



## Legislation Text

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**File #:** 18-094, **Version:** 1

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Staff Report for a Resolution to Approve a Consulting Services Agreement with Glass Architects in the Amount not to exceed \$277,127 for the Preparation of Construction-Ready Plans, Specifications and Estimates for the Farrelly Pool Replacement, Project No. 2018.3420

### SUMMARY AND RECOMMENDATIONS

This contract provides for the design, permitting and preparation of bid documents for replacement of the Farrelly Pool and upgrades to the facility.

Staff recommends the following actions:

- Approval of a Consulting Services Agreement (CSA) with Glass Architects for an amount not to exceed \$277,127; and
- Authorization for the City Manager to Negotiate and Approve Individual Change Orders Up to 10% (or \$27,713) of the Amended Contract Amount; and
- Authorization for the City Manager to Negotiate and Approve Cumulative Change Orders up to 25% (\$69,282) of the Amended Contract Amount.

### BACKGROUND

The existing Farrelly Pool facility is on the campus of Roosevelt Elementary School, which is located at 864 Dutton Avenue in the City of San Leandro. The facility was constructed in 1930, and has gone through several rehabilitations since then. During its last operating season in the summer of 2015, Farrelly Pool hosted over 10,000 users, offered 230 swim lessons and held 17 private pool parties.

The City leases the pool property from the San Leandro Unified School District (SLUSD) and maintains and operates the facility. The SLUSD does not provide any swim education at this location and does not use this aquatic facility. The swim facility is approximately 18,000 square feet in area and is fenced off from the adjacent school property. The facility is used seasonally during the summer months and consists of an approximately 3,200 square foot building which houses the locker and equipment rooms, a 2' to 3' deep children's pool (20' x 100'), a 4' to 7' deep recreation pool (33' x 100'), bleachers and shade structure.

The water circulation for both outdoor swimming pools is provided by one pumping system which does not meet current code requirements. The pool is currently closed because the Alameda County Department of Health Services did not renew the facility's operating permit due to this code violation.

The proposed project consists of the complete replacement of the existing pools, decking, fencing, and landscape areas. In addition and dependent upon budget limits, the existing locker building will be completely renovated by gutting the building down to the structural framing and then reconstructing it with new finishes and a modified floor plan.

## **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. A Request for Proposal (RFP) was issued on the City's website on November 11, 2017, as well as direct mailing to several architects, with a submittal deadline of December 14, 2017.

Two firms responded to this RFP: Glass Architects from Santa Rosa, CA and Arch-Pak from Vista, CA. Of these two proposals, the response from Glass Architects was ranked the highest based on the completeness of the proposal, their experience with similar projects, and the capability of their staffing and personnel to meet project schedules.

The RFP included the evaluation criteria upon which proposals would be reviewed: technical competence, record of past performance, capability to meet schedule, approach to work, and local business preference. Ten points out of 100 points possible on the proposal evaluation were allocated for San Leandro based firms that met the requirements of the Local Business Preference (LBP) ordinance per Section 1-6-225 of the San Leandro Municipal code. However, neither of the two firms responding to the RFP were San Leandro based firms.

This contract is for design and preparation of construction documents as well as for bidding and construction support. Although a specific LEED rating is not required as the project is under \$3 million, the project design will strive to incorporate the best green building/environmental practices and meet as many LEED™ credits as practicable. It is anticipated that the design and bidding support will take approximately ten months and the construction to take ten months as well.

This contract represents staff's current understanding of the work required. Changes to the scope of contracts are at times necessary to respond to new information and/or to include additional items of work necessary for a complete product. In order to resolve these issues in a timely fashion and avoid delaying work, staff additionally requests authorization to negotiate and approve individual change orders up to 10% (\$27,127) of the original contract, and cumulative change orders up to 25% (\$69,282) of the original contract.

## **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 as well as the Boys and Girls Club Pool Resurfacing and Family Aquatics Center Competition Pool projects 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.
- 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**

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

The California Department of General Services Division of the State Architect (DSA), the agency responsible for design and construction of K-12 schools, will not require a permit for the project.

### **Environmental Review**

The project will be evaluated for compliance with Categorical Exemption Quality Act during design.

### **Code Compliance Review**

A building permit from the City Community Development Department and a permit from the Alameda County Health Services Department will be required for the project.

### **Summary of Public Outreach Efforts**

The proposed design will be presented for comment at public meetings with local residents 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**

The cost of the proposed Consulting Services Agreement with Glass Architects for design services is \$277,127.

The total cost of this project including design, construction, construction management, and contingency is \$3,500,000.

### **Budget Authority**

This project is funded as follows:

<u>Account No.</u>	<u>Resolution.</u>	<u>Appropriation</u>	<u>Date</u>	<u>Amount</u>
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*Farrelly Pool Refurbishment*

210-62-123      Res. 2017-072, June 5, 2017      \$2,300,000

**Total Available Funding:**      \$2,300,000

An additional appropriation of \$1,200,000 in General Fund monies in account 210-62-131 is scheduled to be added to this project via the adopted budget for FY 2018-19.

**Attachments to the Resolution**

- Consulting Services Agreement with Glass Architects

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