

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: DAN HENNESSEY, DIRECTOR OF TRANSPORTATION AND
PUBLIC WORKS DEPARTMENT & DONTE WATSON,
DIRECTOR OF RECREATION AND PARKS DEPARTMENT
SUBJECT: FINLEY AQUATIC CENTER SPRAY GROUND AND
RENOVATION PROJECT - CONTINGENCY ACTION

AGENDA ACTION: MOTION

RECOMMENDATION

It is recommended by the Transportation and Public Works and Recreation and Parks Departments that Council, by motion, approve construction contingency funds for the Finley Aquatic Center Spray Ground and Renovation Project, Contract No. C02336, in the amount of \$404,534, increasing the total contract amount to \$5,725,015.10.

EXECUTIVE SUMMARY

This action will increase contingency funds to the existing construction contract with Waterworks Industries, Inc. of Windsor, California for both anticipated additional project components and to mitigate further unforeseen conditions due to poor condition of existing components exposed during demolition.

BACKGROUND

The Finley Aquatic Center Spray Ground and Renovation Project is an exciting construction project that will revitalize and update the 29-year-old facility. The project includes the removal of a wading pool and lawn area, replacing it with a zero-depth splash pad featuring a variety of different interactive spray features. Additional project components include two shade-covered group picnic areas, new tropical-themed landscaping, and fresh pool plastering and tile in both the recreational and lap pools. The project also includes new concrete pool decking throughout to improve accessibility, along with updated site furnishings to provide an overall facelift for the well-loved aquatic center.

PRIOR CITY COUNCIL REVIEW

On February 23, 2021, the City Council approved Resolution RES-2021-029, adopting the Professional Services Agreement for Gates & Associates to provide landscape architectural design and engineering services to prepare construction documents for Finley Community Park Aquatic Spray Ground and Renovation Project.

On September 12, 2023, the City Council awarded construction contract No. C02336, Finley Aquatic Center Spray Ground and Renovation Project, in the amount of \$4,836,801 to the lowest responsible bidder, Waterworks Industries, Inc. of Windsor, California, and approved a 10% contract contingency, authorizing a total contract amount of \$5,320,481.10.

ANALYSIS

The project was advertised on June 29, 2023, and bids were received on August 8, 2023. The City Council awarded the construction contract to Waterworks Industries Inc. who was issued a Notice to Proceed on November 6, 2023. Waterworks Industries mobilized on November 20th, and construction began on November 27, 2023. The length of the contract is 110 working days, and completion is anticipated in late Spring. Weather has been directly impacting the delivery of this winter project, but the interest for the work to occur at this time of year was desirable to reduce the downtime of services at the facility. With winter weather not predictable, it is a continued challenge faced by the team to get this project efficiently completed, and as a result, there is an increased need to be able to readily execute further change orders. This motion brings the construction contingency from 10% to approximately 18%; typical project construction contingencies are 10% to 15% for the City-led parks improvement projects.

During demolition and preliminary construction activities, the following approved and anticipated change orders were identified:

Approved change orders (CCO):

- a) CCO #01 – Pool lights in both the Recreational Pool (11) and the Instructional Pool (18) were discovered to be leaking, and many filled with water and were not working properly to code. Materials and labor to remove and replace all 29 pool lights totaled a cost of \$43,089.
- b) CCO #02 – Additional concrete removal and replacement area during the demolition effort. This change was determined necessary based on usable life considerations when observing the discoloration and corrosion of existing concrete sections beyond the original demolition areas but within the pool deck area of work. Materials and labor cost of this change were \$180,220.

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\$43,089 Pool light replacements
\$180,220 Concrete pool deck – additional removal and replacement

\$223,309 total approved change orders

Pending change orders:

- a) Pool deck hose bib locations need updating based on concrete deck removal and replacement extents, and code requirement for 75' spacing at pool perimeters. Material and labor cost \$5,800.
- b) Related to the pool light replacement in CCO #01, the existing electrical junction boxes need to be replaced with new code compliant boxes. Material and labor cost of \$8,400.
- c) Pool skimmers in the Recreational Pool were unable to be removed and replaced per plan. Six (6) new skimmers will need to be procured and installed prior to replastering of the pool. Material and labor cost of \$88,025.
- d) Unstable subgrade conditions encountered between the pool edge and slot drains necessitate installation of a continuous thickened and reinforced concrete deck slab at both pools. Material and labor cost of \$45,000.
- e) After demolition of pool plaster, the need was determined to remove and replace the main drains in the Instructional Pool for code compliance. Material and labor cost of \$26,500.
- f) After removing the concrete pool deck, the perimeter gutter system of the Instructional Pool is found to be cracked and in need of patching and sealing. Material and labor cost of \$7,500.

\$5,800 Pool deck hose bibs
\$8,400 Electrical junction boxes
\$88,025 Pool skimmer replacement
\$45,000 Concrete subgrade
\$26,500 Pool main drains
\$7,500 Gutter patch and seal

\$181,225 total pending change orders

\$404,534 Total approved and pending change orders

Increasing the contingency by \$404,534, the total amount of approved and pending change orders, will replenish the original contingency fund and increase the total contract amount to \$5,725,015.10. Considering the current phase of work (less than 50% of working days expended), this approval will allow the project to promptly address unforeseen conditions that may arise which supports the priority of this unique project to maintain the schedule in unpredictable weather.

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FISCAL IMPACT

No additional funding is being requested from the General Fund. Funds for this project were previously appropriated in fiscal year 2023/24 Capital Improvement Program budget. The additional contingency is funded through existing park impact development impact fees allocated to the project in JL Key 09632 and through Parks for All Measure M funds available in JL Key 09748 through a Park's mid-year budget revision.

ENVIRONMENTAL IMPACT

The Project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301, 15303, and 15323, contains that the Project involves minor alteration to an existing public facility involving negligible expansion of the existing use and construction of a small new mechanical equipment structure, and installation of new site furnishings and amenities. Additionally, the site has a "past history" of being utilized as an aquatic center, and the modifications would not represent a change in the facility's operations.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

ATTACHMENTS

- Attachment 1 – Location Map

PRESENTERS

Dezire Perez, Associate Civil Engineer
Scott Wilkinson, Parks Planner