



## Legislation Details (With Text)

<b>File #:</b>	23-174	<b>Version:</b>	1	<b>Name:</b>	Washington Manor Renovation - Play structure
<b>Type:</b>	Staff Report	<b>Status:</b>	Filed	<b>In control:</b>	City Council
<b>On agenda:</b>	5/15/2023	<b>Final action:</b>	5/15/2023	<b>Enactment #:</b>	2023-049
<b>Enactment date:</b>					
<b>Title:</b>	Adopt a Resolution to Approve and Authorize the City Manager to Execute a Consultant Service Agreement in the amount of \$416,204 with Whitewater West Industries, Ltd to Furnish and Install a New Play Structure for the Washington Manor Pool Renovation Project, Project No. 2023.3400; and to Authorize the City Manager to Negotiate and Approve Change Orders up to 10% (or \$41,620) of the Original Contract Amount				

### Indexes:

### Code sections:

**Attachments:** 1. A - Resolution Whitewater Western, 2. B - EXHIBIT A & EXHIBIT A.1, 3. C - COMPENSATION SCHEDULE - EXHIBIT B

Date	Ver.	Action By	Action	Result
5/15/2023	1	City Council	Received and Filed	Pass

Adopt a Resolution to Approve and Authorize the City Manager to Execute a Consultant Service Agreement in the amount of \$416,204 with Whitewater West Industries, Ltd to Furnish and Install a New Play Structure for the Washington Manor Pool Renovation Project, Project No. 2023.3400; and to Authorize the City Manager to Negotiate and Approve Change Orders up to 10% (or \$41,620) of the Original Contract Amount

## COUNCIL PRIORITY

- Infrastructure

## SUMMARY

This contract will provide for the purchase and installation of a replacement play structure at the Washington Manor Pool.

## RECOMMENDATIONS

Staff recommends the follow actions:

- Approve a Consultant Services Agreement with Whitewater West Industries Ltd (Whitewater) for an amount of \$416,204; and
- Authorize the City Manager to negotiate and approve change orders up to 10% (or (\$41,620) of the original contract amount.

## BACKGROUND

The Washington Manor Pool was initially constructed and opened to the public in 2005. In 2022, the pool was closed because of deterioration of the swimming pool wall surface and play structure.

This total project will replace the pool surfacing, replace the play structure, rehabilitate the water

slide, replace portions of the concrete deck, and renovate the splash play area. To ensure that the pool is repaired and ready for public use for the 2024 swim season, the play structure will have to be ordered in advance of the rest of the repair work.

### **Analysis**

Staff recommends the City Council authorize staff to procure the play structure separately from the other pool work to ensure that all proposed renovations are completed before the reopening of this facility for the swim season in May 2024.

The City has designated Landscape Structures, Inc. (LSI) as the sole source supplier for City parks playground equipment via Resolution No. 2015-130, dated July 20, 2015; however, LSI doesn't manufacture play structures for use in swimming pools.

Staff recommends retaining Whitewater West Industries, Ltd (Whitewater) to furnish and install the play structure because Whitewater was the vendor for the original play structure and they can provide a new structure that will match the existing equipment. This will maintain the required clear space around the structure and permit use of the existing water pumps and piping.

Staff investigated various options for reinstating the play structure, including refurbishing the existing play structure, but found this option disadvantageous because the play structure has substantially degraded. Therefore, the most advantageous option is to replace the existing play structure in kind.

If this agreement is not authorized, the play structure will be bid with the rest of the project, possibly resulting in delays to reopening the facilities as the equipment has a lead time of approximately nine months.

As is standard in the construction industry, staff balanced site investigation costs with the risk of finding unforeseen conditions during construction, as well as the design costs with the level of details on the plans. As a result, unforeseen conditions may be encountered during construction and plan details may need to be adjusted or clarified. To minimize delay to the project, ensure that the scope of work is adjusted as needed to provide the highest quality project and ensure that this work is completed in time for the other renovations, staff requests authorization to negotiate and approve change orders up to 10% (\$41,620) of the original contract amount. This will help to ensure efficient completion of the project on budget and on schedule.

### **Current Agency Policies**

- Maintain and enhance the City's infrastructure

### **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 fields and swimming pools, improving energy efficiency, and replacing outdated facilities with new facilities that are safe, attractive, and more responsive to current needs.

### **Code Compliance Review**

This work will be performed under the following permits:

- A building permit from the City's Community Development Department; and
- A permit from the Alameda County Department of Environmental Health for the swimming pool and associated equipment.

### **Financial Impacts**

The total estimated project cost is as follows:

Design, Permits and Bid	\$104,200
Furnish and Install Play Structure	\$416,204
Rehabilitate Slide & Tower	\$140,000
Resurface Pool and Appurtenances	\$1,354,921
Construction Contingencies	\$191,112
<u>Construction Management and Inspection</u>	<u>\$102,980</u>
Project Total	\$2,309,372

Sufficient funds are included in the Fiscal Year 2022-2023 Capital Improvement fund budget to furnish and install the play structure.

The project is funded as follows:

• <u>Capital Improvement Fund, Account 210-62-002</u>	<u>\$1,000,000</u>
Total	\$1,000,000

Additional funding will be requested at the time of award of the Pool Resurfacing project.

### **Attachments to Staff Report**

- Attachment A: Resolution
- Attachment B: Scope of Services Exhibit A and A.1
- Attachment C: Compensation Schedule Exhibit B

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