



Ryan Graham
Director

To: St. Charles County Council
From: Ryan Graham, Director of Parks
Date: 5/20/2021
Re: Change Order #2 - 19-152 Professional Services – Re-design and Development of Youth Activity Park

For your consideration is a request for approval of Changer Order #2 for Re-design and Development of the Youth Activity Park (subsequently renamed Kinetic Park). RFQ 19-152 was awarded to Patty Banks Associated LLC DBA Vireo.

In May of 2020, Council approved the cost and plan for redevelopment and redesign of Kinetic Park. The contract sum of \$652,737 was awarded to Vireo. This initial contract include cost for renaming and rebranding, engineering and planning for new splashpad, playground and other on-site amenities. It also included a structural assessment of existing building for readapted use. During this assessment period, it was determined that the existing building would not be feasible to be remodeled to accommodate desired uses and a new building should be constructed. Change order #1, presented on December 21st, included \$219,500 for the design of a new interior space for the park. This space will include a large indoor skate/scooter/bike facility, accommodate offices, concession area, restrooms and an E-sports arena.

During design planning for this new building the County requested changes be made to developed plans that resulted in additional engineering and design time as well as additional site testing and planning. The changes requested by the County include increasing building square footage, redesign of existing building including renovation/removal of exterior climbing wall, additional exterior walls, infill of new walls, new exterior wall openings and movable partitions. These requests were made to create a highly functional and usable space and will result in an interior area that will operate well with the new redesign plans.

Below is a summary of the total changes being proposed, for which we are seeking approval.

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|---|--------------|-------------------------------|
| Original Contract Value - | \$652,737.00 | Approved by Council 5/11/2020 |
| Change Order 1 - | \$219,500.00 | Approved by Council 1/25/2021 |
| Change Order 2 - | \$45,400.00 | Requested |
| Total Contract Value - | \$917,637.00 | |
| Change in Contract Value from original to Change Order #2 – 40.5% | | |

Please let me know if you have any questions, concerns or would like to discuss further.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Ryan Graham", with a long horizontal line extending to the right.

Ryan Graham

Director of Parks