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# CIP Contingency Request: La Alma Pool Rehabilitation

Capital Planning and Programming, DOF

May 10, 2022

# Bill Request

Council Bill 22-0519.;

Requests the appropriation of \$2,000,000 from Capital Improvement Fund contingency to address unanticipated capital improvement needs at La Alma pool.

# La Alma Outdoor Pool - History

- Original pool was built in 1910s, again in 1950s.
- New, modern outdoor pool and pool house was reconstructed in 2010
  - Included new showers, water closets, changing spaces, family changing rooms, office and control station, mechanical room, and chemical storage.
  - Total Cost of \$3.7M (Better Denver Bond)
  - Delivery Method: Hard Bid
  - Council District 3



# La Alma Outdoor Pool - Issue

2019

- A large section of the pool deck began to shift, creating a safety issue.

2020-  
2021

- Pool was closed due to the pandemic
- Inspection of the damage determined that the subgrade beneath the pool deck eroded
- Pool bowl was potentially at risk of failure.

2022

- Structural engineering report indicates that the subgrade issues can be potentially repaired without replacement of the pool shell.



# La Alma Outdoor Pool - Action

- Activate \$2M of annual Capital Improvement Program contingency
  - Warranty period complete
- Provides funding for design services and anticipated costs of repair and rehabilitation
- Enables design and construction services to be procured quickly in hopes of re-opening for the 2023 outdoor aquatics season



# Justification for CIP Contingency

Per Capital Improvement Programs Policy, justifications for use of contingency include:

1. An unanticipated serious health and/or safety hazard;
2. An unanticipated repair immediately necessary to maintain the integrity of the asset;
3. Changed conditions such as laws, regulations, or standards that require additional project elements;
4. Additional capital improvement or maintenance investments that might otherwise be more expensive to design or construct in the future or may provide operational savings;
5. New/additional non-City matching funds available to support additional scope, and funds that might otherwise be lost;
6. Extraordinarily high bids and a scope of work that cannot be reduced;

## CIP Contingency Balances

Source	Amount
2021 Unused Contingency (rollover)	\$ 2,675,000
2022 Existing Contingency	\$ 5,525,000
Available CIP Contingency	\$ 8,200,000
La Alma Pool	\$ (2,000,000)
Remaining Contingency for 2022	\$ 6,200,000

# Reducing Future Risk

**Continued improvement and maturity in the City's project delivery construction and oversight procedures, regardless of funding source**

- Establishment of Additional Procurement Practices
  - Procurement Committee Governing Body
  - Policies & Procedures for Project Management Guidance
  - Project Management Training
  - Additional Project Inspectors/resources
- Risk Management
  - Risk workshops at project initiation
  - Risk registers utilized on all high-value projects
  - Ongoing risk management training
- Updated Contract Language (CAO)
- Document Control Enhancements
  - File management
  - Reporting & Data Tracking
  - QA/QC Document Review & Coordination



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# Questions?