

Resolution appropriating additional funds to the Pump House Regional Arts Center in connection with recent expansion and upgrade of the restroom facilities.

RESOLUTION

WHEREAS, because it became apparent that the Pump House Regional Arts Center (PHRAC), being a significant event center for the arts and culture in La Crosse, had insufficient restroom capacity, the Arts Center was awarded a Federal ARPA Tourism Grant for an expansion and upgrade of the restroom facilities; and

WHEREAS, the Pump House Regional Arts Center Building (PHRACB) is both locally designated and listed on the National Register of Historic Places; and

WHEREAS, the restroom upgrade design would entail certain additions and expansion of the original building; and

WHEREAS, the Heritage Preservation Commission approved the plans for the proposed building addition in December 2022 (22-1528); and

WHEREAS, a Modification of Area Regulations and an Exception to Minimum Height Standards were necessary for the construction design to be implemented, these were approved by the Common Council in January 2023 (23-0006, 23-0016); and

WHEREAS, a bid in the amount of \$303,000.00 made by Fowler & Hammer, Inc. on the 1st day of June, 2023, for the completion of the Pump House toilet improvements project along with a Contingency Fund of \$30,000.00 (as an additional contribution to be paid by PHRAC) for any necessary changes to the original contract under the authority of the Board of Public Works were approved by the Common Council (23-0752) in June 2023; and

WHEREAS, the Common Council in June 2023 approved (23-0759) moving forward with the proposed Toilet Addition and Renovation Public Works Project of the Pump House building in the amount not to exceed \$333,000 funded by a federal ARPA Tourism Capital Grant (\$263,623.00) and the Pump House Regional Arts Center (\$69,377.00); and

WHEREAS, unanticipated change orders became necessary for the completion of the construction project related to various circumstances that were not known at the initial contract approval, including (CO#1, 23-1047) the certified removal and abatement of a buried water tank (\$8739.03), (CO#2, 23-1152) the revision of floor support design to meet City of La Crosse Fire Code specific to the downtown district (\$8188.72), and (CO#3, 23-1250) the addition of a 6" masonry wall to the south facing foundation wall of the bathroom addition that was discovered to be in structural poor condition and in need of correction (\$4,551.00); and

WHEREAS, the desired building improvements have been achieved and are very appreciated by all users of the facility for an expected final cost of \$303,000.00 for the original contractor bid and \$21,478.75 for the three approved change orders; and

WHEREAS, the improvements to the building's structure and intrinsic safety, that fall from two of the change orders (tank removal and foundation repair) at a total cost of \$13,290.03, were necessary, once discovered, and of direct value to the owner of the building (i.e., the City of La Crosse), and were not specific to the performance improvements of the building (i.e., the bathrooms upgrade) that were desired for their future utilization by the lessee of the building (i.e., the Pump House Regional Arts Center); and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that the cost of the two approved change orders that were necessary for the structural improvements of the Pump House building totaling \$13,290.03 will be paid by the City from the ARPA monies interest fund.

Other legislative actions in Legistar pertaining to the Pump House improvements:

- 22-1528, Heritage Preservation Commission - review
- 23-0006, Common Council – modification of area regulations
- 23-0016, Common Council – exceptions to minimum height standard
- 23-0752, Common Council – bid approval for \$303,000
- 23-0759, Common Council – toilet addition & remodel project approval
- 23-1047, Board of Public Works – change order for steel framing
- 23-1152, Board of Public Works – change order for foundation and tank removal
- 23-1250, Board of Public Works – change order for new wall construction