

TOWN OF HOMER

RESOLUTION NO. ____ OF 2026

AUTHORIZING ADDITIONAL PROJECT CONTINGENCY

HOMER TOWN HALL – LOWER-LEVEL RENOVATION PROJECT

WHEREAS the Town of Homer began construction in 2025 on the Homer Town Hall Lower-Level Renovation Project to modernize municipal facilities, improve accessibility, and support police and public functions; and

WHEREAS original construction bids for the project were received and accepted in the approximate amount of **\$1,128,545.59**, and the Town Board established a total project budget of **\$1,300,000**, inclusive of contingency; and

WHEREAS, during construction it has become evident that certain required construction elements, coordination details, and system transitions were **omitted or insufficiently detailed in the architectural plans and specifications**, requiring resolution in the field in order to complete the project in a code-compliant and functional manner; and

WHEREAS these items represent **necessary scope required to complete the project as intended**, and do not constitute scope expansion, discretionary upgrades, or aesthetic enhancements; and

WHEREAS the need to address these omissions has increased project risk beyond what was reasonably anticipated at the time of bid, and the architect's departure from active project involvement has further shifted design coordination responsibilities to the construction phase; and

WHEREAS, maintaining adequate contingency is a prudent fiscal practice that allows the Town to manage unavoidable construction risks without project interruption, unsafe shortcuts, or emergency appropriations.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Homer hereby authorizes an **additional \$100,000.00 in project contingency** for the Homer Town Hall Lower-Level Renovation Project, increasing the **total authorized project budget to \$1,400,000.00**; and

BE IT FURTHER RESOLVED that such additional contingency funds shall be used **solely to address necessary work required to complete the project**, including items unintentionally omitted from the original plans, unanticipated conditions discovered during construction, coordination between trades, and code-required construction elements; and

BE IT FURTHER RESOLVED that the Town Supervisor is authorized to approve contingency expenditures within the authorized amount of contingency, subject to regular reporting to the Town Board; and

BE IT FURTHER RESOLVED that all contingency expenditures shall be tracked and documented separately to ensure transparency and accountability.

MOVED BY: _____

SECONDED BY: _____

ROLL CALL VOTE:

Ayes: ____ Nays: ____ Abstentions: ____

ADOPTED: _____