



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: David Sykes
Julie Edmonds-Mares

SUBJECT: SEE BELOW

DATE: December 5, 2011

Approved

Date

12/14/11

COUNCIL DISTRICT: 7

SNI: Tully/Senter

SUBJECT: REPORT ON BIDS AND AWARD FOR FAIR SWIM CENTER PUMP ROOM RENOVATION PROJECT

RECOMMENDATION

Report on bids and take appropriate action based on the evaluation of bids for the Fair Swim Center Pump Room Renovation Project.

OUTCOME

Approval of this construction contract will allow the Fair Swim Center Pump Room Renovation Project to proceed. Approval of a 15 percent contingency will provide funding for any work necessary for the proper completion or construction of the project as contemplated in the construction contract.

BACKGROUND

The Fair Swim Center is located on Bacchus Drive, near the intersection of McLaughlin Avenue. The swim center is bordered by residential neighborhoods to the north, west and south, and State Route 101 to the east (map attached).

The Fair Swim Center was constructed in 2003 and opened to the public in 2004. During its first year in operation, the facility experienced high equipment failure rates. A report commissioned by the Parks, Recreation and Neighborhood Services Department in mid-2004 determined that the pump room was undersized, which required excessive bends in pipe runs, and may have contributed to equipment failures. The undersized pump room has created a difficult work environment for maintenance due to the limited accessibility to equipment during regular maintenance operations.

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Subject: Fair Swim Center Pump Room Renovation Project

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The scope of work for the Fair Swim Center Pump Room Renovation Project includes a complete renovation of the existing pump room, including:

- Expansion of the pump room by 320 s.f. (approximately 40%), which will permit standard placement of all mechanical equipment;
- Replacement of all storage tanks and supply plumbing with double contained systems;
- Replacement of all chemical feed and control systems with a monitored system;
- Construction of a new 600-square foot storage building;
- Replacement of all plaster, tile and coping, as well as an extensive area of pool decking.

The Engineer's Estimate for this project is \$950,000. Construction is scheduled to begin in January 2012 with completion in May 2012.

ANALYSIS

A supplemental memorandum will be provided after bids are opened on December 8, 2011.

Council Policy provides for a standard contingency of 15 percent on public works projects involving the renovation and remodel construction. Staff considers a 15 percent contingency appropriate for this project since this project involves the substantial renovation of an existing pool facility.

Public Works and PRNS coordinated a budget and a commensurate scope at the initiation of this project. However, the project scope was subsequently expanded to enhance the pool deck area and to replace rather than reuse existing equipment. As a result, the project budget has a shortfall of approximately \$170,000 and as part of the supplemental memorandum, an action will be recommended to allocate additional funding.

EVALUATION AND FOLLOW-UP

A supplemental memorandum for this project will be posted on the City's Internet web site during the week of January 2, 2012. Based on the Engineer's Estimate for this project, as part of the supplemental memorandum, an appropriation action will likely need to be recommended in order to award the construction contract.

PUBLIC OUTREACH/INTEREST

- ✓ **Criterion 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- ☐ **Criterion 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: Email and Website Posting)**

- Criterion 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: Email, Website Posting, Community Meetings, Notice in appropriate newspapers)**

This item meets Criterion 1: Requires Council action on the use of public funds equal to \$1 million or greater. To solicit contractors, this project was listed on Bidsync and advertised in the *San José Post Record*. This placeholder award memo will be posted on the City's website for the January 10, 2012 Council Agenda, and the supplemental memo will also be posted online during the week of January 2, 2012.

COORDINATION

This project and memorandum have been coordinated with the Departments of Planning, Building and Code Enforcement, Finance, the City Attorney's Office, the City Manager's Budget Office, and Council District 7.

FISCAL/POLICY ALIGNMENT

This project is consistent with the Council approved Budget Strategy to continue with capital investments that spur construction spending in our local economy.

COST SUMMARY/IMPLICATIONS

1. AMOUNT OF RECOMMENDATION/COST OF PROJECT:	
Project Delivery	\$305,000
Construction (Engineer's Estimate)	950,000
Contingency	142,500
TOTAL PROJECT COSTS	\$1,397,500
Prior Year Expenditures	(63,350)*
REMAINING PROJECT COSTS	\$1,334,150

*A total of \$63,350 has been expended or encumbered through 2010-2011 for Project Delivery costs.

- COST ELEMENTS OF CONSTRUCTION CONTRACT: This information will be included in the supplemental memo.
- SOURCE OF FUNDING: 375 – Subdivision Park Trust Fund
385 – Construction Tax and Property Conveyance Tax Fund:
Parks Purposes Council District 7
- OPERATING COSTS: There are no associated operating and maintenance costs associated with this project.

BUDGET REFERENCE*

Fund #	Appn #	Appn. Name	Total Appn.	Amt. for Contract	2011-2012 Adopted Budget Page	Last Budget Action (Date, Ord. No.)
Remaining Project Costs			\$1,334,150			
375	7282	Fair Swim Center Improvements	\$523,000	\$470,000	V - 517	6/21/11, Ord. No. 28928
385	7282	Fair Swim Center Improvements	\$652,000	\$480,000	V - 396	10/18/11, Ord. No. 28979
Total Funding Available			\$1,175,000	\$950,000		

* Based on the Engineer's Estimate, this project has insufficient funding. Once the bids have been received, the supplemental memorandum will include (if needed) additional funds to award the construction contract. The additional funding will be allocated from the Pool Repairs project in the Council District 7 Construction and Conveyance Tax Fund (appropriation currently totals \$178,000).

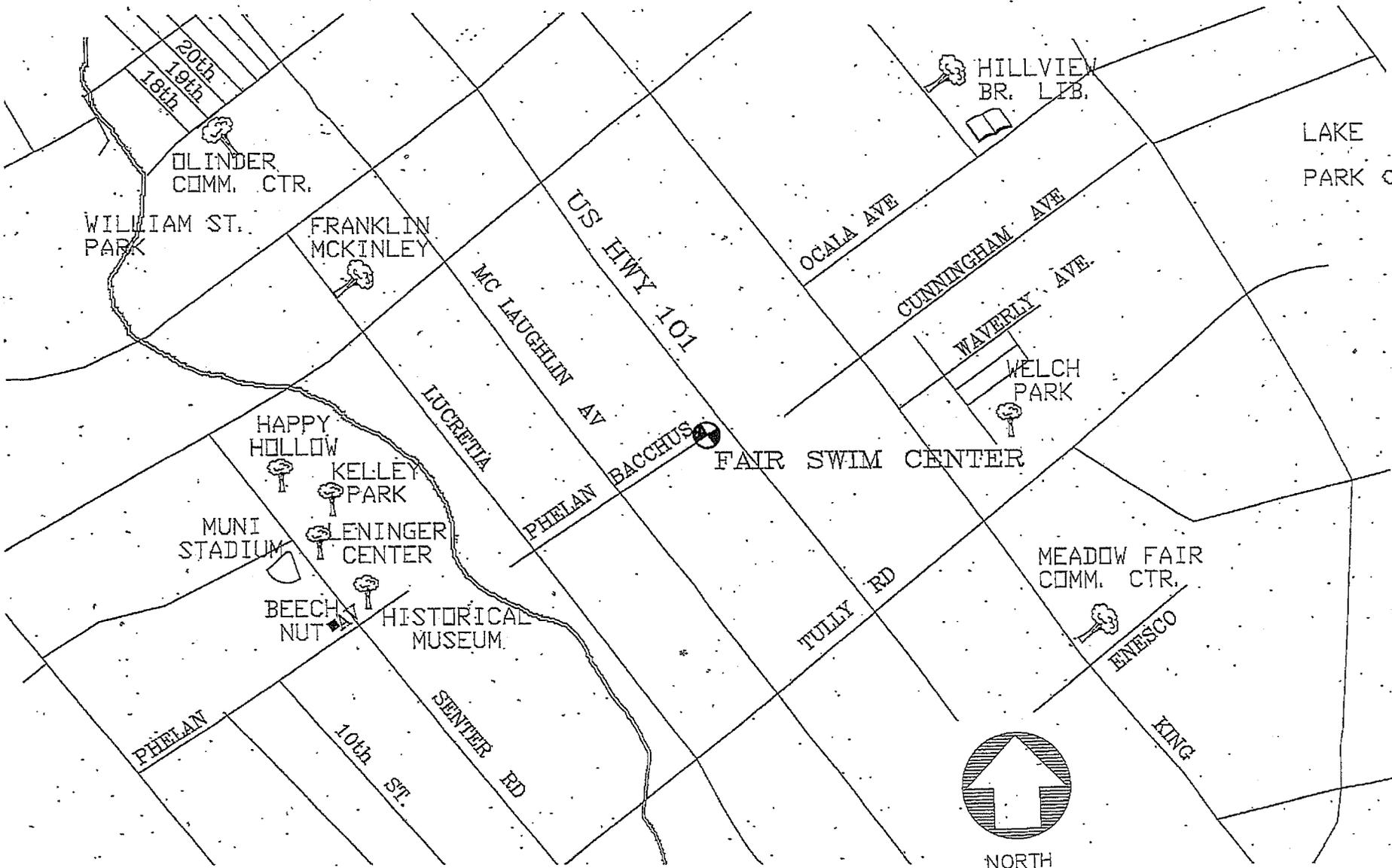
CEQA

Negative Declaration, Exempt PP11-089.

/s/
 DAVID SYKES
 Director of Public Works

/s/
 JULIE EDMONDS-MARES
 Acting Director, Parks, Recreation
 and Neighborhood Services
 Department

For questions please contact Harry Freitas, Deputy Director, Department of Public Works, at 408-535-8300.



FAIR SWIM CENTER - 1350 BACCHUS DRIVE