2022 and brought an Authorization and Award Recommendation to City Council in July of 2022 to begin the City Hall Relocation project. The initial authorization was for the first phase of the project which included mainly the first floor renovations and some of the long lead items such as asbestos abatement and roof replacement. The total authorized for the first phase of the project was \$1,500,000.00 and that included an award of a CM/GC contract with FCI Constructors.

Since the authorization of phase one in July, the design documents have been completed and Construction Documents (CDs) have been generated. From these Construction Documents the design and construction teams have been able to create a Guaranteed Maximum Price (GMP) for both phase one and phase two.

The GMP for phase one has been amended into FCI's CM/GC contract as approved in the recommendation made in July. This process made it possible for FCI to begin construction work in mid-October of this year. Although it is early, the project is on schedule to be completed with phase one and phase two in February of 2023.

Progress has been made on the owner provided items on this project as well. The asbestos abatement is complete, the long lead IT equipment has been ordered, and the lower roof replacement has been procured and awarded and the furniture design is nearly complete and will be ordered soon.

The remaining portion of the owner provided items and the GMP for phase two of the renovation have been included and approved as part of the 2023 Budget in the amount of \$1,135,000.00.

Contract Administration and Project Financials

The initial authorization to initiate this project in July of 2022 was for \$1,500,000.00 plus the authorization of \$1,135,000.00 in this recommendation bring the project total for phase one and two to \$2,635,000.00. The owner provided expenses include items like design consultant, roof replacement, asbestos abatement, and furniture. The owner provided expenses total \$653,000.00. FCI Constructors is the CM/GC for this project and their contract would be amended to include the GMP for the second phase of this project, bringing their contract total to \$1,750,451.00. Also included in the overall budget is an owner's contingency of \$231,549.00 (8.7%). Owner provided expenses at \$653,000 plus CM/GC Contract at \$1,750,451 plus owner's contingency at \$231,549 equals the project total of \$2,635,000.