

Kenai Peninsula Borough
Purchasing & Contracting Department

MEMORANDUM

TO: Kelly Cooper, Assembly President
Members, Kenai Peninsula Borough Assembly

THRU: Charlie Pierce, Mayor *CP*

FROM: John Hedges, Purchasing & Contracting Director *JH*
Brandi Harbaugh, Finance Director *BH*

DATE: August 20, 2020

RE: Ordinance 2020-19-05, Appropriating Funding from the Central Peninsula Hospital Plant Replacement and Expansion Fund for the Handicapped Parking and ADA Access Project (Mayor)

Ordinance 2016-19-12 appropriated \$10,000,000 from the plant replacement fund to supplement funds generated through the sale of hospital revenue bonds for the construction of a building to support a new obstetrics department and a catheterization lab (OB/Cath lab). Other site development needs related to the expansion of the facility were included in that project. As a priority the need for an improved heated handicap parking development at the hospital's Mountain Tower entrance was identified. Due to the potential for project cost increases in this type of renovation work the heated handicap parking scope was set aside until remaining funds could be verified.

Heated handicap parking and access is a standard at CPH due to the high demand for ADA (Americans with Disabilities Act) access at healthcare facilities. The use of heated handicap parking and heated ADA access has also proven to reduce the occurrences of weather related slips, trips and falls on the hospital campus.

The remaining budget balance is approximately \$705,000. The OB/Cath lab building project has several changes in scope that are being addressed at this time. These changes would have normally been addressed through a contract change order. However, due to COVID related issues and the immediate need for the ICU spaces, the contractor was demobilized before those portions of the work could be completed. The cost of these minor changes is estimated at a not-to-exceed amount of \$300,000. The primary portions of this scope will address humidity issues with the HVAC system, generator room heating system improvements, other minor heating and cooling adjustments, patient restroom modification, mechanical space egress improvement, and other minor building modifications. All of these items are directly related to the original project needs.

Currently a design effort is underway to complete the handicap portion of the parking lot this season as described above. The total estimated cost of the project is \$620,000. The estimated cost for the parking lot improvements will exceed the remaining project budget. An additional amount of \$215,000 will need to be appropriated to complete the prioritized work.

FINANCE DEPARTMENT ACCOUNT/FUNDS VERIFIED	
Acct. No.	<u>490.20602</u>
Amount:	<u>\$215,000.00</u>
By: <i>PP</i>	Date: <u>8/20/2020</u>