

# MARINA DECK EXPANSION PROJECT CONSTRUCTION PHASE

June 28, 2024

# TODAY'S OUTCOMES

Staff to update the Board on permit status and construction costs for the Marina Deck Expansion project

The Board will consider moving forward with the construction phase of the project

## RECOMMENDED ACTION

### By Motion:

The Board of Directors

1. Approves the Marina Deck Expansion Project construction cost not to exceed \$869,868, including a 10% contingency, utilizing budgeted 2024 Development and Replacement Reserve Funds.
2. Authorizes the General Manager, on behalf of the Association, to enter into a construction contract with GLA-Morris to complete the project for a total amount of \$708,653.



# BACKGROUND

## WHY THIS PROJECT?

- Improve the underutilized lawn area for better use of the property
- Increase member enjoyment
- Addition of bicycle parking
- Address ADA and other code compliance issues

## WHAT IS THIS PROJECT?

A plan was developed to expand the existing deck area and provide ADA compliance, shade structures, fire pits, an outdoor bar, and windscreens



# STATUS UPDATE

## PLANNING AND PERMIT UPDATE:

- Value Engineering (VE) changes completed
- Revised plans re- submitted to Town for permit

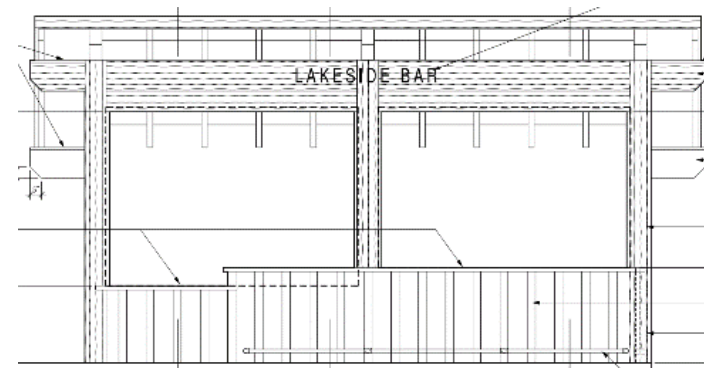
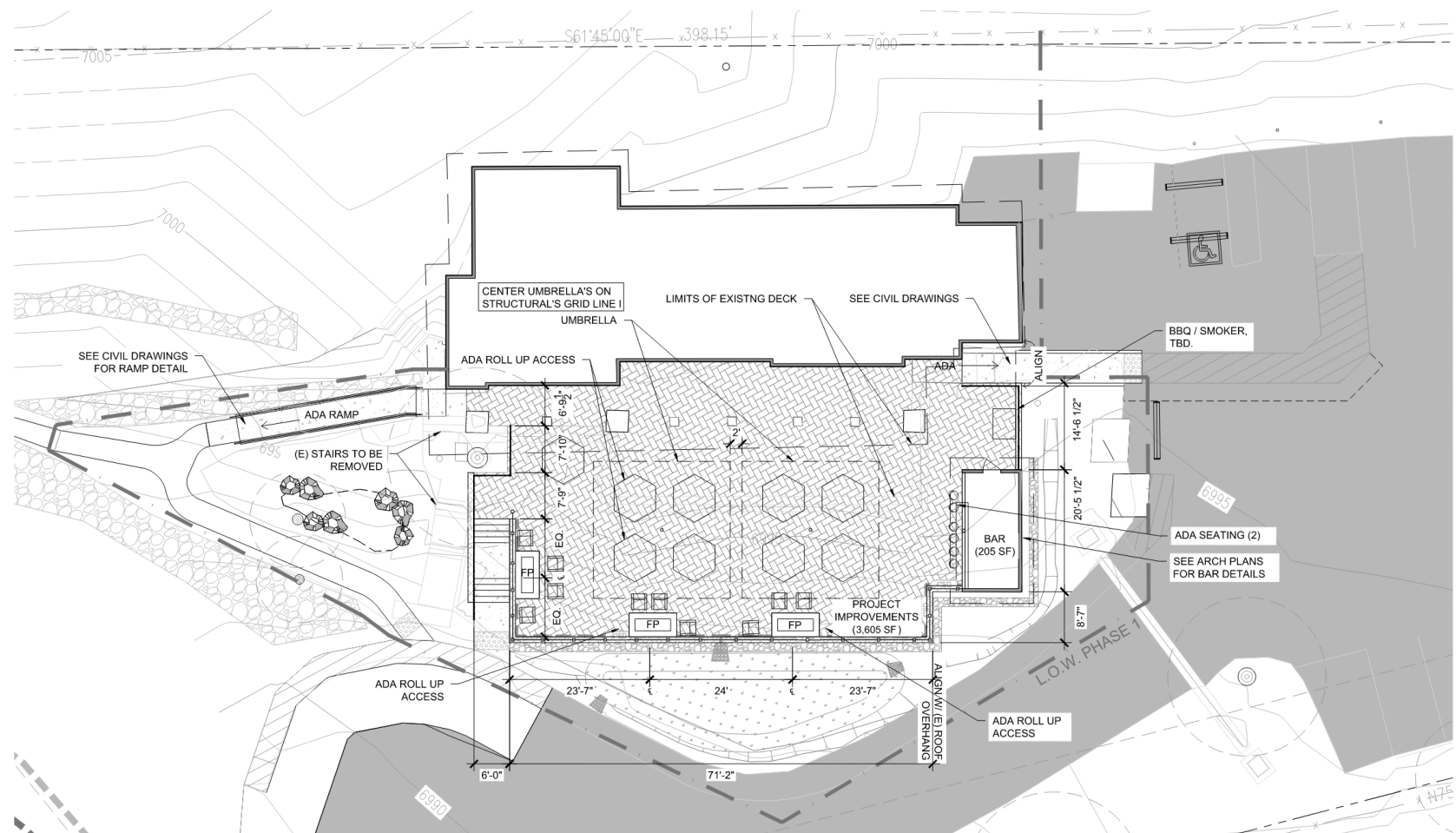
## PROCUREMENT PROCESS:

- Bid project February 20, 2024
- Received 5 bids
- GLA Morris best qualified bid
- Recognized design improvement and value engineering opportunities during bidding process
- Worked with design team and GLA Morris to modify design
- GLA's final bid based on modified design



# FINAL DESIGN

- Converting existing 800 sq ft deck to 3,605 sq ft paver patio surrounded by 6' wind screens
  - Improves aesthetic of patio area
- Upgrading ADA access
- Constructing new 205 sq ft permanent bar
- Furnishing with fire tables, additional tables and seating
- Adding two additional permanent bike racks



# FISCAL IMPACT

## Beach Club Marina - Deck Expansion: Cost Summary

Updated 6/21/2024

Planned Funding per Approved Annual Capital Budgets (CFP)
Approved 2022 Budget - Soft Costs
Approved 2023 Additional Soft Costs
Approved 2024 Budget - Construction
BOD Approved Budget Combined
<b>Funding Source</b>
Development Fund
Replacement Reserve Fund
<b>Funding Source Total</b>

Forecasted Funding
70,000
40,000
650,000
<b>\$ 760,000</b>
335,000
425,000
<b>\$ 760,000</b>

Project Costs
Design-Permits
Construction Contract GLA Morris
Construction Contracts Misc. (Electrical + Landscaping)
Construction Contingency (10%)
FF&E
<b>Projected Costs Total</b>

Projected Costs	Paid to Date	Liabilities
144,870	103,584	38,446
708,653	15,117	723,653
30,117		
73,877	-	-
57,221	27	
<b>\$ 1,014,738</b>	<b>118,728</b>	<b>896,011</b>

Projected Costs Over / (Under) Budget  
 Projected Costs Over / (Under) Budget Percentage

\$ 254,738  
 33.52%

- Total Construction Budget - 650,000
- Total Construction Cost - \$869,868
- Design - Permitting Costs Remaining Over Soft Cost Budget - \$34,870
- Total project cost remaining over 2024 estimated budget \$254,738
- Propose using \$276,984 savings from Glacier Way Parking Lot Expansion project

# NEXT STEPS

## PLANNING:

- Town reviewing resubmittal for building permit, anticipate permit issuance in July

## CONSTRUCTION:

- Contract NOW to secure contractor and order long lead-time materials
- Construction schedule approximately two months, September – October 2024



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THANK YOU