

City of Piedmont  
COUNCIL AGENDA REPORT

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DATE: August 15, 2022

TO: Mayor and Council

FROM: Sara Lillevand, City Administrator

SUBJECT: Consideration of Authorization to Solicit Bids for the Piedmont Community Pool Project and Direction to Staff to Proceed with Fundraising Efforts

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RECOMMENDATION

By motion, authorize staff to solicit bids from the pre-qualified list of contractors for the Piedmont Community Pool Project. In addition, provide direction to staff to proceed with fundraising efforts as outlined in this report.

BACKGROUND

At its October 18, 2021 meeting, the City Council awarded an agreement to ELS Architecture and Urban Design to provide design services for the Piedmont Community Pool Project. The design process commenced in late 2021 and included numerous public meetings, Community Pool Advisory Committee meetings, Council meetings, significant design revisions as a result of hyperinflation, and is now complete. ELS has submitted a bid-set of project documents to the City which are available for review. The project documents define a base bid that includes the following items:

- Single Story Pool Building with an office, lobby, locker rooms, two gender neutral changing rooms and rooftop pavilion
- 27-meter x 25-yard Competition Pool with diving well
- 3,177 square foot Activity Pool with zero beach entry and three 25-yard lap lanes
- All-electric powered aquatic center, including building, site and pool systems
- Right of Way Improvements

The project documents also include deductive and additive alternate items which can be incorporated if budget allows, including the following items:

**Deductive Alternates:**

- Poolside Multipurpose Room
- Competition Pool Toe Ledges

### **Additive Alternates:**

- Sports Lighting for Competition Pool
- Wood Decking and Planting (as alternate to base bid natural grass turf in seating areas)
- Aesthetic enhancements to storage enclosures
- Pool Equipment (rescue equipment, vacuums, skimmers, start blocks, lane lines, pool covers, diving boards, water polo goals etc.)
- Scoreboard and Timing System

Per Council action on July 18, 2022, improvements to the public right-of-way outside but surrounding the new facility, including Americans with Disabilities Act (ADA) accessibility access ramps, ADA parking, and sidewalk, curb, or tree removal and replacement will be included in the bid for the Piedmont Community Pool. These costs will be tracked separately and funded from the City's Facilities Capital Fund and will result in cost savings, time savings, and reduce potential liability that would arise from having separate designers and contractors working in close proximity to one-another.

Due to the unique nature of the Community Pool Project, Council authorized City staff to prepare a pre-qualification Request for Qualifications (RFQ) at the May 16, 2022 meeting to ensure that only contractors fully capable of successfully constructing the project would be invited to submit bid proposals. The RFQ was issued on June 1, 2022, with pre-qualification bid proposals due from contractors to City staff on July 1, 2022. Six bid proposals were received by that deadline, and after detailed review, two firms, Lathrop Construction Associates, Inc. and S.J. Amoroso Construction Co., Inc., were pre-qualified to bid on the City's Community Pool Project.

### CONSTRUCTION TIMELINE

Staff anticipates distributing bid documents to pre-qualified contractors in late August and opening bids in early October. It is anticipated that a contract for construction will be awarded by the Council to the lowest responsive bidder in early November, and construction will commence soon thereafter. Per the bid documents, the overall estimated time to finish the project is 335 working days from the date of the notice to proceed which keeps the project on track for a summer 2024 opening.

### ENVIRONMENTAL REVIEW

This project was reviewed at the May 9, 2022, Planning Commission meeting and a determination was made that the project is eligible for the Class 32 Categorical Exemption under the California Environmental Quality Act pursuant to CEQA Guidelines section 15332.

### FISCAL CONSIDERATIONS

As shown below, updated cost estimates are in line with those reviewed by the City Council on May 2, 2022 and are reflective of Council direction to proceed with expanded water surface area in the Recreation/Activity pool, an all-electric facility, maintaining a 27-meter competitive pool with diving as well as carrying deductive alternates for a poolside multipurpose room and toe

ledges.

<b>Construction Cost Estimate (Hard Costs)</b>	<b>4/30/2022</b>	<b>8/8/2022</b>
<b>Building</b>	\$10,330,000 *	<b>\$10,240,000*</b>
<b>Swimming Pools &amp; Decks</b>	\$6,350,000	<b>\$7,271,000 **</b>
<b>Site Improvements</b>	\$3,725,000	<b>\$3,641,000</b>
<b>Pool Heating Electrification</b>	\$500,000	<b>included above</b>
<b>Total</b>	\$20,905,000***	<b>\$21,152,000 ***</b>
<b>Original Target Hard Cost Construction Budget</b>	\$19,000,000	<b>\$19,000,000</b>
<b>Gap</b>	\$1,950,000	<b>\$2,152,000</b>

\* includes Poolside room

\*\* includes enlarged activity pool, electric pool heating, diving well and toe ledges

\*\*\* Does not include pool equipment or furniture; sports lighting; timing system/scoreboard; right-of-way improvements

Total estimated hard costs with all pool safety, maintenance, and competition equipment; timing system and scoreboard; and practice level lighting is \$21,633,000. Frontage/Right of Way improvements are reflected in the bid package but are excluded from this estimate as they are outside the project boundary and will be funded from the Facilities Capital Fund.

<b>Cost Estimate</b>	<b>8/10/2022</b>
Base Building, Pools & Decks, Site improvements	\$21,152,000
Safety/Maintenance/Competitive Equipment	\$281,000
Timing System, Scoreboard, Sports Lighting	Approx. \$200,000
<b>TOTAL</b>	<b>\$21,633,000</b>

## FUNDING

Funding for the project will primarily come from Measure UU General Obligation Bonds. A robust fundraising effort led by the Piedmont Recreational Facilities Organization (PRFO) will be undertaken to offset a million dollars or more of the anticipated funding gap. A City led effort to raise \$500,000 to offset the cost of 20 heat pumps required to heat the pools with electricity will

also be launched.

<b>Funding Source</b>	<b>Amount</b>
Measure UU	\$19M
PRFO/Naming Opportunities	\$1M - \$2.1M
City Sustainability Campaign	\$500,000
Total	\$20,500,000 to \$21,600,000

### **PRFO Community Pool Campaign**

PRFO along with City staff are developing a Community Pool Campaign framework that includes both donor levels and naming opportunities. Below is a draft framework to support the goal of raising at least \$1 million and has the potential to close the entire funding gap.

#### Potential Donor Levels:

<b>DONOR LEVELS (Donor wall in Lobby)</b>	<b>Opportunities</b>	<b>Donation Amount</b>
Champion	5	\$100,000.00
Gold	10	\$50,000.00
Silver	20	\$25,000.00
Bronze	30	\$10,000.00
Olympian	40	\$5,000.00
Enthusiast	50	\$1,000.00
Tiles/ White Patch/ Medallions/TBD	100	\$500.00

Naming Opportunities: PRFO has also identified three potential naming opportunities within the new Community Pool facility for donations in the range of \$500,000 to \$1,000,000. These include the Poolside Room, the Pavilion, and the Competition Pool. Should PRFO succeed in securing donation commitments of this magnitude, naming agreements would be brought before the Council for approval.

### **City Sustainability Heat Pump Campaign**

The City Sustainability team will launch a separate campaign focused on funding the 20 heat pumps required to heat the pool water with electricity. The initial framework for this effort will be to reach the target of \$500,000 by naming each of the 20 heat pumps with donations of \$25,000.

By: Daniel Gonzales, Public Works Director