



City of Morgan Hill

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CITY COUNCIL STAFF REPORT MEETING DATE: MARCH 1, 2017

PREPARED BY: Cynthia Iwanaga, Management Analyst/Community Services
APPROVED BY: City Manager

AWARD OF AQUATICS CENTER DECK RENOVATION AND RESURFACING PROJECT

RECOMMENDATION(S)

Approve the following actions:

1. Approve project plans and specifications;
2. Award a contract to STB Stone, Inc. for the Aquatics Center Deck Renovation and Resurfacing Project in the amount of \$339,000;
3. Authorize the expenditure of construction contingency funds not to exceed \$33,900; and
4. Authorize the City Manager to execute and administer that certain construction contract with STB Stone, Inc.

COUNCIL PRIORITIES, GOALS & STRATEGIES:

Ongoing Priorities

Enhancing public safety

Maintaining fiscal responsibility

REPORT NARRATIVE:

Several years after the Aquatics Center was built, the City applied Aquafin, a protective waterproof coating, to the pool deck to prolong its useful life. Although the Aquafin lasted for nine years, it is now failing and repairs are no longer a viable option. The City evaluated several different treatments for the pool deck including a complete replacement of the concrete surface as well as several alternative products. After considering the expected installation costs, maintenance costs, and lifespan, staff solicited public bids for the installation of a Life Floor covering for the deck. The Life Floor product is colorful and is installed in squares that could easily be replaced by the City's maintenance staff.

The bid opening was held on January 24, 2017 and only one bid was received from California Waters in the amount of \$981,000, which exceeded the project budget of \$320,000 by over \$742,000 when design and contingency costs are included. On February 15, 2017, the City Council rejected the bid.

While staff believes that the Life Floor product specified in the original bid package would result in the most attractive and walkable surface, the project lifespan of the product did not justify spending over one million dollars on a deck treatment. The warranty for the Life Floor product is five years. With this in mind, staff re-evaluated the proposed decking material and solicited bids with a revised scope of work that specified a poured-in-place deck surface that is expected to last at least as long as the Life Floor. The warranty on the poured-in-place material is for four years and it will be possible to train City staff to recoat the surface to make it last much longer.

In soliciting proposals for this revised project, the City advertised in the Morgan Hill Times newspaper and posted bid documents on Online Planning Service and Public Purchase as well as the City of Morgan Hill website. The bid opening for the revised project was held on February 22, 2017, and two bids were received from:

- | | | |
|----|-------------------------------------|-----------|
| 1. | STB Stone, Inc. | \$339,000 |
| 2. | California Waters Development, Inc. | \$577,000 |

Staff recommends the award of the revised project to STB Stone, Inc. in the amount of \$339,000 in order to complete the renovation of the Aquatics Center Pool Deck before the Aquatics Center season ramps up in May. This recommendation includes the bid alternate which results in an additional surface recoating in three years which extends the manufacturer's warranty to five years. Staff also recommends a 10% contingency of \$33,900, which will yield a total construction authorization of \$372,900. This contractor has successfully completed two previous projects for the City that were publicly bid. This project will be scheduled to be completed before Opening Day at the Aquatics Center and to minimize impacts to scheduled Aquatics Center programming.

COMMUNITY ENGAGEMENT: Inform

Several weeks before construction begins, notification will be posted at the Aquatics Center informing customers of the upcoming resurfacing of the pool deck. The construction will be scheduled to minimize interruptions to existing Aquatics Center programming. Aquatics Center customers will be kept up to date on the progress of the project through use of the on-site signage, the City website, and social media. The Aquatics Center primary user groups have already been informed of the planned construction.

ALTERNATIVE ACTIONS:

The City Council could decide to not approve this project, and direct staff to pursue an alternative approach to resurfacing the pool deck. This would necessitate performing extensive maintenance on

the current Aquafin surface at the Aquatics Center in order to prepare for the summer season.

PRIOR CITY COUNCIL AND COMMISSION ACTIONS:

The City Council approved funding in the City's Fiscal Year 2016-2017 adopted budget for this project in Fund 741. On February 15, 2017, the City Council rejected the one bid that was received on January 24, 2017.

FISCAL AND RESOURCE IMPACT:

The adopted Fiscal Year 2016-2017 budget includes the original estimate for this project of \$320,000. Based on the bid amount, the total project cost is now \$404,943, which includes the construction contract of \$372,900 (contract amount with 10% contingency) presented in this staff report, the design contract for \$31,000, and bid advertising of \$1,043. While this is \$84,943 more than the planned expenditure amount of \$320,000, no budget adjustment is requested as there currently is sufficient available appropriations in Fund 741 to cover this additional cost due to cost savings in other Fund 741 projects completed this fiscal year.

CEQA (California Environmental Quality Act):

Categorical Exemption

The activities described in this Staff Report are categorically exempt under CEQA, specifically pursuant to Section 15301 of the CEQA Guidelines (Existing Facilities), as the subject work involves the repair, maintenance or minor alteration of existing City facilities involving negligible or no expansion of use of those facilities.

LINKS/ATTACHMENTS:

1. Contract Documents
2. Technical Specifications
3. Plans