



Board of County Commissioners - Staff Report

Meeting Date: November 1, 2016

Presenter: Stacy Stoker

Submitting Dept: Housing

Subject: Grove Final Change Orders

Statement / Purpose:

Consideration of two final change orders for The Grove Phase 2.

Background / Description (Pros & Cons):

In August of 2013, The Board of County Commissioners approved a portion of The Grove Housing project that included design of the entire project and construction of Phase 1. The approval contained a Resolution which requires BCC approval of key milestones, which apply to all three Phases. In June of 2015, the Commissioners approved moving forward with construction of Phase 2, which began in early July.

One of the key milestones that requires approval from the Board of County Commissioners is any change order over \$50,000.00.

The Grove Phase 2 received substantial completion on July 20, 2016. The two change orders presented for approval are decreases to the contract in the amounts of \$2,383,305.53 which represents Owner Purchased Materials and \$192,084.00, which represents savings found in the project by the Owner, Architect, Contractor team.

The total costs of construction for the project came to \$9,626,911.00, which is under budget in the amount of \$764,330.00. A total of \$1,890,413.00 of In Lieu Fees from Teton County. Of those fees, \$1,018,041.00 were used. The Housing Authority will be transferring \$872,372.00 of In Lieu Fees back to Teton County.

Fiscal Impact:

The Grove Phase 2 project was successful in finding over \$700,000 in savings. The in lieu fees collected by Teton County were originally estimated to be \$500,000 per year. Considerably more was collected and can be returned to Teton County to go back into the Housing fund for future Affordable Housing.

Staff Impact:

Development of The Grove Phase 2 along with selling the units, and creating the HOA, took a considerable amount of staff time. GE Johnson, the General Contractor, has given a one-year warranty on the project. While the development contract will be closed out with the final payment, staff will still be managing the warranty until July 20, 2016.

Legal Review:

Reviewed by Keith Gingery

Staff Input / Recommendation:

Staff recommends approval of the final change orders.

Attachments:

- Sources and Uses Statement
- Final Development Budget.

Suggested Motion:

I move to approve the final change orders to the contract with GE Johnson for a decrease in the amounts of \$2,383,306 and \$192,083.82.

The Grove Phase 2 Scenario

Scenario a

Stacy Stoker - October 25, 2016



	Unit Price	No. of Units	Sales Proceeds		
Employment Based 2-bedroom	\$357,525	6	\$2,145,150	Uses	
Employment Based 3-bedroom	\$402,412	6	\$2,414,472	Soft Costs	\$605,266
Category 1 2-bedroom	\$163,354	0	\$0	Construction Costs	\$8,825,153
Category 1 3-bedroom	\$183,750	0	\$0	Closing Costs	\$16,466
Category 2 2-bedroom	\$204,488	3	\$613,464	Loan/Interest costs	\$176,368
Category 2 3-bedroom	\$229,688	3	\$689,064	Misc. Costs	\$20,124
Category 3 2-bedroom	\$245,175	3	\$735,525	Total Construction Costs	\$9,643,377
Category 3 3-bedroom	\$275,887	3	\$827,661	Sources	
Total Units		24		Funds from sale of prop.	\$0
				In Lieu Fees	\$1,018,041
				Town of Jackson	\$0
				Total Sales Proceeds	\$7,425,336
				Teton County	\$1,200,000
				FY 17 In lieu fee unused	\$0
				Owner Contingency	\$0
				TCHA Reserves	\$0
				Total Sources of Funds	\$9,643,377
				Excess Funds	\$0

