

TO: James L. App, City Manager
FROM: Meg Williamson, Interim Director of Public Works
SUBJECT: Municipal Pool Changing Room
DATE: April 6, 2004

NEEDS: For the City Council to consider adopting Resolution 04-xxx appropriating additional funds and approving a change order for the Municipal Pool Changing Room Project.

- FACTS:**
1. In 2001, 2002, and 2003, the City applied for and obtained Community Development Block Grant (CDBG) funds to perform construction work at the Municipal Pool Changing Room.
 2. In May 2003, staff presented three alternatives for the City Council to consider for a first phase construction project. The City Council directed staff to prepare construction documents to address the following improvements to the facilities:
 - Handicap accessibility in the parking lot area
 - Handicap accessibility in showers, toilets, plumbing fixtures and other miscellaneous equipment to be replaced with related plumbing to match
 - Paint/improve interior walls
 - Provide lockers
 - Minor improvements to exterior eaves and rafters.
 3. The bid documents were developed to include bid additives to stucco the exterior walls, to complete the epoxy finish of the floor in the entire locker room area, and to fully improve the roof to provide the City the option to add these additional bid proposals if available funding is sufficient to allow it.
 4. On January 20, 2004 the City Council directed staff to award the base bid work to the low bid submitted by Newton Construction & Management, Inc. in the amount of \$203,500. On February 17, 2004 the City Council authorized the award of the bid additives to fully improve the roof (an additional \$26,850).
 5. On March 11, 2004, the City Council allocated an additional \$120,155 to the Municipal Pool Project from the City's allotment of 2004 CDBG funds to cover additional bid additives, future handicap pool lift, and rehab of the roof at the Therapy Pool.
 6. The attached construction budget summary provides an overview of project costs.

**ANALYSIS
AND**

CONCLUSION: Staff is requesting that the City Council appropriate an additional \$120,200 to the Municipal Pool Changing Room Project, Budget No. 227.910.5452.487. The source for this additional funding is from Fund 119.000.4713.184 at this time. However, the total of \$120,200 would be returned to the Facility Repair Fund when the CDBG Funds reimbursement is received.

Staff is also requesting that the City Council approve the following change orders to the contract.

- Replace deteriorated plywood ceiling at the Mechanical Room \$ 7,108.00
- Relocation of electrical conduits and plumbing piping to install cornice \$ 2,649.00
- Install heavy duty epoxy system in the entire locker room area \$15,769.00
- Stucco exterior walls \$22,500.00

The remaining portion of this CDBG allocation is earmarked for a handicap pool lift and contingencies. The handicapped lift project will be a future independent construction contract.

POLICY

REFERENCE: Adopted Capital Improvement Project Budget and 2004 Community Development Block Grant allotment.

FISCAL

IMPACT: The Facility Repair Fund has a current balance of \$400,000. Although there are existing commitments from this fund, it is expected that the proposed \$120,200 transfer is available for the Municipal Pool Project, and will be reimbursed from CDBG funds.

OPTIONS:

- A.** For the City Council to adopt Resolution No. 04-xxx:
 - 1) appropriating an additional \$120,200 to Budget No. 227.910.5452.487 from Fund 119.000.4713.184 which will be returned once CDBG reimbursement is received.
 - 2) approving a change order to Newton Construction & Management in the amount of \$48,026.
- B.** Amend, modify, or reject the above option.

Attachment: (1)
1) Resolution

Report Prepared By:
Ditas Esperanza, P.E.
Capital Projects Engineer

RESOLUTION NO. 04-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROVING A CHANGE ORDER AND APPROPRIATING ADDITIONAL FUNDS
TO THE MUNICIPAL POOL CHANGING ROOM PROJECT

WHEREAS, the Municipal Pool Changing Room project is scheduled to be upgraded as recommended in the adopted Capital Improvement Program; and

WHEREAS, the City Council awarded the base bid construction contract to Newton Construction & Management, Inc. in the amount of \$203,500; and

WHEREAS, the Bid Documents included Bid Additives to install a heavy epoxy system to the floor and to stucco the exterior walks; and

WHEREAS, additional funds must be appropriated toward the current budget for the Municipal Pool Changing Room Project in order to add the Bid Additives.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. That the City Council of the City of El Paso de Robles does hereby approve a Change Order to Newton Construction & Management, Inc. in the amount of \$48,026.

SECTION 2. That the City Council of the City of El Paso de Robles does hereby appropriate an additional \$120,200 toward the Municipal Pool Changing Room Project.

SECTION 3. That the source for this additional funding is from Fund 119.000.4713.184 – City Facilities Repair Fund.

SECTION 4. That \$120,200 will be returned to the Facilities Repair Fund from CDBG reimbursement.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 6th day of April 2004 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

MUNICIPAL POOL CONSTRUCTION BUDGET

Base Bid	\$ 203,500
 <u>Additional Works</u> (using \$120,200 appropriation)	
Complete Roof Rehab	\$ 26,850
Bid additive (approved by City Council on Feb. 17, 2004)	
Epoxy Floor	\$ 15,769
(Bid additive)	
Stucco Exterior Walls.....	\$ 22,500
(Bid additive)	
Deteriorated Plywood.....	\$ 7,108
Relocate Elec. Conduits	\$ 2,649
	\$ 74,876
Sub-Total	\$ 74,876
Anticipated Construction Services (Design)	\$ 5,000
Contingency	\$ 20,000
	\$ 99,876
Anticipated Total Construction (using \$120,200 appropriation)	\$ 99,876

Note: Any funds that remain ($\$120,200 - \$99,876 = \$20,324$) will be earmarked towards a handicap pool lift and future reconstruction of the roof at the Therapy Pool.