



## Legislation Details (With Text)

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**File created:** 8/9/2021      **In control:** City Council Work Session  
**On agenda:** 9/7/2021      **Final action:**  
**Title:** Project Update - Dorothy Gilmore Therapeutic Center  
**Sponsors:**  
**Indexes:**  
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**Attachments:** 1. Project Update - Dorothy Gilmore Therapeutic Center v8.30.pdf

Date	Ver.	Action By	Action	Result
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**TO:** Mayor and Members of City Council

**THRU:** Doug Hewett, ICMA-CM, City Manager  
Adam Lindsay, Assistant City Manager

**FROM:** Robert Stone, Interim Construction Management Director  
Michael Gibson, Park and Recreation Director

**DATE:** September 7, 2021

**RE:** Project Update - Dorothy Gilmore Therapeutic Center

**COUNCIL DISTRICT(S):**  
All

### Relationship To Strategic Plan:

Goal 4 - The City of Fayetteville will be a highly desirable place to live, work and recreate with thriving neighborhoods and a high quality of life for its citizens.

### Executive Summary:

City Council is asked to provide direction to move forward with the Dorothy Gilmore Therapeutic Center Project with the reallocation of additional funds to fully fund the building addition and renovations.

### Background:

In 2015, a package of Parks & Recreation bond projects was developed for voter consideration including several new projects as well as renovations to a few existing parks and facilities. Since voters approved the bond package, several projects have been completed and several more are

currently under construction or under design.

The Parks & Recreation Bond Referendum included an addition and renovations to the Dorothy Gilmore Therapeutic Center. Cromwell Architects has produced final construction drawings for the additional and renovations to the center.

The completed plans and specifications have been sent into the City for approval and a permit will be ready to be issued in the coming weeks. Using these plans, bids were recently received for the construction of a 3,000 square foot addition, renovations to the existing building including updating the restrooms, add a remote restroom and the removal of the greenhouse on the existing building.

The current allocation by City Council for the Dorothy Gilmore Therapeutic Center is \$400k, which \$100k comes through contributions from Cumberland County. This includes an increase of \$100k by Council on November 23, 2020 through a CPOA.

**Issues/Analysis:**

Unfortunately, based on the latest bids received the project cannot be completed from the approved funding. This is due in part to the rapid increase of material and labor costs experienced over the year.

Not providing additional funds for the renovation of the Dorothy Gilmore Therapeutic Center would reduce the ability for the center to service the community. Construction of the addition and renovations to the existing building at a later date would be expected to result in higher costs due to rapidly increasing material and labor prices.

**Budget Impact:**

A Council approved CIP project is in place for this project funded through the Parks & Recreation Bond Referendum appropriated for \$400k. Any funds needed to construct the addition and renovations at the Dorothy Gilmore Therapeutic Center would need to be reallocated from other Parks & Recreation Bond projects or the general fund as directed by Council.

Currently, expenditures to the project include staff time and the Architectural / Engineering contract encumbrances. The total amount available in the project for construction is \$318k.

The cost for addition and renovations are:

A.	Building addition and existing renovations .....	\$743,416 <sup>(1)</sup>
B.	Construction contingency (5%) .....	\$37,170
C.	City supplied items (IT, furniture, blinds, landscaping) .....	<u>\$12,000</u>
	Total .....	\$792,586

The cost to construct the project is \$792,586 (listed above) which includes a 5% contingency. Using the remaining unspent amount of \$318k, the needed amount to complete the project would be \$793k - \$318k = **\$475k**. This would bring the total amount for the project to \$875k.

<sup>(1)</sup> Lowest responsible bid given on 8/5/2021 which includes the building addition and the three alternates (renovations to the existing building).

**Options:**

- 1 - Authorize staff to bring back at a future Council meeting a reallocation for the needed funds of \$475k to the Dorothy Gilmore Therapeutic Center project, and award the general construction to the lowest responsible bidder, or
- 2 - Do not authorize staff to reallocate funds for the Dorothy Gilmore Therapeutic Center project.

**Recommended Action:**

Staff recommends that Council direct staff to bring back at a future Council meeting a reallocation for the needed funds of \$475k to the Dorothy Gilmore Therapeutic Center project, and award the general construction to the lowest responsible bidder.

**Attachments:**

Project Update - Dorothy Gilmore Therapeutic Center