



City of Morgan Hill

Legislation Text

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CITY COUNCIL STAFF REPORT **MEETING DATE: OCTOBER 19, 2016**

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

AWARD CENTENNIAL RECREATION CENTER LOCKER ROOM TILE FLOOR PROJECT

RECOMMENDATION(S)

Adopt resolution approving the following actions:

1. Approve project specifications;
2. Award contract to STB Stone, Inc. for the Centennial Recreation Center Locker Room Tile Floor Project in the amount of \$159,200;
3. Authorize the expenditure of construction contingency funds not to exceed \$15,920; 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

2016 Focus Areas

Enhancing Our Services

REPORT NARRATIVE:

When the Centennial Recreation Center (CRC) was constructed in 2006, the locker room and restroom floors were built using white, one inch tiles and a light grey grout. Although initially aesthetically pleasing, the CRC maintenance team discovered shortly after the facility opened that this color scheme makes it extremely difficult to maintain a clean, sanitary look. Fitness industry research has shown that customers often based their opinions of a facility's overall cleanliness on the cleanliness and appeal of its locker room. For several years, to ease the maintenance required to maintain clean looking floors, the City has paid contractors to apply a tile sealant and grout treatment. This sealant, which must be completely reapplied every other year and touched up in between, has not performed adequately and the floors continue to look dirty.

In recognizing the need for a better solution, staff researched and visited facilities to explore

alternative tiling options to resolve this maintenance issue. As a result, the hallway restrooms at the CRC were successfully redone with larger, darker tiles and grout. This has proven to be a successful solution and staff has now solicited bids to retile the CRC locker rooms, family changing rooms and adjoining hallway with similar materials.

In soliciting bids for this project, the City advertised in the Morgan Hill Times newspaper on September 23rd and September 30th, and posted the bid documents on the online service, Public Purchase and the City of Morgan Hill website.

The bid opening was held on October 13, 2016, and one bid was received from STB Stone, Inc. Their base bid for the locker room tile floors is \$124,400 and their bid alternate for the family changing rooms and hallway is \$34,800 totaling \$159,200 for both.

Staff recommends the award of this contract for \$159,200. Staff also recommends a 10% contingency of \$15,920, which will yield a total construction authorization of \$175,120. This project will be scheduled to begin construction in early to mid-November and be completed by the end of December.

COMMUNITY ENGAGEMENT: Inform

Several weeks before construction begins, signs will be posted outside the locker rooms informing CRC customers of the upcoming locker room floor tile project. The construction will be completed in phases to allow temporary locker room space to be created within the CRC building. Phase I will be the Men's Locker Rooms, Phase II will be the Women's Locker Rooms and Phase III will be the Family Changing Rooms and the adjoining hallway. Welcome Desk Staff will be kept fully informed of the construction schedule, so that they can keep CRC customers up to date on the progress of the project.

ALTERNATIVE ACTIONS:

The City Council could decide to not approve this project and direct staff to pursue an alternative approach to locker room floor maintenance.

PRIOR CITY COUNCIL AND COMMISSION ACTIONS:

The funding for the CRC Locker Room Tile Project is included in the adopted FY 16-17 budget in the Building Replacement Fund 741.

FISCAL AND RESOURCE IMPACT:

The project cost of \$175,120 (Contract amount with 10% contingency) is less than the \$210,000 budgeted for this project in the adopted FY 16-17 Budget (Fund 741-Building Replacement).

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. Resolution
2. Contract Documents
3. Technical Specification
4. Addendum 1
5. Addendum 2