



Legislation Text

File #: 18-137, **Version:** 1

Staff Report for a Resolution to Approve a Consulting Services Agreement with Glass Architects in an Amount Not to Exceed \$306,310 for Preparation of Construction-Ready Plans, Specifications, and Estimates for the Family Aquatic Center Competition Pool Project, Project No. 2018.0170, and an Amendment to the City of San Leandro Budget for the Family Aquatics Center Competition Pool Project and Farrelly Pool Replacement Project

SUMMARY AND RECOMMENDATIONS

This contract provides for the design, permitting, and preparation of bid documents for the addition of a new competition pool and expansion of the parking lot at the existing Family Aquatics Center at Washington Manor Park.

Staff recommends the following actions:

- Approval of a Consulting Services Agreement (CSA) with Glass Architects for an amount not to exceed \$306,310;
- Authorization for the City Manager to Negotiate and Approve Individual Change Orders Up to 10% (or \$30,631) of the Contract Amount;
- Authorization for the City Manager to Negotiate and Approve Cumulative Change Orders up to 25% (\$76,578) of the Contract Amount;
- Amendment of the current two year budget to shift \$200,000 in funding from 2018-19 to 2017-18 for the Family Aquatics Center Competition Pool Project; and
- Amendment of the current two year budget to shift \$200,000 in funding from 2017-18 to 2018-19 for the Farrelly Pool Replacement Project.

BACKGROUND

The Family Aquatics Center at Washington Manor Park opened to the public in 2007 and was designed by Glass Architects. The original design included not only the existing pool but also a competition pool and expanded parking lot that wasn't built due to budget limitations. This project will construct the competition pool and parking lot expansion and will relocate an existing basketball court to make room for an expanded lawn area for pool patrons. The competition pool will be designed to be suitable for both racing and water polo.

During the summer 2017 season, the current Family Aquatic Center facility hosted about 17,000 users, offered over 600 lessons and hosted 73 pool party reservations with over 4,010 attendees. It is anticipated that the new competition pool will be capable of hosting many swimming activities, including practices, meets and tournaments for high school, summer and NCAA swim leagues, as well as water polo tournaments for club teams, high schools and colleges. The new facility will also provide an opportunity for a variety of special aquatics events, such as inner-tube water polo,

underwater egg hunt and scuba diving certification courses. In addition to these benefits, the new facility will improve the effectiveness of the existing lifeguard training program. Overall, not only will this improvement provide an enhanced swimming experience for the San Leandro community, it could potentially increase revenue due to the increased rental and usage.

This contract is for design required to update the original design to incorporate City needs and meet current code requirements, obtain permits, prepare plans and specifications suitable for construction of the work, provide assistance during bidding, as well as provide construction administration during construction.

The Family Aquatics Center Competition Pool Project is funded as follows:

2017-18 appropriation:	\$250,000
2018-19 appropriation:	<u>\$5,600,000</u>
Total	\$5,850,000

The Farrelly Pool Replacement Project is funded as follows:

2017-18 appropriation:	\$2,300,000
2018-19 appropriation:	<u>\$1,200,000</u>
Total	\$3,500,000

Analysis

An architect specializing in aquatic facilities is needed to provide technical assistance to develop plans, specifications and estimates necessary for the construction of this project. Based on the performance of Glass Architects on the Family Aquatics Center project staff determined that Glass Architects would be the most suitable to create designs for the current upgrade of this facility.

In the current biennium, both the Family Aquatics Center Competition Pool Project and the Farrelly Pool Replacement Project are funded in 2017-18 and 2018-19. Additional funding is required for the design phase of the Family Aquatics Center Competition Pool Project in the current fiscal year and a portion of the allocation for the Farrelly Pool Replacement Project can be delayed until next fiscal year without impacting the schedule for the projects. Staff, therefore recommends a budget adjustment that reallocates \$200,000 from the Farrelly Pool Replacement Project to this project in 2017-18, and reallocates \$200,000 from the Family Aquatics Center Competition Pool Project to the Farrelly Pool Replacement Project in 2018-19. This budget adjustment will not result in any net budget changes to either project.

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

Committee Review and Actions

Staff presented the City's Facilities and Transportation Committee information on this project on

February 7, 2018.

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.

Permits and/or Variances Granted

Permits from the City's Community Development Department and Alameda County Environmental Health Service Department will be obtained for this work.

Environmental Review

An evaluation of project impacts under CEQA guidelines will be performed during the design of this project, if any impacts are identified mitigation will be included in the project.

Summary of Public Outreach Efforts

Design concepts will be presented at public meetings with residents, stakeholders, and community members. These meetings will be planned and hosted by Recreation and Human Services Department staff with support from the Engineering and Transportation staff.

Fiscal Impacts

Approval of this action will not change the overall capital budget for 2017-18 or 2018-19. The total cost of this project including design, construction, construction management, and contingency is \$5,850,000.

The cost of the proposed CSA with Glass Architects for design, bidding assistance, and construction administration services is \$306,310 with a maximum cost of \$382,888 with change orders.

Budget Authority

The Family Aquatics Center Competition Pool project is funded in 2017-18 as follows:

<u>Account No.</u>	<u>Resolution. Appropriation Date</u>	<u>Amount</u>
210-62-124	Res. 2017-072, June 5, 2017	\$250,000
210-62-124	<u>via this action</u>	<u>\$200,000</u>
	Total	\$450,000

The Family Aquatics Center Competition Pool project is funded in 2018-19 as follows:

<u>Account No.</u>	<u>Resolution. Appropriation Date</u>	<u>Amount</u>
210-62-130	Res. 2017-072, June 5, 2017	\$5,600,000
210-62-130	<u>via this action</u>	<u>(\$200,000)</u>
	Total	\$5,400,000
	Total for Two Years	\$5,850,000

The Farrelly Pool Replacement Project is funded in 2017-18 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
210-62-123	<u>via this action</u>	<u>(\$200,000)</u>
	Total	\$2,100,000

The Farrelly Pool Replacement Project is funded in 2018-19 as follows:

<u>Account No.</u>	<u>Resolution. Appropriation Date</u>	<u>Amount</u>
210-62-131	Res. 2017-072, June 5, 2017	\$1,200,000
210-62-131	<u>via this action</u>	<u>\$200,000</u>
	Total	\$1,400,000
	Total for Two Years	\$3,500,000

Attachments to the Resolution

- Consulting Services Agreement with Glass Architects

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