



Legislation Text

File #: 21-627, **Version:** 1

Staff Report for a City of San Leandro City Council Resolution to Accept the Work for the Boys and Girls Club Pool Resurfacing Project, Project No. 2018.3400

SUMMARY AND RECOMMENDATIONS

This contract provided for the replacement of plumbing, pool deck, coping, tiling, and mechanical room equipment in addition to resurfacing the pool at the Boys and Girls Club, located at 401 Marina Boulevard, now known as 2000 San Leandro Boulevard.

Staff recommends the following actions:

- Accept the work of McNely Construction;
- Authorize staff to file the Notice of Completion; and
- Authorize the City Manager to release the performance and payment bonds, and to release the maintenance bonds for the subject project upon successful completion of the one-year maintenance period.

BACKGROUND

The City's Pool at the Boys and Girls Club is the only indoor and year-round pool owned by the City. It had been closed since December 2017 due to a large leak in the pool's plumbing as well as mandates from the Alameda County Health Department to resurface the pool.

This construction contract included plumbing, deck drains, tile, coping and resurfacing of the pool. The project also included relocation of the mechanical equipment in the pump room to allow for a secure and safe space for chemical storage that will have access restricted to pool staff only and eliminate the mechanical room space being shared with the Boys and Girls Club for storage of their supplies. The project also installed ultra-violet (UV) filtration to reduce the amount of chemicals required to treat the pool water and to decrease the smell of chlorine that is common with indoor pools. To address Americans with Disabilities Act (ADA) requirements, this contract also replaced the entire pool deck slab to provide appropriate surface slopes for everyone's safety.

Concurrently, the San Leandro Boys and Girls Club facility also underwent renovation, in which staff cooperated with the Boys and Girls Club construction team to maintain cohesion between both projects. To alleviate issues regarding the shared locker rooms between the Club and pool patrons, and to avoid slip and falls, the City agreed to share the costs to improve the drainage in the locker rooms. In addition, the Council authorized the transfer of funds to Boys and Girls Club to cover the cost of modifying the layout of the tiles to comply with ADA requirements and, also to install additional floor drains throughout the locker rooms. The City has also funded frontage improvements consisting of new driveway approaches, new sidewalk, and a new ADA parking stall within the roadway.

Analysis

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

Current Agency Policies

- Maintain and enhance San Leandro's infrastructure

Previous Actions

- On April 6, 2020, by Resolution No. 2020-030, the City Council awarded a construction contract to McNely Construction for \$912,289 and appropriated \$975,000 of General Funds
- On January 19, 2021, by Resolution No. 2020-614, the City Council approved an increase to the Contract Change Order Cap Authorization by \$55,868 from 15% at \$136,843 to 21% at \$192,711 for the Original Construction Contract Amount of \$912,289 with McNely Construction; Authorized a Contract Change Order in the amount of \$48,629.09 for the Boys and Girls Club Pool Resurfacing Project, Project No. 2018.3400; and Authorized the Transfer of \$51,767 to the Boys and Girls Club for Improvements to the Shared Locker Rooms

Applicable General Plan Policies

Goal OSC-1: Maintain and improve San Leandro's parks and recreational facilities

- Policy OSC-1.4: Priority on Renovation

Permits and/or Variances Granted

Alameda County Health Department approval was obtained for this project.

A City of San Leandro building permit was obtained for this project.

Environmental Review

This project is categorically exempt per California Environmental Quality Act (CEQA) Section 15301 (c) of the CEQA guidelines. The Notice of Exemption was filed with the Alameda County Recorder's Office on June 1, 2018.

Summary of Public Outreach Efforts

The project was advertised in the East Bay Express on February 7, 2020 as well as in three other newspapers with circulations that reflect the diversity of San Leandro.

Staff notified contractors interested in working with the City via email and sent plans to local plan rooms.

Fiscal Impacts

Design and Bid	\$130,000
Construction Contract	\$912,289
Construction Management & Inspection	\$125,096
Fund Transfer to Boys and Girls Club	\$51,767
<u>Contract Change Orders</u>	<u>\$169,480</u>

Total	\$1,388,632
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Change Order Summary

Change Order limit authorized by the City Council was 21% (\$192,711).

<u>CCO No.</u>	<u>Description</u>	<u>Amount</u>	<u>%</u>
1	Added scope to replace Sanitary Sewer Main	\$33,813.45	3.7%
2	Removal and Replacement of Pool Lighting	\$29,333.00	3.2%
3	Demolition and Removal of Bond Beam at top of pool wall	\$41,943.40	4.6%
4	Replacement of Bond Beam at top of wall	\$48,629.09	5.3%
5(FAQ)	Replacement of Main Water line, Eye Wash Station, Waterproofing of pool office and Replacement of Chemical cabinets to meet code	\$15,993.36	1.7%
Total Change Orders		\$169,479.80	18.5%

Budget Authority

The project was funded as follows:

<u>Account No.</u>	<u>Source</u>	<u>Reso/Budget Year</u>	<u>Amount</u>
210-62-125	General Fund	FY 17-18	\$350,000
210-62-125	General Fund	Reso 2020-030	\$975,000
210-62-125	General Fund	Reso 2020-614	\$51,767
<u>210-62-130</u>	<u>General Fund</u>	<u>FY 18-19</u>	<u>\$15,993</u>
Total Current Appropriation			\$1,392,760

ATTACHMENT

- Project Photos

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