



City Council Staff Report

Date: June 7, 2017

CONSENT CALENDAR

Subject: APPROVAL OF PLANS, SPECIFICATIONS AND ESTIMATE (PS&E) AND AUTHORIZATION TO BID THE PALM SPRINGS SWIM CENTER REPLASTER AND POOL REPAIR PROJECT, CITY PROJECT NO. 16-06

From: David H. Ready, City Manager

Initiated by: Engineering Services Department

SUMMARY

The construction documents (Plans, Specifications and Estimate) are completed and in accordance with Section 7.03.040 of the Procurement and Contracting Code, the City Council is required to approve and adopt plans, specifications and working details, and authorize the bid request for all public projects in excess of \$100,000. Approval of this project will allow staff to proceed with this public project with an estimated cost of \$255,000.

RECOMMENDATION:

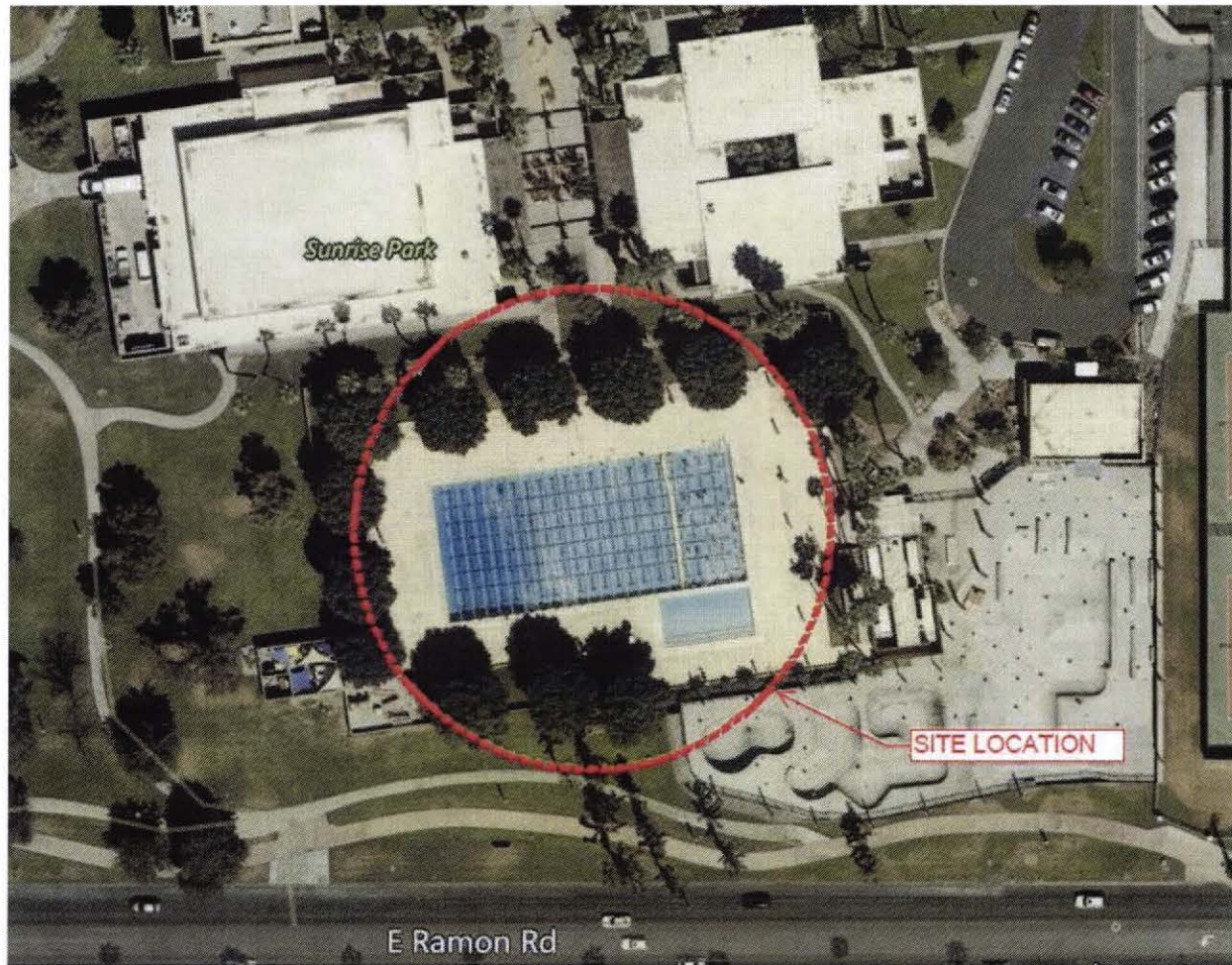
Approve the plans, specifications, and estimate and authorize staff to advertise and solicit bids for the Palm Springs Swim Center Replaster and Pool Repair Project, City Project No. 16-06.

STAFF ANALYSIS:

As part of the Fiscal Year 2016/17 budget, the City Council appropriated \$250,000 from the Measure J Capital Project Fund for the Palm Springs Swim Center Replaster and Pool Repair Project, City Project No. 16-06 (Project).

The Palm Springs Swim Center is located at 405 S. Pavilion Way, in the Sunrise Plaza complex adjacent to the Leisure Center (Figure 1). The Swim Center features an Olympic-size swimming pool and is open to the public 7 days a week all year round for lap swimming and recreational swimming. The Swim Center offers several aquatic programs such as aquatic exercises and swim classes, as well as serving as the primary swimming pool facility for the Piranha Swim Team.

ITEM NO. 1.4.



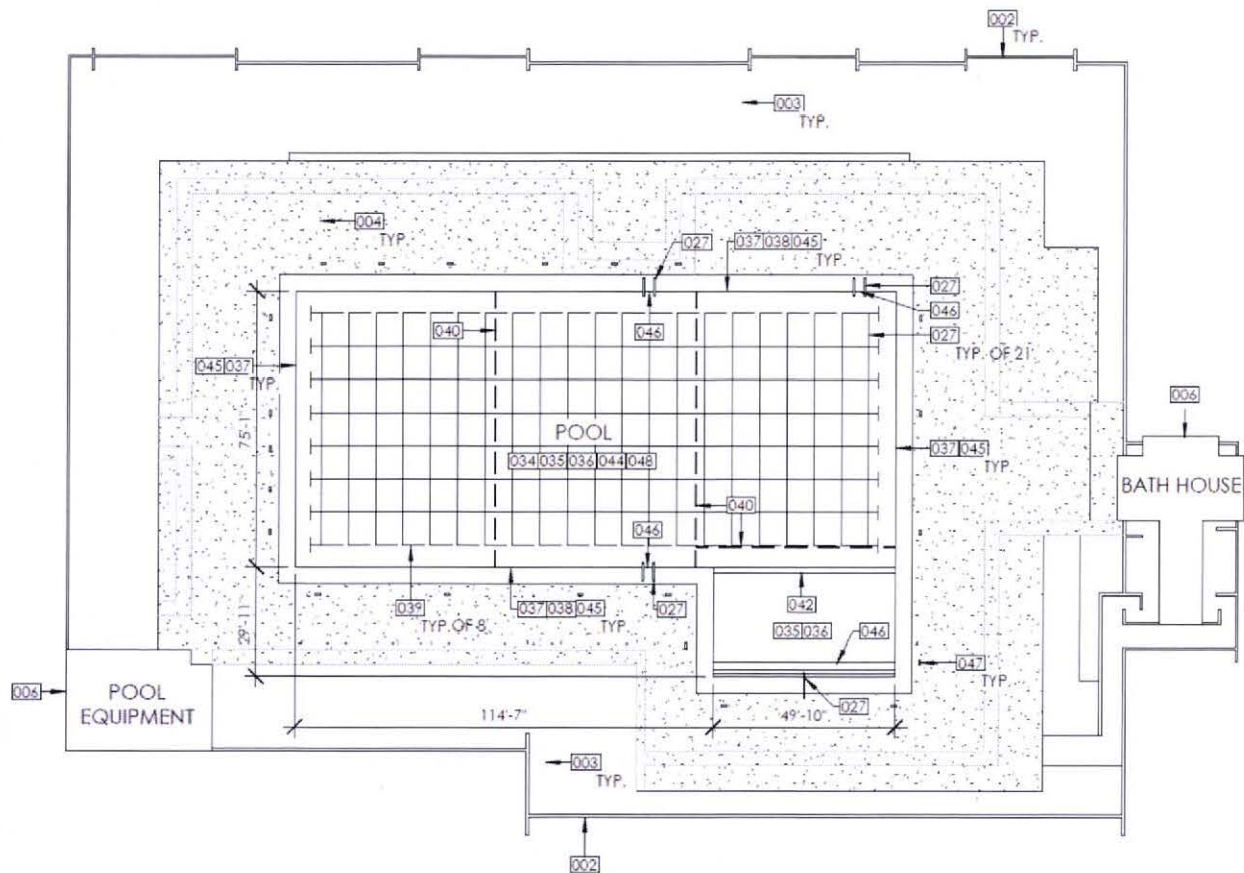
**Site Location
Figure 1**

In 2008, the Swim Center was replastered through a public works capital project. The project involved removing the existing plaster, repairing the existing expansion joints and replastering the entire swimming pool. The project also included replacing all of the existing tiles, line anchors and scum gutter caps. The replastering of the Swim Center is a reoccurring maintenance effort and is necessary every 10-15 years as part of continual upkeep to ensure the facility is available for year round use.

Last year, the Engineering Services Department was notified of a problem caused by water leaking at the Swim Center. An initial site investigation determined that the primary suspect for the leak is the expansion joints. It is estimated that a daily water loss of roughly 8,000 to 9,000 gallons is caused by the deteriorating expansion joints. Based on this information, staff requested proposals from the city's on-call civil engineering firms to prepare contract documents (plans and specifications) for the Project. It should be noted that a temporary fix to reduce the amount of water loss is currently being implemented, consisting of a two-part putty applied at the expansion joints in the pool.

On September 21, 2016, in accordance with their on-call agreement, the City Manager authorized Harris & Associates (Harris) to proceed with preparation of design plans and specifications at a cost not to exceed of \$20,040. On December 19, 2016, Harris submitted an extra work cost proposal for \$1,925 for the preparation of a construction estimate to the Project. A total of \$21,965 has been budgeted to Harris for the design phase.

The scope of work includes, but not limited to, obtaining Riverside County Health Department permit, obtaining Desert Water Agency temporary service and meter, draining of the pool, removing existing plaster to the gunite, removing and reinstalling existing bulk-head, replacing existing expansion joints and joint tiles, crack and leak repairs, high-pressure water blasting, hypo washing, surface preparation, plastering, tile work, ceramic lanes markers, curing, clean-up, filing of the pool, and all appurtenant work. An image of the construction drawing is shown in Figures 2.



**Palm Springs Swim Center
Figure 2**

The contract documents prepared by Harris have been reviewed and approved by the City's Engineering Services Department. The Project did not require a formal review by the City's Building Department or Planning Department as the scope of work was limited to replastering and assorted pool repairs at the Swim Center. The Project contract documents are ready to be formally submitted for solicitation of construction bids.

With City Council approval, staff will advertise the project in the *Desert Sun*, submit the Notice Inviting Bids to plan rooms, and provide the bid documents available free of charge to prospective bidders. A copy of the contract documents are on file with the Public Works & Engineering Department. The following **tentative** schedule has been identified for the bid process:

Notice Inviting Bids to be posted:	June 8, 2016
Deadline for receipt of bids:	3:30 PM, July 13, 2017
Contract awarded by City Council:	September 6, 2017

ENVIRONMENTAL IMPACT:

Section 21084 of the California Public Resources Code requires Guidelines for Implementation of the California Environmental Quality Act (“CEQA”). The Guidelines are required to include a list of classes of projects which have been determined not to have a significant effect on the environment and which are exempt from the provisions of CEQA. In response to that mandate, the Secretary for Resources identified classes of projects that do not have a significant effect on the environment, and are declared to be categorically exempt from the requirement for the preparation of environmental documents. In accordance with Section 15301 “Existing Facilities,” Class 1 projects consist of repair, maintenance, or minor alteration of existing public facilities involving negligible or no expansion; therefore, the Palm Springs Swim Center Replaster and Pool Repair Project, City Project No. 16-06, is considered categorically exempt from CEQA, and a Notice of Exemption has been prepared and will be filed with the Riverside County Clerk. A copy of the Notice of Exemption is included as **Attachment 1**.

FISCAL IMPACT:

A total of \$250,000 is budgeted for the Project through Measure J Capital Project Fund (Fund 260). The final construction estimate for the Project is \$255,000 as shown in **Attachment 2**.


The Project budget and incurred expenditures are identified in Table 1. As shown in Table 1, an additional appropriation of \$39,324 will be required to fully fund the estimated cost of the Project.

Table of Project Costs	Amount
FY16/17 Measure J Fund (260)	\$250,000
Design Services	(\$21,965)
Project Administration (through 5/30/17)	(\$5,359)
Project Administration (Estimated)	(\$2,000)
Construction Inspection (Estimated)	(\$5,000)
Construction Contract	(\$255,000)
Budget Deficit	(\$39,324)

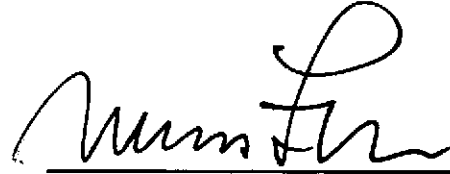
Table 1

Staff recommends that the City Council authorize bidding of the Project to obtain final costs, allowing staff to identify funding alternatives for City Council consideration at the time a contract is scheduled for award.

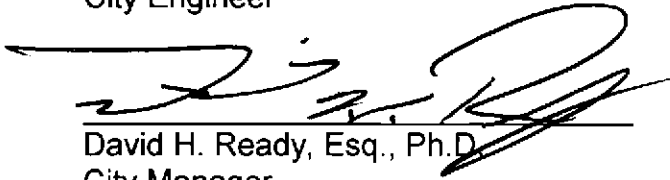
SUBMITTED:



Thomas Garcia, P.E.
City Engineer



Marcus L. Fuller, MPA, P.E., P.L.S.
Assistant City Manager



David H. Ready, Esq., Ph.D.
City Manager

Attachments:

1. CEQA Notice of Exemption
2. Construction Estimate

Attachment 1

NOTICE OF EXEMPTION

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Clerk of the Board
County of Riverside
P.O. Box 751
Riverside, CA 92502-0751

Project Title: Palm Springs Swim Center Replaster and Pool Repair Project, City Project No. 16-06

Project Applicant: City of Palm Springs

Project Location (Specific): Palm Springs Swim Center is located at 405 S. Pavilion Way

Project Location (City): City of Palm Springs

Project Location (County): Riverside

Project Description: The scope of work includes replastering and pool repairs at the Palm Springs Swim Center including draining, removing and reinstalling the bulk-head, surface preparation, crack and leak repairs, plastering, tile work, ceramic lane markers, curing, clean-up, and filing of the pool.

Name of Public Agency Approving Project: City of Palm Springs

Name of Person or Agency Carrying Our Project: City of Palm Springs, Engineering Services Department
3200 E. Tahquitz Canyon Way, Palm Springs, CA 92262

Exempt Status: (check one)

- Ministerial (Sec. 21080(b) (1); 15268);
- Declared Emergency (Sec. 21080(b) (3); 15269(a));
- Emergency Project (Sec. 21080(b) (4); 15269 (b)(c));
- Categorical Exemption. State type and section number: 15301 Class 1 (a) – Existing Facilities
- Statutory Exemptions. State code number:

Reasons why project is exempt: Class 1 consists of operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographic features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. Therefore, the Palm Springs Swim Center Replaster and Pool Repair Project, City Project No. 16-06, is considered categorically exempt from CEQA.

Lead Agency Contact Person: Tgm Garcia Area Code/Telephone/Extension: (760) 322-8339

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 5/2/2017 Title: City Engineer

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date received for filing at OPR: _____

Attachment 2

Palm Springs Swim Center

Pool Re-Plaster Estimate

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSIONS*
1.0	<u>CONSTRUCTION COSTS</u>				
1.1	Removal & Replaster	13,875	SF	\$ 4.00	\$ 68,820.00
1.2	Removal & Reinstallation of Bulk-head	1	LS	\$ 15,000.00	\$ 18,600.00
1.3	Wet Sand-Blasting	13,875	SF	\$ 1.50	\$ 25,807.50
1.4	Water Blasting & Hypo Washing	13,875	SF	\$ 2.00	\$ 34,410.00
1.5	Tile Work	13,875	SF	\$ 2.50	\$ 43,012.50
1.6	Pool Accessories	1	LS	\$ 8,000.00	\$ 9,920.00
1.7	Crack & Leak Repair	1	LS	\$ 11,000.00	\$ 13,640.00
1.8	Draining & Filling	13,875	SF	\$ 1.00	\$ 17,205.00
1.9	ESTIMATED TOTAL CONSTRUCTION COSTS				\$ 231,415.00
*estimate extensions include 24% Contractor Mark-up for General Conditions & Overhead/Profit					
2.0	<u>SOFT COSTS</u>				
2.1	Construction Contingency Costs	10%			\$ 23,141.50
2.3	Tests and Inspections	0%			\$ -
2.4	Time/Inflation Escalation Index	0%			\$ -
2.5	TOTAL SOFT COSTS				\$ 23,141.50
3.0	TOTAL ESTIMATED COST				\$ 254,556.50