



## **CITY OF SALINAS COUNCIL STAFF REPORT**

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**DATE:** JANUARY 22, 2019

**DEPARTMENT:** PUBLIC WORKS

**FROM:** DAVID JACOBS, P.E., L.S., DIRECTOR

**THRU:** JAMES E. SANDOVAL, P.E., CITY ENGINEER

**BY:** JOSIE LANTACA, ASSISTANT ENGINEER

**TITLE:** SHERWOOD RECREATION CENTER (OLD POOL BUILDING RETROFIT) – PHASE 3; CIP NO. 9535

### RECOMMENDED MOTION:

A motion to approve award of contract to Jacob Construction & Design, Inc., for the Sherwood Recreation Center (Old Pool Building Retrofit) – Phase 3; Project No. 9535 in the amount of \$799,769.

### RECOMMENDATION:

It is recommended that the City Council approve a Resolution awarding a contract to Jacob Construction & Design, Inc., for the Sherwood Recreation Center (Old Pool Building Retrofit) – Phase 3; Project No. 9535 in the amount of \$799,769.

### BACKGROUND:

The Old Municipal Swimming Pool Building, located at 920 N. Main Street, was built in 1949 (about 70 years ago). In 2009, after completion of the Aquatic Center, the old swimming pool was drained, and the building was not utilized. In 2016, Council approved the initial renovation work for this building to convert it into a multi-use recreational facility. The work was done in phases to accommodate funding availability. Phase 1 construction work is mostly complete, except for the floor system installation and minor painting work.

The completed Phase 1 construction work includes the following:

- Hazardous materials removal and/or abatement including its proper disposal
- Demolition/removal of the existing swimming pool deck and the top 18” of vertical pool wall, including fracturing of the existing pool bottom; structural backfill of the existing pool; and construction of new reinforced concrete slab
- Replacement of the roof systems
- Miscellaneous structural repairs
- Replacement in kind of deteriorated roof framing members and roof sheathing

- Seismic upgrades
- Removal and disposal of old glass windows and wood frames on the south, east and west sides of the building, and replacement with new walls with windows
- Replacement of broken glass on existing windows and door
- Replacement of existing roll-up doors with new wall and one door
- Repair and replacement of several dry rot/deteriorated walls/beams
- Removal and replacement of deteriorated piping system
- Construction of a concrete wall system to separate the basketball area, and have a foldable basketball goal system safely mounted on the wall system
- Installation of roofing over the storage area
- ADA upgrades of two stand-alone restrooms
- Interior painting; and limited exterior painting

The new floor system installation is on-hold at this time to avoid the likelihood of damaging the floor system during construction of this Phase 3 work. The new floor system will be installed after completion of this work.

In preparation for the future phases of the renovation work, the Library and Community Services Department held a community outreach meeting on January 26, 2017 to ask for the public's input regarding the use and activities they would like to have in the new facility. Public Works staff and representatives from WR&D, the project's architects, also attended the meeting. In summary, the participants of the public meeting desired to have multi-use spaces within the building to allow a variety of recreational opportunities inside the building. It was also suggested that the spectator's area be demolished. WR&D then developed a proposed floor plan of the building that reflected the input gained from that community outreach meeting.

Premier Builders Inc., the Contractor for the Phase 1 Project, was further authorized to do additional work. The work authorized included the following:

- Demolition of the old pool equipment
- Renovation of the restroom areas, including the associated plumbing work
- Miscellaneous demolitions
- Miscellaneous carpentry/structural work; and
- Building concrete work, concrete saw cutting, structural framing, partition wall framing, insulation, sealants & caulking, and drywall

Phase 2 scope of work which included mechanical (HVAC) and electrical work was advertised for bidding in late 2017. However, due to lack of funds at that time, only the electrical work was awarded on March 6, 2018 to Premier Builders, Inc. The work is expected to be completed by the end of this month.

In order to finish the project, with the result being a completely functional multi-use recreation center, the following work must be completed (which is the scope of work for this Phase 3 Project):

- The installation of new heating, ventilation, and air-conditioning (HVAC) system for the entire building
- Basketball goals installation

- Restroom finishes
- Demolition of spectator's area and installation of structural braces
- Construction of rooms under spectator's area (including electrical work, finishes, and HVAC)
- Construction of multi-purpose room at the old women's restroom area (including electrical work and finishes)

On November 20, 2018, Council approved plans and specifications and solicitation of bids for this Phase 3 Project. Bids were opened on January 8, 2019, with the following results (see attached Bid Tabulation Sheet for details):

Contractor	Total Bid (Basis of Award)
Jacob Construction & Design, Inc. (San Luis Obispo, CA)	\$799,769.00
CRW Industries, Inc. (Scotts Valley, CA)	\$938,012.00
<i>Engineer's Estimate</i>	<i>\$799,713.00</i>

Jacob Construction & Design, Inc. (Jacob) is the apparent low bidder. Jacob's bid is about the same as the engineer's estimate. Jacob is currently the prime contractor working with the City's Freight Depot Improvements for the California Welcome Center. Staff recommends awarding the project to Jacob Construction & Design, Inc., the apparent low bidder, in the amount of \$799,769.00.

The provision of the "Local Purchasing Preference Ordinance" is not applicable to this project because funding for this project includes CDBG funds.

#### CEQA/NEPA CONSIDERATION:

This project has been reviewed per the California Environmental Quality Act (CEQA) Guidelines, and has been determined to be Categorically Exempt in accordance with Section 15301 et seq. (Class 1). A "Notice of Exemption" was filed at the Monterey County Recorder's Office on October 16, 2015.

A National Environmental Policy Act (NEPA) review was completed on November 24, 2014, and March 25, 2016 for the Phase 1 work, and another NEPA review was completed on November 11, 2016 for the Phase 2 work. The NEPA review for this Phase 3 work was completed on August 2, 2018. The project was determined to be Categorically Excluded per 24 CFR 58.35(a), subject to laws and authorities at 58.35(a)(1).

This project meets the CDBG HUD National Objective of Low-Moderate Area (LMA) benefit, 570.208(a)(1) where the project would benefit at least 51% of the residents in the service area (of the project) that are of Low-Moderate Income (LMI).

### STRATEGIC PLAN INITIATIVE:

The project addresses the current City Council Goals of Well Planned City and Excellent Infrastructure; Safe, Livable Community; and Quality of Life by providing a safe recreational facility for Salinas residents.

### DEPARTMENTAL COORDINATION:

The process of administering this particular project involves Public Works, Library and Community Services, Community Development, Finance, and Legal Departments.

Public Works Department oversaw the development of the project's plans, specifications, and estimates, and will manage/perform contract administration, and inspection of this project during construction. The project is a CIP for the Library and Community Services Department, and is mostly funded with CDBG funds which is being administered by the Community Development Department. Finance Department manages the proper disbursement of funds, and is involved with the reporting requirements of the CDBG funds, and Legal Department reviews pertinent documents/contracts to ensure compliance with applicable laws and regulations. Thus, staff from these Departments are very actively involved with the development and execution of this project.

### FISCAL AND SUSTAINABILITY IMPACT:

Total funding for all Phases (1, 2, and 3) of this project includes the following:

CDBG (FY 14/15)	\$350,000
Measure G (FY 15/16)	\$100,000
General Fund (3/1/16 – Council Action Date)	\$241,000
CDBG (4/5/16 – Council Action Date)	\$797,285
CDBG (11/29/16 – Council Action Date)	\$280,000
CDBG (FY 16/17) – Phase 2	\$667,060
Transfer from CIP 9756 (3/6/18 – Council Action Date)	\$280,000
CDBG (FY 18/19) – Phase 3	\$914,000
Total	<b>\$3,629,345</b>

Expenditures (encumbered & expended for Phases 1, 2 and 3) through January 8, 2019 (\$2,719,762)

Total Available **\$909,583**

Expenditures (encumbered and expended) through January 8, 2019 totaled \$2,719,762 for this project, including costs associated with design (consultants and engineering fees), inspection, construction, all contract change orders (CCO) to date, and building permit fees. This leaves an unencumbered balance of \$909,583. The total estimated construction cost for this Phase 3 work, including construction administration/inspection, and contingencies, is \$899,769. Below is a summary of the projected costs:

Construction cost	\$799,769.00
Construction administration/inspection	50,000.00
Contingencies	50,000.00
<b>Total Estimated Project Costs</b>	<b>\$899,769.00</b>

Based on the lowest responsible bid received, sufficient funds are available to proceed with project award.

ATTACHMENTS:

Resolution  
Location Map  
Bid Tabulations