



Town of Blowing Rock

1036 Main Street ★ Post Office Box 47 ★ Blowing Rock, North Carolina 28605

To: Town Council

From: Scott Fogleman

Date: May 12, 2015

Re: American Legion Building Renovation Project Funding Recognition and Appropriation

Work has been moving along well on the renovation project. The anticipated completion date is currently the end of May. As with any project of this nature, changes and/or opportunities during the construction process present themselves that are worthy of consideration. Many of these are necessary and some are best evaluated when resources are available onsite to address them.

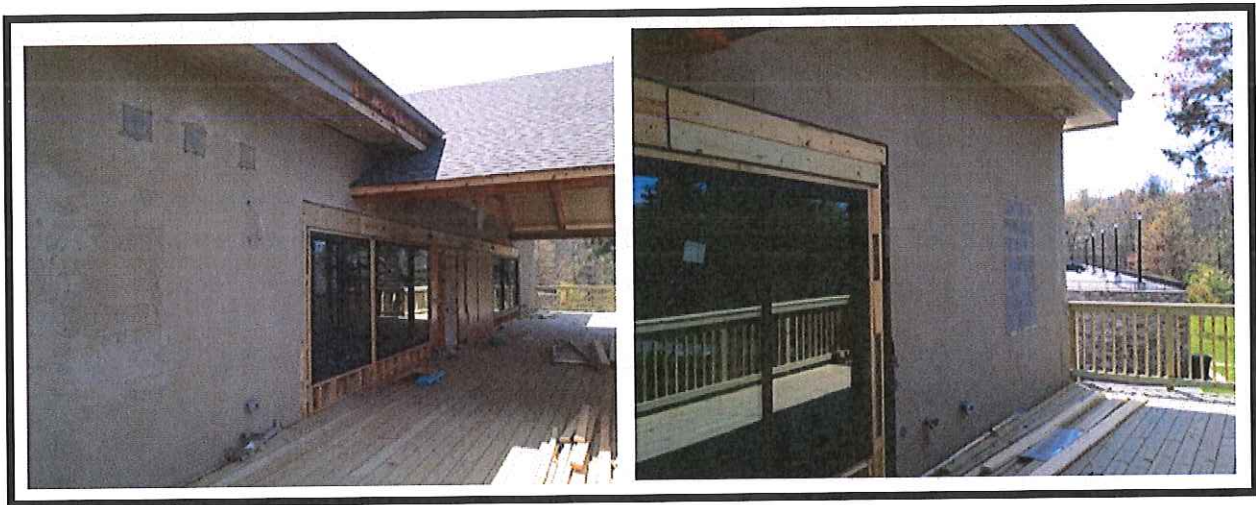
The Blowing Rock Community Foundation initially set aside \$5,000 for the project as part of their 2013 grant year, but the funds were held by the Foundation until it was determined the project was actually going to move forward. Once the project was moving forward in the fall of 2014, they paid the \$5,000 to the Town and decided to donate another \$5,000 from their 2014 year and to "advance" another \$5,000 from their 2015 year. An additional check was then paid to the Town in the amount of \$10,000, resulting in a total of \$15,000 being contributed toward the project by the Blowing Rock Community Foundation. Only \$5,000 of this funding was officially recognized at the time of bid award for the project.

At this stage, we are in a position to officially "recognize" this additional \$10,000 of funding that is expected to fund all of the currently identified remaining costs which are summarized below.

- 1) There is some additional paving that will be necessary to handle the storm water flow in the parking lot as it moves from the right side to the left side as seen in the picture below. This will help prevent ponding of water in the area where the truck in the photo is parked. This has been deemed a less costly alternative than putting in a culvert and drain pipe. The quoted price for this work is \$1,914.75.



- 2) The back deck area is turning out to be a great addition to the building. The rear of the building will become a focal point with the amount of time folks will likely be spending on the deck area enjoying the view of Broyhill Lake. Currently, the plan is to paint the left and right sides of the building. Effectively these are the areas along the back of the building that are not covered by the roof as shown in the photos below. The area under the roof in the center will be covered with siding that will create a look similar to that on the interior of the building. This siding is weatherproof and with the way the cinder blocks currently appear, it would be an excellent enhancement to install additional siding to cover the left and right sides of the back of the building above the deck. Siding is not being proposed for the back of the building below the deck area or the right or left sides of the building itself. The quoted price for this work is \$3,667.16. The left and right hand sides of the building and the area below the deck are planned to be painted.



- 3) Other changes that have been needed along the way include replacing the two windows in front with new energy efficient windows and raising the height of the retaining wall another two feet to better accommodate landscaping and to provide better pedestrian safety in the area.

Kitchen remodeling has also gone along very well with Town staff helping out with labor where possible. Changes have included replacing the subfloor as it was rotten in several places, installing new drywall, and a new drop ceiling. The cabinet selections have been made and ordered and the appliances have been delivered and are ready for installation. Tiling of the kitchen floor will begin once the cabinets are in place.

With donations of \$11,543 from Albert Yount in memory of his wife offsetting the majority of the kitchen related costs, there are still some additional funds needed to complete this work in the amount of \$3,399. Total estimated subcontracted labor and appliance and material cost is \$14,942. With the Town paying for \$3,399 direct costs for the kitchen materials, cabinets and appliances, it represents only 23% of the costs. Including the windows, the retaining wall, and the kitchen completion costs, the total needed for these items is \$5,399. Helping to offset these costs is a change made along the way to not install some cedar trim detail on the back deck that would not have been very visible. This change created savings of \$1,312 that is available to offset these costs.

Summary: All together, the changes identified in these three items, along with other changes and deletions, the net additional amount of funding needed is \$8,957.47. With the additional funding from the Blowing Rock Community Foundation of \$10,000, there is cash on hand to fund these remaining items in addition to any minor items that come up in the next month.

Staff recommends officially recognizing the \$10,000 Blowing Rock Community Foundation funding as well as the \$11,543 total of cash and appliances that Albert Yount has donated toward the kitchen. A summary of the project funding changes is shown below.

**Town of Blowing Rock
American Legion Building Renovation Project
Change Order Summary**

Line #	Amount	Change Order # - Description	Status
1	8,905.00	1 - Tile in foyer and bathrooms	February 2015 Council
2	3,961.20	2 - Relocation of HVAC Units	February 2015 Council
3	(630.50)	3 - Picnic table credit (no metal table; boy scouts making tables)	February 2015 Council
4	587.00	4 - Reinforce subfloor under tile in foyer and restrooms	February 2015 Council
5	2,574.24	5 - Garage Door and Light Pole Lighting	February 2015 Council
6	5,198.10	6 - Retaining walls for pedestrian safety and landscaping	February 2015 Council
7	3,162.50	7 - Attic insulation increase from R11 to R40	February 2015 Council
8	23,757.54	Total of Changes Identified	February 2015 Council
9	20,000.00	Less Existing Contingency Funding	February 2015 Council
10	3,757.54	Total Additional Funding Needed	February 2015 Council
11	(1,000.00)	Less Recognition of New Project Donation	February 2015 Council
12	2,757.54	Remaining appropriation needed	February 2015 Council
13	(3,205.57)	12-1 - Delete flag poles and add deck rail net impact	May 2015 Council
14	1,818.79	12-2 - Front entry layout change net impact	May 2015 Council
14	675.34	13 - Addition to fire alarm design per code	May 2015 Council
15	3,667.16	14-1 - Add siding to cover cinder block wall above uncovered rear deck	May 2015 Council
16	1,914.75	15 - Pavement wedge to new sidewalk for drainage	May 2015 Council
17	(1,312.00)	16 - Delete cedar trim detail at deck band	May 2015 Council
18	1,000.00	17 - Add height to retaining wall	May 2015 Council
19	1,000.00	Two replacement windows on front of AL Building	May 2015 Council
20	14,942.00	Kitchen related materials and appliances	May 2015 Council
21	1,042.53	Additional funding for any remaining contingencies in the final month	May 2015 Council
22	21,543.00	Additional Appropriation Needed as identified above	May 2015 Council
23	(11,543.00)	Funding provided by Albert Yount for the Kitchen - officially recognizing this donation of \$11,543 now	May 2015 Council
24	(10,000.00)	Additional funding provided by the Blowing Rock Community Foundation - officially recognizing \$10,000 donation now; Council already recognized previous contribution of \$5,000	May 2015 Council
25		Overall Project Funding Change Summary	
26	574,484.39	Total Project Budget As of Adoption with Bid Award November 11, 2014	
27	3,757.54	Additional Funding Needed as approved by Council February 10, 2015 (row 10)	
28	578,241.93	Adjusted Budget After Council February 10, 2015 Approval of Changes	
29	21,543.00	Additional Appropriation Needed as identified above for May 12, 2015 Council	
30	599,784.93	Total Adjusted Budget After Pending Council Action on May 12, 2015	
31	11,543.00	Funding contributed by Albert Yount for the Kitchen	
32	10,000.00	Additional Funding contributed by the Blowing Rock Community Foundation	
33	21,543.00	Additional Funding Identified to Support Additional Appropriation	