



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

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**DATE:** AUGUST 24, 2021

**DEPARTMENT:** PUBLIC WORKS

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

**THRU:** EDA HERRERA, P.E., SENIOR CIVIL ENGINEER

**BY:** JOSIE LANTACA, ASSISTANT ENGINEER

**TITLE:** OLD MUNICIPAL SWIMMING POOL BUILDING RETROFIT –  
PHASE 1; CIP NO. 9535

**RECOMMENDED MOTION:**

A motion to approve a resolution accepting the Old Municipal Swimming Pool Building Retrofit – Phase 1, CIP No. 9535, for maintenance and responsibility.

**RECOMMENDATION:**

It is recommended that the City Council approve a resolution accepting the Old Municipal Swimming Pool Building Retrofit – Phase 1, CIP No. 9535, for maintenance and responsibility.

**BACKGROUND:**

The Old Municipal Swimming Pool Building, located at 920 N. Main Street, was built in 1949 (over 70 years ago). In 2009, after completion of the New 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. The work was done in phases to accommodate funding availability.

On March 1, 2016, City Council awarded the Old Municipal Swimming Pool Building Retrofit – Phase 1; CIP No. 9535 to Premier Builders, Inc. in the amount of \$629,988.00 (Base Bid plus Additive Alternates 6 and 7), and authorized the City Manager or Designee to award any additional Additive Alternates if additional funding becomes available. The initial project scope of work included the demolition and removal of the existing swimming pool deck and the top 18” of vertical pool wall and fracturing of the existing pool bottom; structural backfill of the existing pool; construction of new reinforced concrete slab; and minor ADA upgrades in the restroom areas. It also included the work as defined in Additive Alternate 6 – the removal of existing glass panels and wood frames around the south, east and west sides of the building and replacing with a new wall with windows, and Additive Alternate 7 – the removal of existing broken glass located at

existing windows and door in the lobby area and in the restroom/shower areas, and replacing those with new windows.

Twenty-one contract change orders (CCOs) were approved for this Phase 1 project including the Additive Alternates that were in the original bid package. Below is a summary of these CCOs:

Change Order No.	Description	Change Order Amount
1	Award additive alternate 8 (hazardous materials removal/abatement and proper disposal)	\$ 14,319.00
2	Additional hazardous materials work	\$ 1,795.00
3	Award of the following additive alternates: <ul style="list-style-type: none"> <li>• Add. Alt. 1 – removal and replacement of the roof system at the men and women restroom/dressing rooms, and front lobby eaves areas including miscellaneous structural repairs/replacement in kind of deteriorated framing members and roof sheathing.</li> <li>• Add. Alt. 2 – removal and replacement of the roof system of the main building including roof over lobby/mechanical/spectator's areas, including repair and/or replacement in kind of deteriorated framing members and roof sheathing.</li> <li>• Add. Alt. 3 – miscellaneous seismic upgrades to the main structure.</li> <li>• Add. Alt. 4 – repainting interior surfaces of the building (including restrooms/dressing rooms, and lobby area, excluding inside the mechanical room). It also included exterior painting to new/replacement materials constructed/installed.</li> <li>• Add. Alt. 5A – installation of new gym floor surfacing system over concrete floor using “Robbins Pulastic Classic 90 Polyurethane Floor System”.</li> </ul>	\$ 335,044.02
4	Sawcut curb and rough framing for future double swing door at south wall	\$ 2,608.00
5	Remove/replace 8x12 & 6x6 beams due to dry rot at south wall	\$ 2,382.50
6	Remove/replace structural dry rot wood in restroom and shower areas (now multi-use room)	\$ 33,563.00
7	Remove roll-up doors & construct wall and double swing door with ADA hardware at south side	\$ 59,953.00
8	Clean and video SS pipe system; and remove & replace deteriorated sewer pipes at shower areas	\$ 14,606.00
9	South side interior walls including insulation and west side door	\$ 26,512.00
10	Remove and haul away trash/Ivy plants/old pool covers/etc.	\$ 2,738.00
11	Remove and replace interior water pipes, and install new water heater	\$ 169,174.00
12	Install new interior CMU wall (approved by Council on 11/29/16 by Resolution No. 21089)	\$ 115,432.00
13	Install tile in bathrooms (cancelled)	\$ 0.00
14	Install new roof and enclosure at new storage room	\$ 52,883.00

15	Demolition of existing pool equipment and other equipment in old pool mechanical room, and prep work including concrete saw cutting, structural framing, partition wall framing, insulation, sealants & caulking & drywall, plumbing, and electrical work in the new men & women's restroom and shower areas	\$ 378,536.00
16	ACM Abatement related to existing pool equipment demolition	\$ 5,924.00
17	Saw cut and provide structural support for new restrooms opening, and demolition of stairs to the spectator's area	\$ 12,140.00
18	New men and women bathroom/shower areas floor leveling including new trench drain	\$ 39,629.00
19	Concrete floor grinding for the entire gym floor area in preparation for the new floor system	\$ 20,110.00
20	Additional 40 hours supervision costs	\$ 4,308.00
21	Additional costs including 18 months of temporary toilet/hand washing station and 36 months for temporary chain link fencing	\$ 10,098.00
	<b><i>TOTAL CCOs (1-21):</i></b>	<b><i>\$ 1,301,754.52</i></b>

The delayed completion of this Phase 1 work was because the installation of the new gym floor system, which was part of the Phase 1 work, was placed on-hold with full consent from all contractors involved to avoid the likelihood of damaging the new floor system during construction of the Phase 2 and Phase 3 work. A construction lift machine (lift) was needed to do the final programming of the lights at gym area (Phase 2 work), and a lift was also needed for the safe installation of the pre-fabricated basketball backstop support assembly (Phase 3 work). Thus, the new floor system was installed after completion of the Phase 2 and Phase 3 work to avoid the likelihood of damaging the gym floor with the construction lift going over it.

Construction for the Phase 1 was completed on June 8, 2021, and on July 26, 2021, a "Notice of Cessation" was filed at the Monterey County Recorder's Office for this Phase 1 Project. The project has been deemed complete and the construction methods and materials met the project plans and specifications requirements.

#### 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 the 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 addressed the City Council goals of Investment Strategies/Risk Management. The retrofitted facility is an investment in the City's facilities and infrastructure. This Phase 1 project is part of the planned retrofit of the existing building that will provide a safe recreation facility for Salinas residents.

### DEPARTMENTAL COORDINATION:

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

Public Works oversaw the development of the project's plans, specifications, and estimates, and managed/performed contract administration, and field inspections. Community Development (Permit Center) also performed field inspections. The project is a CIP for the Library and Community Services Department, and was mostly funded with CDBG funds, which was being administered by the Community Development Department. Finance Department managed the proper disbursement of funds, and was involved with the reporting requirements of the CDBG funds, and Legal Department reviewed pertinent documents/contracts to ensure compliance with applicable laws and regulations. Thus, staff from these Departments were very actively involved in the development and execution of this project.

### FISCAL AND SUSTAINABILITY IMPACT:

Total funding for Phases 1, 2, and 3 of this project are listed below:

<b>CDBG (FY 14/15) – Phase 1</b>	<b>\$350,000</b>
<b>Measure G (FY 15/16) – Phase 1</b>	<b>\$100,000</b>
<b>General Fund (3/1/16 - Council Action Date) – Phase 1</b>	<b>\$241,000</b>
<b>CDBG (4/5/16 - Council Action Date) – Phase 1</b>	<b>\$797,285</b>
<b>CDBG (11/29/16 - Council Action Date) – Phase 1</b>	<b>\$280,000</b>
CDBG (FY 16/17) – Phase 2	\$667,060
Transferred from CIP 9756 (3/6/18 – Council Action Date) – Phase 2	\$280,000
CDBG (FY 18/19) – Phase 3	\$914,000
General Fund (FY 19/20 – Mid-Year Budget Transfer) (All Phases)	\$180,000
<b>Total Project Funding (Phases 1, 2, &amp; 3)</b>	<b>\$3,809,345</b>

Below is a summary of the construction costs for Phases 1, 2, and 3 including all CCOs:

Phase 1 (Premier Builders Inc.)	\$ 1,931,742.52
Phase 2 (Premier Builders Inc.)	\$ 367,877.00
Phase 3 (Jacob Construction & Design, Inc.)	\$ 950,332.17
<b>Total Construction Costs for Phases 1, 2, &amp; 3</b>	<b>\$ 3,249,951.69</b>

The total project cost for phases 1, 2, & 3 including costs associated with design (consultants and engineering fees), inspections & materials testing, construction costs, building permit fees, administrative overhead fees, and public art fees totaled \$3,760,187. As of July 14, 2021, there's an unencumbered General Fund balance of \$49,158 from this CIP No. 9535.

ATTACHMENTS:

Site Map  
Resolution