



Legislation Details (With Text)

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Title: Staff Report for a City of San Leandro City Council Resolution to Accept the Work of Demolition Services and Grading, Incorporated for the Farrelly Pool Replacement - Demolition Phase, Project 2018.3420
Sponsors: Keith Cooke
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Attachments: 1. Completion Photos - Farrelly Pool Demolition

Date	Ver.	Action By	Action	Result
10/21/2019	1	City Council	Received and Filed	Pass

Staff Report for a City of San Leandro City Council Resolution to Accept the Work of Demolition Services and Grading, Incorporated for the Farrelly Pool Replacement - Demolition Phase, Project 2018.3420

SUMMARY AND RECOMMENDATIONS

This contract completed the demolition and removal of the existing Farrelly Pool facility.

Staff recommends the following actions:

- Accept the work of Demolition Services and Grading, Incorporated (DSGI);
- Direct staff to File the Notice of Completion; and
- Authorize the City Manager to release the performance and payment bonds, and release the maintenance bonds for the subject project upon successful completion of the one-year maintenance period.

BACKGROUND

The original Farrelly Pool facility was built in 1930 and is located on the campus of Roosevelt Elementary School at 864 Dutton Avenue. The City leases the pool property from the San Leandro Unified School District (SLUSD) and maintains and operates the facility. SLUSD does not provide swim education at this location and does not use this aquatic facility for educational purposes.

The former pool’s operating permit was not renewed by the Alameda County Health Department for the 2016 season because the original 1930 design could not meet current code requirements. Because of the extensive repairs necessary to bring the original facility into compliance with current health and safety codes, staff determined that demolishing and completely rebuilding the existing facility was the most prudent course of action.

SLUSD requested that work begin in June 2019 in order to maximize the amount of work done when school was not in session. The demolition phase of the project was bid separately so that abatement and demolition could start in June to satisfy SLUSD’s request. The project involved the removal of the abandoned pool and pool house, and grading of the site in preparation for the construction of the replacement pool facilities. Construction of the new facility was intended to begin immediately after the completion of the demolition work. However, bid results for the second phase were rejected because the cost of the proposals were substantially more than the city budgeted. Consequently, the construction phase of this project will begin after the work is re-bid.

Analysis

The contract work has been completed and was performed in compliance with the contract documents and City standards.

This contract was performed under the Community Workforce Agreement (CWA), which established the Alameda County Building and Construction Trades Council and its affiliated labor unions as the sole bargaining representative of all persons working on City construction projects valued above \$1,000,000. Although this demolition work was under this limit, compliance with the CWA was required because it is part of the pool replacement project.

The CWA sets a goal of 30% participation by San Leandro residents at the level of journeymen and a goal of 10% for San Leandro residents at the level of apprentice. If no San Leandro residents are available, then Alameda County residents could be counted to meet the goal of projects that are covered by the CWA. Contractors are required to make good faith efforts to reach this goal through utilizing the Unions' hiring hall procedures. The agreement also required the contractor to hire one San Leandro resident, or if not available, an Alameda County resident, as a New Apprentice for the first \$1 million of the bid amount.

The contractor on this project accomplished the following towards meeting the CWA’s Local Hire goals:

	Local Hire Goal	Total Project Hours Worked	San Leandro Resident Hours	San Leandro Resident (%)	Alameda County Resident Hours	Alameda County Resident (%)
Journeyman	30%	544	33	6.1%	203	57.6%
Apprentice	10%	544	0	0%	109	20.1%

Although the contractor did not achieve the first tier goals of San Leandro residents performing work on this project (30% Journeyman and 10% Apprentice of the total project hours), staff determined that DSGI made good faith efforts to reach this goal through the utilization of union hiring hall procedures to request journeyman and apprentice level San Leandro resident workers. Robust economic conditions and the subsequent effect on the labor market limited the contractor’s ability to hire local residents to work on this project. However, the contractor did achieve the second tier goal of Alameda County residents performing work on this project (30% of the Journeyman and 10% of the Apprentice project hours).

Current Agency Policies

- Maintain and enhance San Leandro’s infrastructure

Previous Actions

- On April 16, 2018 by Resolution No. 2018-031, the City Council approved the original design contract with Glass Architects for \$277,127, and authorized cumulative change orders up to 25% (\$69,282) of the original contract amount.
- On May 6, 2019 by Resolution No. 2019-077, the City Council awarded a \$134,185 Construction Contract to Demolition Services and Grading, Incorporated for the Farrelly Pool Replacement - Demolition Phase, Project No. 2018.3420, authorized the City Manager to negotiate and approve individual Change Orders up to 5% of the Original Contract Amount; and Authorized the City Manager to Negotiate and Approve Change Orders Up to a Cumulative Value of 25% of the Original Contract Amount;
- On May 6, 2019 by Resolution No. 2019-078, the City Council Authorized the City Manager to Execute a Memorandum of Understanding Between the San Leandro Unified School District and the City of San Leandro for the Construction of the Farrelly Pool Replacement.
- On July 15, 2019 by Resolution No. 2019-134, the City Council rejected all bids from the June 25, 2019 bid opening for the pool replacement project.

Committee Review and Actions

- On April 3, 2019 staff presented the 50% design plans to the City Council Facilities and Transportation Committee.

Applicable General Plan Policies

- Policy OSC-1.2 Park Maintenance. Provide for the regular, systematic maintenance of San Leandro's parks and recreational facilities to prevent deterioration, ensure public safety, and permit continued public use and enjoyment.
- Policy OSC-4.1 Joint Use Agreements. Promote joint use agreements between the City and the San Leandro Unified School District and San Lorenzo School District to maximize public access to school recreational facilities and grounds during non-school hours.

Permits and/or Variances Granted

A demolition permit from the City's Community Development Department was obtained for this project.

A well abandonment permit was received from the Alameda County Department of Environmental Health to abandon the existing on-site water well.

Environmental Review

This project was deemed Categorical Exempt per California Environmental Quality Act (CEQA) section 15310 Class 1(d) for existing structures. A CEQA Notice of Exemption was recorded on February 4, 2019 with the Alameda County Recorder's Office.

Code Compliance Review

A demolition permit from the City's Community Development Department was obtained for this project phase.

Summary of Public Outreach Efforts

- A public meeting / open house was held on Wednesday March 27, 2019 at Roosevelt School. Recreation and Human Services staff distributed flyers to nearby residents. The proposed project, including the pool size and depth, and the building area and footprint, was presented to the public. Staff was available to answer questions and the public was invited to submit comments or suggestions.

Fiscal Impacts

The total construction cost for the demolition project phase is as follows:

DSGI Contract	\$134,185
DSGI Contract Change Orders	\$23,662 (17.6%)
<u>Construction Management</u>	\$22,000
Construction Total	\$179,847

Budget Authority

This project is funded as follows:

<u>Account No.</u>	<u>Resolution. Appropriation Date</u>	<u>Amount</u>
210-62-123	Res. 2017-072, June 5, 2017	\$2,300,000
210-62-131	Res. 2017-072, June 5, 2017	\$1,200,000
Total Available Funding:		\$3,500,000

ATTACHMENT

- Project Completion Photos: Farrelly Pool Replacement - Demolition Phase

PREPARED BY: Mark Goralka, Associate Engineer, Engineering and Transportation Department