



Engineering and Public Works Department
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DATE: January 18, 2023

TO: Wade Bryson, Chair Public Works and Facilities Committee

THROUGH: Katie Koester, Director Engineering and Public Works

FROM: Jeanne Rynne, Chief Architect

SUBJECT: A.B. POOL – Mechanical and Electrical Upgrades -CBJ Contract No. BE23-019 Best Interest Finding for Supplemental Agreement to ADD - Renovations at Men's and Women's Shower Rooms

Action Requested

Staff requests that the Public Works and Facilities Committee (PWFC) consider the best interest finding herewith in accordance with *CBJ 53.50.040'* for recommendation to the Assembly to support adding the full remodel of the men's & women's shower and changing rooms at the Augustus Brown (A.B.) Pool by Supplemental Agreement. CBJ Charter allows Supplement Agreements to address contract changes over \$250,000 or 25% of the contract amount. Supplemental Agreements over this amount require Assembly approval. The recommended procurement approach includes award of additional work to the Contractor by one Supplemental Agreement in the amount of **\$828,592** (20% of the contract amount). Thanks to an appropriation by the Assembly of an additional \$3M from the General Fund on April 4, 2022, sufficient funding exists to award this additional work to the Contractor.

Background

On July 26, 2022, CBJ opened bids for Mechanical and Electrical Upgrades to the A.B. Pool. The project was awarded to Dawson Construction at the August 1, 2022, CBJ Assembly meeting in the amount of \$4,058,200. The Notice to Proceed was issued August 26, 2022. Dawson Construction will begin the work on April 10, 2023, and is currently contracted to complete work by December 29, 2023.

This project was originally bid in December of 2021 and included the locker room renovations as part of the scope of work. This bid was cancelled as only one bidder responded and their bid was 63% (\$2M) above the architect's estimate. We believe this was due in part to the volatility of material escalation and supply chain issues that the construction market has been experiencing since Covid-19. Given this experience and the requirement that the scope of work be modified by CBJ Engineering contract requirements, the scope of work was revised to address the critical mechanical and electrical upgrades only and was rebid in July of 2022.

Best Interest Analysis

The cost proposal from Dawson Construction of \$828,592 for the locker room renovation has been reviewed by the Project Architect, Architects Alaska, and deemed to be reasonable. The professional cost estimate for this work was \$950K - \$1M. The proposal includes adequate provision for the costs of material and labor, as well as the cost of abatement for existing lead glazed wall tiles in shower areas. The fact that the general contractor is already on site allows for elimination of general conditions costs for mobilization to the site that would otherwise need to be included.

1. Schedule Savings

- a. The approval of the Supplemental Agreement will enable the Contractor to order required materials with arrival in Juneau by mid-September of 2023. The longest product lead times are specialty shower assemblies, domestic water piping, toilet partitions, and fiberglass doors.

- b. Time impact: Dawson Construction's proposal requests an additional twenty-eight (28) days to the original completion date of December 29, 2023. Staff will work with Dawson and the designers to complete the work in a shorter time period, if possible.
2. Construction Cost Savings
 - a. Since the Contractor's workers and relevant subcontractors are already mobilized on site, this additional work can be accomplished in a single mobilization. Removal of hazardous materials by the Anchorage based abatement subcontractor will be included into their already scheduled work tasks.
3. Bid Preparation Costs
 - a. Staff estimates that adding the shower room work to the current contract would save approximately \$10,000 in architectural services to prepare a separate bid set of drawings and specifications. CBJ staffing and overhead costs if the project were to be bid as a future stand-alone bid are also saved, in addition to construction escalation as a factor of time.
4. Construction Administration Efficiencies
 - a. CBJ Project Management savings are estimated at \$7,500, and separate CBJ permit review fees for a separate future bid can be eliminated.
5. Benefits to community pool patrons and aquatics staff (from CBJ Aquatics Director, Terra Patterson)
 - a. Locker rooms are a vital part of the facility use and patron experience. Every swimmer utilizes the locker rooms upon arrival and before leaving. The existing shower and changing rooms are original to the A.B. Pool's construction in 1972, and their functionality is dated. All domestic water piping has exceeded its useable lifespan and is leaking within inaccessible interior walls. This renovation work will correct ADA clearances in restroom stalls, improve showers, increase toilet fixture counts, and remodel the floorplans into more usable patron and staff spaces. New lockers will replace heavily rusted ones in both staff changing rooms.
 - b. Including this work will improve the functionality of these highly utilized areas and increase the comfort and attractiveness for patrons, visitors, and staff. Although the current project provides necessary mechanical and electrical upgrades for the continued functioning of the A.B. pool, the shower room upgrades will provide the most noticeable upgrade to the pool and enhance the enjoyment of our pool patrons' day-to-day experience.

Scope of Work included in the Locker Room Renovation

- Reconfiguration of interior walls to allow enlargement of the men's and women's restroom areas.
- Installation of new ADA-compliant toilet and shower stalls with folding seats and required grab bars.
- Replacement of existing men's and women's showers and additional showers with privacy screens.
- Installation of patterned, colored ceramic tiles in the changing, locker, and shower room areas.
- Unglazed slip-resistant tiles will replace the poured resin flooring and will be easier for staff to clean.
- Replacement of original plumbing piping and undersized waste line. New toilet fixtures, sinks, and partitions. Existing hair dryers, benches, and stainless steel lockers will be re-installed and reused.

Action Requested

Motion to forward a Supplemental Agreement to add the locker renovations to the Augustus Brown Swimming Pool Mechanical and Electrical Upgrades Contract BE23-019 in the amount of **\$828,592**.

ⁱ 53.50.040 (c) - Public improvement contracts.

Supplemental agreements. A supplemental agreement shall be approved only as provided in this subsection. Competitive sealed bids shall not be required for public improvement projects procured by supplemental agreement. A supplemental agreement may be approved only if the manager makes a written finding that procuring a particular public improvement by supplemental agreement would be in the best interests of the City and Borough because doing so would save substantial and verifiable amounts of money for the City and Borough. In making this finding, the manager shall consider bid preparation costs, contractor mobilization costs, similarity of work, schedule savings, weather or environmental factors, site constraints, inspection and administration efficiencies, and other factors found relevant by the manager. The manager may approve supplemental agreements not greater than \$250,000.00 or 25 percent of the contact amount, whichever is less, per contract. The manager shall notify the assembly, at its next regular meeting, of any supplemental agreement approved. Prior assembly approval shall be required for any supplemental agreement greater than \$250,000.00. Nothing in this subsection shall be applied or construed in any manner inconsistent with the requirements of CBJ Charter Section 9.13. The manager shall seek an appropriation or transfer of funds by the assembly prior to incurring any obligation for any supplemental agreement unless the manager ascertains that there is a sufficient unencumbered balance in an appropriation for the project the agreement supplements, and that sufficient funds are or will be available to cover the obligation. As used in this subsection, "manager" shall have the meaning set forth in CBJ Charter Section 4.1.