



Memorandum

To: Vail Town Council

From: Public Works Department

Date: October 5, 2021

Subject: Children's Garden of Learning Relocation Update

I. SUMMARY

The Children's Garden of Learning (CGL) Relocation Project is currently on-going and scheduled to be completed within the next couple weeks. The project was initially scheduled to be completed by October 1st, however additional work and subcontractor availability have delayed the project. The new projected completion date is October 18th, with a projected Temporary Certificate of Occupancy (TCO) and State Daycare inspection on October 6th. If the project receives the TCO and passes the State Daycare inspection on October 6th, the final State licensing may take up to 10 days to receive. Therefore, the move in date for CGL into the new facility is likely to fall between October 11th and October 18th, one to two weeks later than initially expected. The contractor is pushing to keep this project moving forward and town staff is coordinating with and assisting CGL with the relocation process, however there are many moving parts and they will all have to fall into place to keep us on track.

The current 2021 project budget is ~\$2,727,000 and was allocated as follows;

Palomar Modular Buildings	\$ 730,000
MW Golden Construction	\$1,570,000
Design Completion	\$ 137,000
CM & Owner Contingency	\$ 290,000

The construction of the project is anticipated to exceed the current budget by ~\$250,000. The additional costs are largely due to unanticipated design changes and material costs. The bulk of these costs can be attributed to;

Lumber Material Costs	\$100,000
Heating and Plumbing Connections within the Crawlspace	\$85,000
Fire Sprinkler within the crawlspace and roof overhangs	\$80,000

The additional \$250,000 to complete the project could be supplemented into the project budget, and then reimbursed by the Vail Reinvestment Authority using TIF dollars.

II. STAFF RECOMMENDATION

Staff recommends that the Town Council directs the Town Manager to increase the Children's Garden of Learning Project's budget by \$250,000 in order to pay for the required Change Order's to complete the Project.