



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: David Sykes
Julie Edmonds-Mares
Jennifer A. Maguire

SUBJECT: SEE BELOW

DATE: January 4, 2012

Approved

Date

1-6-12

COUNCIL DISTRICT: 7
SNI : Tully/Senter

SUPPLEMENTAL

**SUBJECT: FAIR SWIM CENTER PUMP ROOM RENOVATION PROJECT
SUPPLEMENTAL MEMORANDUM AND ADOPTION OF
APPROPRIATION ORDINANCE AMENDMENTS IN THE
CONSTRUCTION TAX AND PROPERTY CONVEYANCE TAX FUND:
PARKS PURPOSES COUNCIL DISTRICT 7 FOR THE FAIR SWIM
CENTER IMPROVEMENTS PROJECT.**

REASON FOR SUPPLEMENTAL

To provide additional information obtained after bids were opened.

RECOMMENDATION

- a. Report on bids and award of contract for the Fair Swim Center Pump Room Renovation Project in the amount of \$959,800 to the low bidder, Waterworks Industries, Inc., and approval of a contingency in the amount of \$143,970.
- b. Adoption of the following Appropriation Ordinance amendments in the Construction Tax and Property Conveyance Tax Fund: Parks Purposes Council District 7 (Fund 385):
 1. Increase the appropriation to the Fair Swim Center Improvements Project by \$171,000; and,
 2. Decrease the appropriation to Pool Repairs by \$171,000.

BACKGROUND

A memorandum dated December 5, 2011, was forwarded to the City Council for the January 10, 2012 Council meeting. The purpose of this supplemental memorandum is to provide additional information obtained after the bid opening.

ANALYSIS

Bids were opened on December 8, 2011 with the following results:

<u>Contractor</u>	<u>Base Bid</u>	<u>Variance Amount</u>	<u>Over/ (Under) Percent</u>
Evra Construction , Inc. (Brisbane)	\$1,436,600	\$486,600	51
California Commercial Pools, Inc. (Glendora)	1,296,000	346,000	36
Tricon Construction, Inc. dba Tricon Aquatics (Rancho Cordova)	1,041,773	91,773	10
Western Water Features, Inc. (El Dorado Hills)	1,021,000	71,000	7
Waterworks Industries, Inc. (Windsor)	959,800	9,800	1
Engineer's Estimate	950,000	-	

The low bid submitted by Waterworks Industries, Inc. is 1 percent over the Engineer's Estimate. Staff considers this reasonable for the work involved.

Council policy provides for a standard contingency of 15 percent on public works renovation and remodel projects. The standard contingency is appropriate for this project.

As was mentioned in the original Council memorandum, an addition to the existing appropriation is necessary to accommodate an increase in the project scope of work. During the preparation of construction documents it became clear that refinishing the pool deck would be necessary because pipes located in the deck need replacement as part of the renovation of the mechanical room and pump system.

Accordingly, this memorandum includes a recommendation to re-allocate \$171,000 from the Pool Repairs appropriation to the Fair Swim Center Improvements project, both of which are allocated in the Council District 7 Construction and Conveyance Tax Fund. This action is needed to ensure sufficient funding is available to award the construction bid for the project.

COST SUMMARY/IMPLICATIONS

1. AMOUNT OF RECOMMENDATION/COST OF PROJECT:		
Project Delivery*		\$305,000
Construction		959,800
Contingency		<u>143,970</u>
TOTAL PROJECT COSTS		\$1,408,770
Prior Year Expenditures*		<u>(63,350)</u>
REMAINING PROJECT COSTS		\$1,345,420

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

2. COST ELEMENTS OF CONSTRUCTION CONTRACT:		
Lump Sum furnish and install all labor and materials		<u>\$959,800</u>
TOTAL CONSTRUCTION CONTRACT		\$959,800

3. SOURCE OF FUNDING: 375 – Subdivision Park Trust Fund
 385 – Construction Tax and Property Conveyance Tax Fund:
 Parks Purposes Council District 7

4. OPERATING COSTS: There are no additional 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			\$1,345,420			
375	7282	Fair Swim Center Improvements	\$523,000	\$350,000	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
Additional Funding Recommended						
385	7282	Pool Repairs	\$171,000	\$129,800	V - 396	10/18/11, Ord. No. 28979
Total Funding			\$1,346,000	\$959,800		

*This memorandum includes a recommendation to re-allocate \$171,000 from the Pool Repairs allocation (appropriation totals \$178,000) to the Fair Swim Center Improvements Project.

HONORABLE MAYOR AND CITY COUNCIL

January 4, 2012

Subject: Fair Swim Center Improvements Project - Supplemental

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CEQA

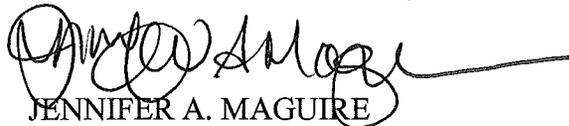
CEQA: Negative Declaration, Exempt PP11-089.

/s/

DAVID SYKES
Director of Public Works

/s/

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



JENNIFER A. MAGUIRE
Budget Director

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