



Folsom City Council Staff Report

MEETING DATE:	10/27/2020
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10543 – A Resolution Authorizing the City Manager to Execute an Agreement with Western Water Features, Inc. for the Steve Miklos Aquatic Center Swimming Pool Renovation Project
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Move to approve Resolution No. 10543 – A Resolution Authorizing the City Manager to Execute an Agreement with Western Water Features, Inc. for the Steve Miklos Aquatic Center Swimming Pool Renovation Project.

BACKGROUND / ISSUE

The Steve Miklos Aquatic Center started operations in 2001 and has served over 4,500,000 people since then. The Aquatic Center is composed of three separate pools: a 50-meter pool, an instructional pool, and an activity pool. As confirmed by the outstanding attendance, the Steve Miklos Aquatic Center has provided tremendous recreation, leisure, education, and many fun times in the 19 years of its operation.

The 19 years of use, however, has taken its toll on the Aquatic Center, particularly the activity and instructional pool side of the facility. The major issues of the activity and instructional side of the facility are the condition of the pool plaster, concrete pool deck, and activity play structure. In a commercial application, pool plaster has a reasonable lifespan of 10 to 15 years depending on, amongst other things, maintaining proper water chemistry. The maintenance staff has done an excellent job maintaining the water quality to prolong the two pools' life span. After 19 years, the ½” thick layer of plaster has started to break apart in large chunks. This plaster forms a protective layer between the water and the gunite shell. When the plaster breaks down, water migrates between the plaster and the gunite, which leads to more plaster breaking away and eventual water leaking from the pool shell, as well as compromising the reinforcing steel (rebar) that maintains the structural integrity of the pool shell.

The concrete deck has also experienced signs of major decline after 19 years of continuous use. The deck is experiencing surface failure, known as spalling, caused by high volumes of foot traffic, pool chemicals, water, and extreme heat. This creates uneven surfaces where the aggregate is exposed resulting in a rough unfriendly surface to bare feet. Sharp edges also have developed, as well as many indentations that allow for water to remain for long periods of time with the potential for unsanitary conditions. Approximately 75% of the concrete pool deck is in need of replacement.

On September 9, 2020, the Arts and Cultural Commission approved moving forward with receiving the public art donation titled Shell of Thrones, to be placed at the Steve Miklos Aquatic Center. On October 6, 2020, the Parks and Recreation Commission approved the acceptance and placement of the Shell of Thrones at the Steve Miklos Aquatic Center. Upon approval and acceptance by the City Council at the November 10, 2020 City Council Meeting, the sculpture will be installed and securely anchored during the renovation of the Activity and Instructional pools at the Steve Miklos Aquatic Center.

The large play structure in the activity pool has a typical lifespan of 15 – 30 years depending upon maintenance, chemicals, and use. To minimize future expense in replacing the Activity structure, it makes sense to replace the play structure to maintain structural safety for participants along with eliminating the need to replace it in the near future. Saving the expense at this point in time to replace the play structure at a later date would increase the chance of structural failure along with having to close the pool, remove the structure, and potentially add new/different concrete footings and replace the new pool plaster. Combining these projects will help increase the longevity of the activity pool and play structure to last at least another 15 – 20 years. Year 2021 will also be the 20-year anniversary of the Aquatic Center and the addition of a new play-structure will increase the “Wow” factor generating some excitement for the 2021 summer season.

POLICY / RULE

In accordance with Chapter 2.36.80 of the Folsom Municipal Code, contracts for supplies, equipment, services, and construction with an estimated value of \$62,014 or greater shall be awarded by City Council.

ANALYSIS

The Notice to Contractors for the Steve Miklos Aquatic Center Pool Renovations Project was published on September 16, 2020 with noticing on local and electronic bid boards and Builder’s Exchanges. A mandatory pre-bid meeting was held on September 29, 2020.

The Parks and Recreation Department received four (4) bids on October 14, 2020:

<u>Contractor</u>	<u>Bid</u>
1. Tricon Construction, Inc.	\$1,308,632.00
2. Western Water Features, Inc.	\$1,220,000.00
3. Condor, Inc.	\$1,577,500.00
4. Bobo Construction, Inc.	\$1,348,000.00

The Engineer's Estimate was \$1,250,000 for the base bid. The bid submitted by Western Water Features, Inc. in the amount of \$1,220,000, is the lowest responsible and responsive bid.

FINANCIAL IMPACT

Staff is recommending a fifteen percent (15%) construction contingency of \$183,000. This exceeds the 10% construction contingency authorized in the Folsom Municipal Code. Staff and the consulting architect thoroughly evaluated the existing condition of the plaster, concrete pool deck, and wet play structure. Due to the nature of the evaluation, this was performed only on the surface and the underlying condition is unknown until actual demolition occurs. As such, the true underlying conditions of the plaster, concrete deck and wet play structure is not known at this time. In anticipation of these unknowns and potential construction impacts, staff is recommending a fifteen percent contingency.

The following is a breakdown of the proposed costs and funding for the project.

Project costs:

Total Base Bid	1,220,000.00
Construction Contingency	183,000.00
Total Project Cost	\$1,403,000.00

Approved Project Funding:

Fiscal Year 2020-21 Budget	1,950,000.00
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The Fiscal Year 2020-21 Operating Budget included this project in the amount of \$1,600,000 for the pool replaster and \$350,000 for the activity structure.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act, the proposed project is Categorically Exempt per Article 19, 1530.1 – The project involves no expansion of an existing use.

ATTACHMENT

Resolution No. 10543 – A Resolution Authorizing the City Manager to Execute an Agreement with Western Water Features, Inc. for the Steve Miklos Aquatic Center Instructional and Activity Pool Renovation Project

Submitted,

Lorraine Poggione, Parks & Recreation Director

RESOLUTION NO. 10543

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH WESTERN WATER FEATURES, INC. FOR THE STEVE MIKLOS AQUATIC CENTER SWIMMING POOL RENOVATION PROJECT

WHEREAS, the Steve Miklos Aquatic Center opened in 2001, and has provided the community with 19 years of safe swimming and aquatic programming; and

WHEREAS, the Steve Miklos Aquatic Center has withstood high public use and highly chlorinated water and requires pool replastering and deck renovations; and

WHEREAS, the activity structure is in its 19th year of service as well and it is more cost effective to replace it now to avoid future renovations; and

WHEREAS, the Parks and Recreation Department published a Notice to Contractors for bidding of the Steve Miklos Aquatic Center Pool Renovation Project on September 16, 2020; and

WHEREAS, bids were opened on October 14, 2020, and four responsive and responsible bids were received, and the lowest responsive and responsible bid was received from Western Water Features, Inc., in the amount of \$1,220,000; and

WHEREAS, this project was approved as part of the Fiscal Year 2020-21 Operating Budget and sufficient funds are available in the Parks and Recreation Department Fund; and

WHEREAS, the agreement will be in a form acceptable to the City Attorney.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute an agreement with Western Water Features, Inc. in the amount of \$1,220,000 with the project budgeted amount to include a 15 percent contingency for a total not-to-exceed amount of \$1,403,000; and

PASSED AND ADOPTED this 27th day of October 2020, by the following roll-call vote:

AYES: Council Member(s):
NOES: Council Member(s):
ABSENT: Council Member(s):
ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK