



Legislation Text

File #: 19-257, **Version:** 1

Staff Report for a City of San Leandro City Council Resolution to Approve Amendment No. 1 to an Existing Consulting Services Agreement with Glass Architects for the Preparation of Construction Ready Plans, Specifications and Estimates for the Farrelly Pool Replacement Project, Project No. 2018.3420, to Increase the Amount of Compensation by \$104,640 for a Total not to Exceed Amount of \$417,767

SUMMARY AND RECOMMENDATIONS

Staff recommends that the City Council approve Amendment No. 1 to the existing Consulting Services Agreement with Glass Architects in the amount of \$140,640, resulting in a total contract amount of \$417,767, a 51% increase to the existing contract, and authorize the City Manager to execute Amendment No. 1

BACKGROUND

On April 16, 2018, the City Council approved a Consulting Services Agreement (CSA) with Glass Architects for the Farrelly Pool Replacement project for \$277,127, and authorized a maximum contract change order of 25%. The original design contract did not include Leadership in Energy and Environmental Design (LEED) provisions because remodeling severely limited the ability to include such design features. In addition, the anticipated pre-design construction cost was below the City threshold that requires incorporation of LEED certification. San Leandro Municipal Code Section 3-19 requires LEED Silver certification for all construction projects that exceed a current construction value of \$4,008,000 (\$3,000,000 in 2008 dollars based on the Building Cost Index adjustment). Based on the increased project valuation, the CSA with Glass Architects requires an amendment to provide the necessary design services to obtain a LEED Silver certification for this project.

The original CSA with Glass Architects was to remodel Farrelly Pool at an estimated construction cost of \$2,000,000. During the initial design phase, two issues became apparent: 1) Construction costs increased significantly since the original project scope and estimate were prepared, and 2) The cost to replace the existing facility would be roughly equal to remodeling the facility as originally envisioned because of the extent of repairs needed to meet current code requirements.

The current project will replace the existing pool facility including the demolition of the existing facility, the construction of a 75 ft by 62 ft swimming pool, the construction of three buildings (consisting of pool equipment building, staff office and locker room), shade structures and four picnic areas.

The purpose of Amendment No. 1 is to cover the additional effort required to design, collect, analyze and submit data required for LEED Silver certification of the Farrelly Pool facility, including civil engineering, mechanical, electrical and landscape construction items.

Analysis

Staff recommends approval of Amendment No. 1 to the CSA with Glass Architects. Approval of this Amendment will allow the consultant to provide services related to LEED including design, collection, evaluation and submission of all required documents to the United States Green Building Council to obtain LEED Silver certification for the project. In addition, incorporation of LEED in the project complies with San Leandro Municipal Code Title 3, Chapter 3-19.

Amendment No. 1 will increase the CSA with Glass Architects by \$140,640 for a total contract amount of \$417,767, an increase of 51% above the original contract amount.

Current Agency Policies

- Maintain and enhance San Leandro's infrastructure
- Support and implement programs, activities and strengthen communication that enhances the quality of life and wellness, celebrates the arts and diversity and promotes civic pride

Previous Actions

- On April 16th, 2018 by Resolution 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 April 22, 2019 by Resolution 2019-077, CC awarded a \$134,185 Construction Contract to Demolition Services and Grading, Incorporated for the Farrelly Pool Replacement - Demolition Phase, Project No. 2018.3420; to Authorize the City Manager to Negotiate and Approve Individual Change Orders Up to 5% of the Original Contract Amount; to Authorize the City Manager to Negotiate and Approve Change Orders Up to a Cumulative Value of 25% of the Original Contract Amount;
- On April 22, 2019 by Resolution 2019-078, CC and to Authorize 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.

Committee Review and Actions

- On April 3, 2019, staff presented the 50% design plans and updated project cost projection to the City Council Facilities and Transportation Committee.
- On February 7, 2018, staff presented information on this project as well as the Boys and Girls Club Pool Resurfacing and Family Aquatics Center Competition Pool projects 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-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.

- 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 City of San Leandro Building Permit will be obtained for this work.
- A Department of State Architect (DSA) permit will be obtained for the perimeter security fence separating this project from the school grounds.

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 city of San Leandro Building permit will be obtained for the project.
- A permit from Alameda County Health Department will be obtained for the swimming pool.
- A permit from the Department of State Architect (DSA) will be obtained for the perimeter site fence and boundary with the Roosevelt Elementary school grounds.

Summary of Public Outreach Efforts

- A public meeting and open house was held on Wednesday March 27, 2019 at Roosevelt Elementary 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 cost of Amendment No. 1 is \$140,640, for a total contract amount of \$417,767; an increase of 50.7% over the original contract amount.

The total expected cost of the pool replacement project, including design, construction, construction management, and contingency was \$4,600,000 and now is estimated at \$6,250,000. Appropriation of additional funds will be requested at the time of award of the contract for the construction phase.

Budget Authority

This project is funded as follows:

Farrelly Pool Replacement

<u>Account No.</u>	<u>Resolution.</u>	<u>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
210-62-131	Res. 2019-094, June 3, 2019	\$1,100,000
Total Available Funding:		\$4,600,000

ATTACHMENT

Amendment No. 1 to Contract Services Agreement with Glass Architects

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