



Legislation Details (With Text)

File #:	23-594	Version:	1	Name:	Washington Manor Park Pool Renovation Staff Report
Type:	Staff Report	Status:	Filed	In control:	City Council
On agenda:	12/18/2023	Final action:	12/18/2023	Enactment #:	Reso 2023-179
Enactment date:					

Title: Adopt a Resolution to Approve and Authorize the City Manager to Award a Construction Contract to Tricon Construction, Inc. in the Amount of \$1,655,573.60, for the Washington Manor Park Pool Renovation, Project No. 2023.3400; to Authorize the City Manager to Negotiate and Approve Individual Change Orders Up to 10% (or \$165,557) of the Original Contract Amount; and to Authorize the City Manager to Negotiate and Approve Cumulative Change Orders up to 25% (or \$413,893) of the Original Contract Amount

Indexes:

Code sections:

Attachments: 1. A - Resolution (Contract - Tricon Construction), 2. B - Bid Summary

Date	Ver.	Action By	Action	Result
12/18/2023	1	City Council	Received and Filed	Pass

Adopt a Resolution to Approve and Authorize the City Manager to Award a Construction Contract to Tricon Construction, Inc. in the Amount of \$1,655,573.60, for the Washington Manor Park Pool Renovation, Project No. 2023.3400; to Authorize the City Manager to Negotiate and Approve Individual Change Orders Up to 10% (or \$165,557) of the Original Contract Amount; and to Authorize the City Manager to Negotiate and Approve Cumulative Change Orders up to 25% (or \$413,893) of the Original Contract Amount

COUNCIL PRIORITY

- Infrastructure

SUMMARY

This Contract will provide for the resurfacing of the swimming pool and the replacement of the concrete deck at the Washington Manor Park Pool (also known as the San Leandro Family Aquatic Center).

RECOMMENDATIONS

Staff recommends the following actions:

- Award a construction contract to Tricon Construction, Inc. in the amount of \$1,655,573.60;
- Authorize the City Manager to negotiate and approve individual change orders up to 10% (or \$165,557) of the original contract amount and;
- Authorize the City Manager to negotiate and approve change orders up to a cumulative value not to exceed 25% (or \$413,893) of the original Contract amount.

BACKGROUND

The Washington Manor Park swimming pool facilities were initially built around the 1950s, upgraded in 2005, and have been closed to the public because of observed deterioration of the swimming pool and associated play structures. The facility was temporarily closed in the summer of 2022. The proposed renovations include various components of the facility, such as resurfacing of the pool, replacement of concrete deck, upgrades to the play structure, repairs to the water slide tower, and refurbishing of the water slide.

Analysis

On November 30, 2023, the City opened bids for the subject project. Only one bid was received in the amount of \$1,655,573.60. The engineer's estimate for the project was \$1,460,544.60. Staff recommends award of the contract to Tricon Construction, Inc. in the amount of \$1,655,573.60. The bid is responsive, and staff verified that the contractor's license is current with the Contract's State License Board, and the contractor is registered with the California Department of Industrial Relations.

This project is subject to the provisions of the Community Workforce Agreement (CWA). The contractor's bid did not comply with the Local Inclusion Policy Ordinance because the amount of the contract that is subcontracted to San Leandro businesses is less than 25% of the contract value. However, the contractor performed good faith efforts to include San Leandro businesses in the project and documentation of those efforts were included in the bid package.

In adherence to standard practices in the construction industry, staff diligently assessed the balance between the expenses involved in conducting a comprehensive site investigation and the potential costs stemming from unforeseen circumstances during construction. Consequently, modifications to the contract's scope may arise due to new or unexpected essential elements crucial to the project's successful completion.

To mitigate potential project delays, ensure adaptability to unforeseen situations, and guarantee the delivery of a high-quality project, staff requests that the City Council authorize the City Manager or her designee to negotiate and approve individual change orders up to 10% (or \$165,557) of the original contract amount. Additionally, staff seeks authorization to negotiate and approve cumulative change orders of up to 25% (or \$413,893) of the original contract amount. This provision will streamline the project's efficient completion and adhere to the budget and schedule.

Current Agency Policies

- Maintain and enhance City's infrastructures.

Previous Actions

- Award of Construction Contract to Silman Industries in the amount of \$96,579.00 for the Washington Manor Park Pool Tower Repairs.
- Award of construction contract to Whitewater West Industries Ltd. to furnish and install a play structure for \$416,204.

Applicable General Plan Policies

- Policy OSC-1.1: Park Rehabilitation. Encourage the rehabilitation of City's parks to provide residents of all ages and physical capabilities with access to as wide a variety of recreational experiences as possible. Park improvements should maintain a balance between active and passive recreation areas and should ensure that the park system benefits a diverse range of user groups.
- Policy OSC-1.4: Priority on Renovation. Where cost savings and equivalent benefits would be achieved, rehabilitate existing recreational facilities before building entirely new facilities. A priority should be placed on renovating athletic field and swimming pools, improving energy efficiency, and replacing outdated facilities with new facilities that are safe, attractive, and more responsive to current needs.

Environmental Review

This project is Categorically Exempt per the California Environmental Act (CEQA) Section 15301(c) of the CEQA guidelines. A Notice of Exemption was filed with the Alameda County Recorder's Office on September 26, 2023.

Code Compliance Review

- A building permit from the City's Community Development Department
- An Alameda County Department of Environmental Health Permit
- Cal OSHA operating permits for all applicable recreational structures

Summary of Public Outreach Efforts

A Notice to Bidders was published on the City's website, as well as three other newspapers with circulations that reflect San Leandro's diversity. Staff also notified construction data firms and a list of contractors that asked to be notified of bidding opportunities via emails.

A total of three pre-bid meetings were held in which seven (7) potential bidders were identified.

Financial Impacts

The total estimated project costs for the Washington Manor Park Pool renovation including the Pool Resurfacing project are as follows:

Design, Permits and Bid	\$204,200.00
Rehabilitate Water Slide Tower	\$96,579.00
Rehabilitate Water Slide	\$74,100.00
Furnish and Install Play Structure	\$417,264.00
Resurface Pool and Appurtenances (est.)	\$1,655,573.60
Construction Contingencies	\$637,674.00
<u>Construction Management and Inspection</u>	<u>\$102,980.00</u>
Project Total	\$3,188,370.60

Sufficient funds are included in the Fiscal Year 2023-2024 budget for services:

<u>Capital Improvement Fund, Account 210-62-002:</u>	<u>\$6,200,000</u>
--	--------------------

Total

\$6,200,000

ATTACHMENTS

Attachment A: Resolution of Contract Award

Attachment B: Bid Summary

PREPARED BY: Diana Garcia, Junior Engineer, Public Works Department