



DATE: March 21, 2017

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Rengstorff Park Community Center, Design, Project 15-43, and Construction, 17-32 – Various Actions**

RECOMMENDATION

1. Approve plans and specifications for the first phase of the Rengstorff Park Community Center, Project 17-32, to construct a new traffic signal and various off-site utilities titled Rengstorff Avenue at Stanford Avenue/Mountain View Community Center (MVCC) Driveway New Traffic Signal Installation and Rengstorff Avenue at Leland Avenue Traffic Signal Modification, and authorize staff to advertise the project for bids.
2. Approve the Responsible Bidders List for the second phase of construction of the Mountain View Community Center Remodel, Project 17-32.
3. Approve plans and specifications for the second phase of construction of the Mountain View Community Center Remodel, Project 17-32, to remodel and expand the existing MVCC and associated on-site improvements and authorize staff to solicit monetary bids from responsible bidders.
4. Authorize the City Manager to award the construction contracts to the lowest responsible bidders if the low bid is within the project budget.
5. Approve the removal of and mitigation for 16 Heritage trees and replacement at a ratio of 2 to 1 with 24" box trees.
6. Authorize the City Manager to amend the civil engineering professional services agreement with TJKM in the amount of \$20,100 for a not-to-exceed fee of \$120,000 using existing funds in Rengstorff Park Community Center-Design, Project 15-43.
7. Authorize the City Manager to amend the electrical engineering professional services agreement with Alliance Engineering Consultants, Inc., in the amount of

\$25,000 for a not-to-exceed fee of \$123,300 using existing funds in Rengstorff Park Lighting, Project 15-42.

8. Authorize the City Manager to execute an amended architectural professional services agreement with Dahlin Group, Inc., in the amount of \$200,000 for a not to exceed fee of \$1,673,285 using existing funds in the Rengstorff Park Community Center-Construction, Project 17-32.
9. Authorize the City Manager to execute an amended construction management professional services agreement with Cumming Construction Management, Inc., in the amount of \$200,000 using existing funds in the Rengstorff Park Community Center-Construction, Project 17-32 for a not to exceed amount of \$850,000.

BACKGROUND

In March 2013, the City Council approved the Rengstorff Park Master Plan which provided recommendations for the renovation of the Community Center, Aquatics Center, new swimming pools, relocation of the Maintenance/Ranger/Restroom Building, and other park improvements, including improved lighting, pathways, and more prominent entrance.

In March 2015, City Council approved the conceptual layout of the Community Center and expansion (see Exhibit A) followed by Council approval of the schematic design in June 2015 (see Exhibits B and C). The project would add approximately 6,800 square feet to the existing 21,800 square foot building, for a total square footage of approximately 28,600. The planned renovation and expansion will update the architectural character and add functionality of the Community Center while replacing all building systems with modern and more efficient equipment. The project will also obtain LEED (Leadership in Energy and Environmental Design) Silver® certification per City policy.

In addition to the building improvements, the project includes a new signalized driveway on Rengstorff Avenue aligned with Stanford Avenue and new water, sewer, and electrical services for the park.

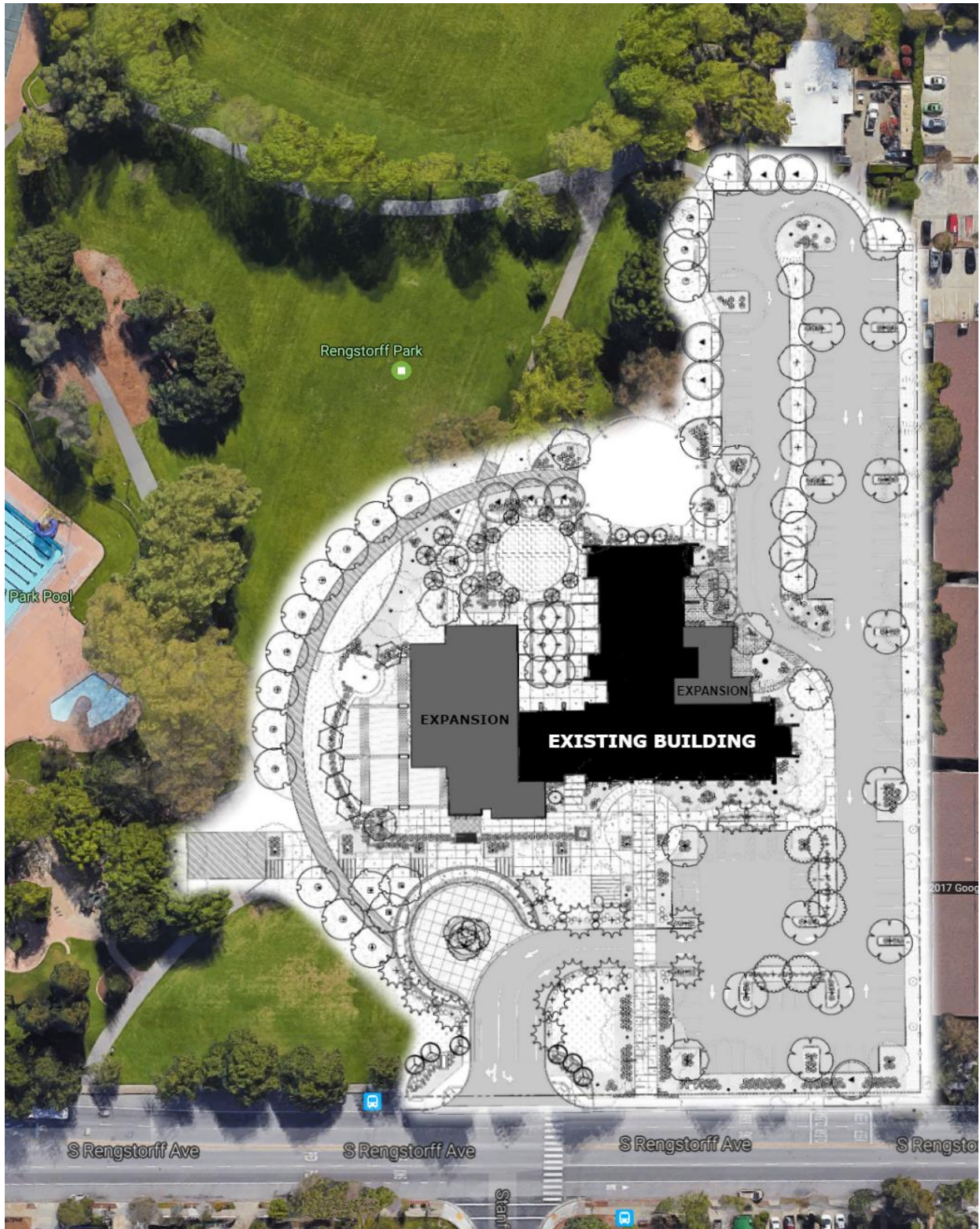


Exhibit A – Mountain View Community Center Site Plan



Exhibit B – Exterior of Remodeled Community Center



Exhibit C – Remodeled Front Entry

ANALYSIS

Off-Site and On-Site Construction Phasing

Staff proposes to construct the project in two phases. The first phase includes construction activities on Rengstorff Avenue (off-site work): installation of a new driveway and traffic signal at the intersection of Rengstorff and Stanford Avenues and utilities such as a new water main, sewer lateral, and electrical service. The second phase (on-site work) would be the remodel and expansion of the Community Center building, reconfiguration and repaving the parking lot, and landscaping. Phasing the project into separate contracts provides the following benefits:

- The Community Center can remain in operations while off-site/street work is being done. This minimizes the disruption time to Community Center programs.
- Once the off-site work is complete, the on-site construction phase would have minimal disruptions to traffic and bike/pedestrian activities on Rengstorff Avenue.
- The construction of the signalized intersection and a new driveway would provide a dedicated and more easily accessible entry for construction vehicles, while the existing driveway could remain to serve staff and patrons when the parking lot is available for parking.

FIRST PHASE – OFF-SITE CONSTRUCTION

Rengstorff Avenue Improvements, Including New Traffic Signal

A new traffic signal at Rengstorff Avenue, Stanford Avenue, and the new Community Center driveway is proposed to include protected left turns from all directions, installation of bike lanes, and on-street parking changes (see Exhibit D).

In addition, the County of Santa Clara, which owns and maintains the signals at Leland Avenue/Rengstorff Avenue/Central Expressway, received many inquiries from residents. County and City staff agreed to modify the existing traffic signal, eliminate the left turn out of Leland Avenue, and construct new raised median islands. The improvements will reduce conflicts and signal phasing, and improve safety at this complex intersection. Removal of this movement will provide more timing to northbound Rengstorff Avenue, thus reducing traffic queuing.

On September 2, 2016, the City sent notices informing residents about the changes to be implemented as part of the project, including a new traffic signal, lane reconfiguration, parking removal, and removal of left turns out of Leland Avenue. Several residents expressed concerns regarding parking removal, prohibiting left-turn movement at Leland Avenue, and queueing along Rengstorff Avenue that causes intersections and driveways to be blocked.

Staff originally planned to remove some parking on the west side of Rengstorff Avenue. In response to comments, the striping was modified and the existing parking on the west side will remain as is. In total, seven parking spaces are recommended to be removed to accommodate the new intersection.

The final design implements 10' left-turn and through lanes, and 6' bike lanes to maintain an 8' parking lane. Left turns from Leland Avenue will be prohibited and instead, residents will utilize the new signalized left turn at the Stanford Avenue intersection. Concerns about queueing on Rengstorff Avenue at the new signal, which may impede driveway ingress/egress, will be addressed by interconnecting the new signal to the existing signal at California Street/Rengstorff Avenue. Advance detector systems (queue loops) will be installed along Rengstorff Avenue between California Street and Central Expressway which will use information from detectors located upstream from the intersection to extend green time and minimize queueing. In addition, Rengstorff Avenue will be marked for vehicles to keep clear from the driveway to the Parkview West residential complex.

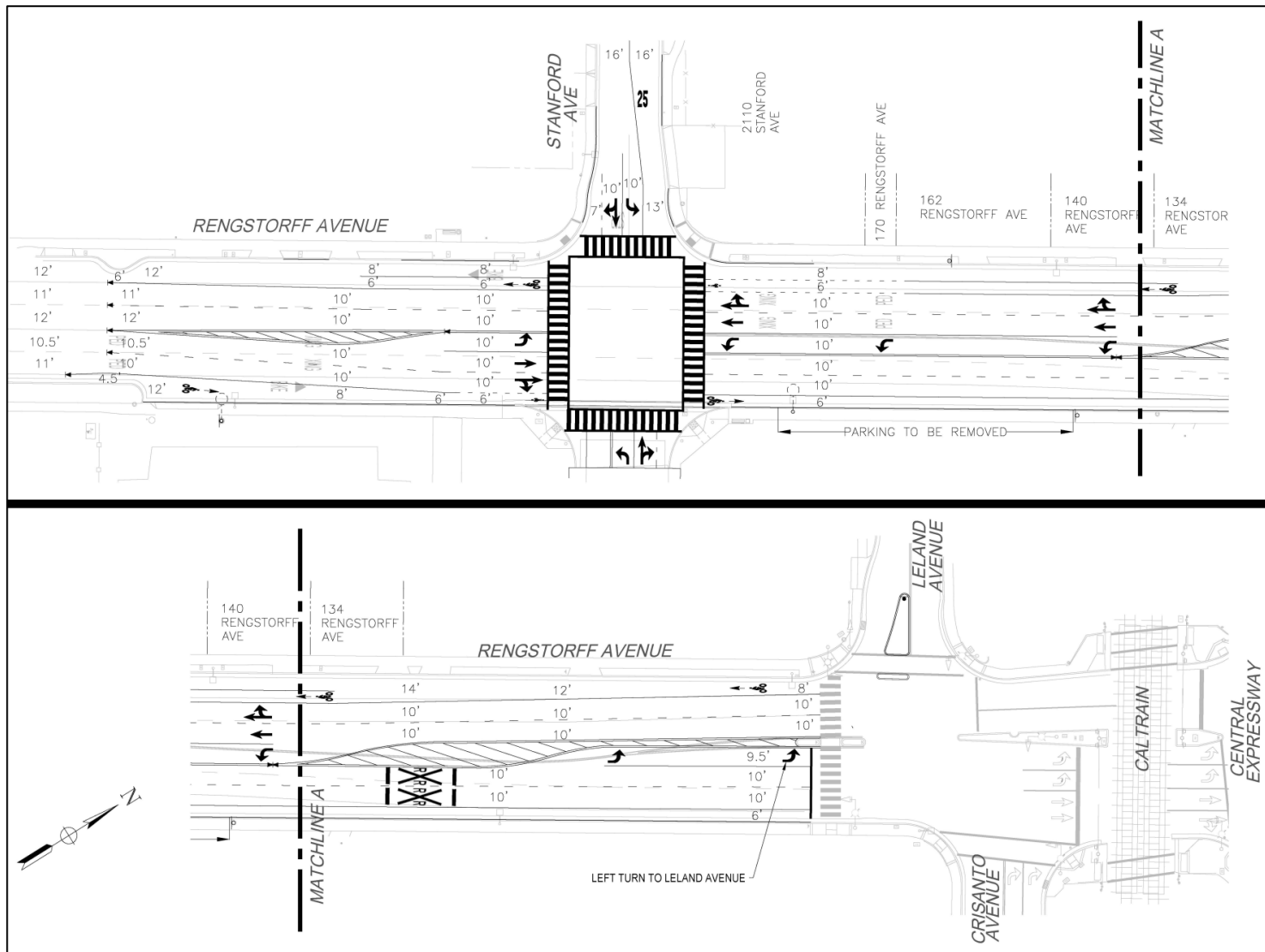


Exhibit D – New Traffic Signal and Driveway at Rengstorff and Stanford Avenues

Utilities – Water and Sanitary Sewer Improvements

Most of the utilities in Rengstorff Park were constructed in the late 1950s and early 1960s with the construction of the park, Community Center, and Aquatics Center. The water, sewer, and electrical infrastructure are reaching the end of their useful lives; staff recommends they be replaced in conjunction with the Community Center construction.

The first phase of the project will include replacement of aging water and sewer services that serve the Community Center. In addition, in preparation for the future improvements and because the existing services are undersized, do not have sufficient clean-outs, and have frequent maintenance issues, staff recommends replacing existing sewer laterals on Crisanto Avenue for the Aquatics Center and the Picnic/barbecue areas as part of this project.

This project will also construct a portion of a water main to provide a connection between the east and west sides of Rengstorff Park to improve system reliability and provide flexibility in operation of the water system. A portion of the pipeline was constructed with the Senior Center project. This new main will also provide the new services to the Community Center. Staff recommends constructing this main connection as part of the first phase of work to avoid future disruption of the Community Center parking lot.

Electrical Service

The City assessed the electrical system capacity and condition of the Rengstorff Park campus under the Rengstorff Park Lighting, Project 15-42. The transformer and switchgear for the park are over 50 years old, do not meet current safety standards, and replacement parts are difficult to find. The first phase project includes replacing the electrical infrastructure, including a new service off Rengstorff Avenue to improve safety and reliability for the entire park. This work will prepare the Rengstorff Park campus for future projects in the Rengstorff Park Master Plan, like the relocation of the Maintenance Building and the Aquatics Center, without disrupting power for a long period of time.

Schedule – First Phase

If approved, the first phase will be advertised for bidding. The first phase contract, including the traffic signal and off-site utilities, will be awarded and construction will begin as quickly as practical. If the first phase bid is within budget, construction is expected to begin in June and take approximately six months.

SECOND PHASE – ON-SITE CONSTRUCTION

The second phase of work includes the major renovation and expansion of the Community Center, site improvements, and on-site utilities. The plans and specifications include necessary documents for selective demolition and remodeling of the existing Community Center and construction of approximately 6,800 new square feet of expansion. The project also includes new on-site utilities, a new driveway location, a new event drop-off “roundabout” and modified parking layouts, landscaping, irrigation, and improved site amenities. Provisions and infrastructure are also included for future electronic vehicle charging stations near the main entrance.

Responsible Bidders List

On September 8, 2016, the Notice to Bidders was advertised inviting prospective bidders to submit completed Responsibility Statements and Questionnaires. Since the second phase of this project consists of a significant remodel and expansion of an existing City facility and is seeking LEED Silver® Certification, the City required contractors to demonstrate recent experience on multiple projects of similar size and complexity. Contractors were required to have experience completing projects of \$10 million or greater value and to have worked on two or more LEED Certified Silver® projects. On October 6, 2016, the City received statements from 11 prospective bidders. Staff reviewed the information provided by these contractors, scored their responses, and conducted reference checks with the contractors’ previous clients.

The 11 general contractors shown on Attachment 1 met the qualifications criteria for the MVCC remodel project and staff recommends Council approve this Responsible Bidders List and allow the bidding process to proceed. The approved bidders list applies only to the second phase.

Recreational Operations During Construction

The Community Center will be out of commission during construction. Temporary facilities for recreation staff and programs have been established, including the relocation of the:

- Front desk to the Senior Center.
- Staff to the Municipal Operations Center and the former teen house, which has been recently remodeled.

- Preschool to The View Teen Center.
- Programs to the Senior Center, The View Teen Center, Adobe Building, and the two school gymnasiums (Graham and Crittenden Middle Schools).
- 2018 Summer Program to Crittenden Middle School

This strategy avoids the need to construct temporary facilities (as was done during construction of the Senior Center).

Project Cost Estimate Update

Staff has received the latest construction cost estimates for the second phase from both the consulting architect's team (Dahlin) as well as from the construction management firm (Cumming). The two cost estimates indicate that the Community Center remodel costs range from just within budget to being \$1 million to \$2 million over budget. Some of the reasons for possible cost increases for the second phase include:

- Increased construction costs due to Statewide and regional material cost increases; most notably for building wire and cabling, hot rolled steel, copper pipe, ready mix concrete, and particle board and underlayment.
- A bid climate favoring contractors with limited competition amongst various subcontracting trades. Subcontractors may apply markup premiums between 5 percent and 28 percent over historic ranges when bidding in a noncompetitive market.
- Labor availability among major building trades, including limited local supply of skilled trades such as steelworkers, sheet metal workers, electricians, plumbers, and telecom installers.
- Additional scope and details not previously included in the estimates such as additional exterior costs for enlarged screens to cover mechanical equipment.

Any actual budget shortfall amount would be determined by the lowest responsive bidder's price proposal.

To help mitigate the anticipated shortfall on the second phase, a list of additive and deductive alternates has been generated (see Attachment 2). The two add alternates

include provisions for a design-build solar power system and an upgraded exterior material to replace the base bid cedar plank that would reduce long-term maintenance costs. The six deductive alternates include elimination of certain exterior site and building scope elements as well as simplification of interior finish materials, elimination of new skylights, elimination of site benches, and the east parking area layout changes. The combined value of the deductive alternates is estimated to be approximately \$526,000. Depending on bid results, additive and deductive alternates could be included in the awarded contract as funding permits.

If the lowest responsive bid (without any bid alternates) is determined to be at or below the budgeted amount, staff is requesting Council to authorize the City Manager to award the contract. If the bid is above the available funds, staff will return to Council to request approval to either accept some or all of the deductive alternates, approve additional funding, or some combination.

Schedule – Second Phase

If approved, the second phase will be advertised for bidding in the coming months. If the second phase bid, including the Community Center remodel and expansion, site improvements, and on-site utilities, is within budget, the contract will be awarded in June 2017. Alternatively, if the second phase bid is above the budgeted amount, staff will return to Council in June 2017 with alternatives and recommendations.

The second phase, including the Community Center remodel, is anticipated to start construction in late August 2017 after the completion of the summer program at the Community Center. Construction is scheduled to take approximately 16 to 18 months with the Community Center reopening in early 2019.

Heritage Tree Recommendation

With expansion of the Community Center building and reconfiguration of the parking lot, approximately 40 trees would be removed, 16 of which are Heritage trees. Council reviewed the extent of impact to the existing trees with approval of the conceptual design for the project in 2015. The trees proposed for removal are shown in Exhibit E.

On March 9, 2016 and December 14, 2016, the Parks and Recreation Commission (PRC) recommended the City Council approve the removal of the 16 Heritage trees and mitigation at a 2-to-1 ratio with 32 new 24" box trees. Non-Heritage trees will be replaced at a 1-to-1 ratio with 24 new 24" box trees, for a total of 56 new 24" box trees.

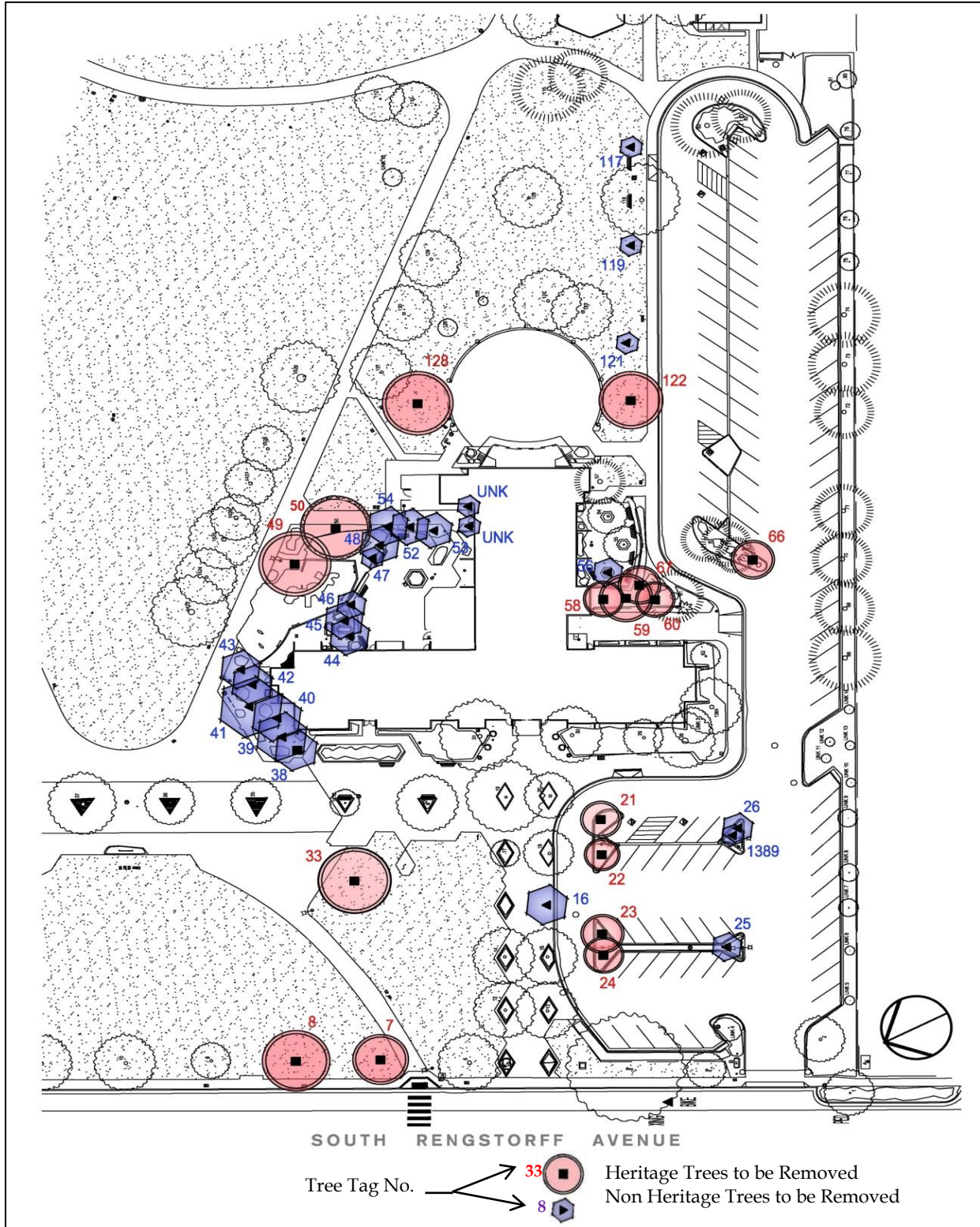


Exhibit E – Heritage Tree Removal Summary

Professional Service Agreements

TJKM – Traffic Signal:

On March 14, 2016, the City executed a professional services agreement with TJKM Transportation Consultants followed by an amendment on October 10, 2016 to provide design services for the traffic signal project and traffic control plans for utility installation in the amount of \$99,900. The agreement is for design services only. The recommended amendment will provide for support during bidding and construction, and preparation of as-built drawings. The proposed increase of \$15,000 in basic services and \$5,100 in additional services will bring the agreement total to \$120,000.

Alliance Electrical Consultants, Inc. – Site Electrical:

On June 2, 2015, the City executed a professional services agreement with Alliance Electrical Consultants, Inc., followed by an amendment on October 10, 2016, resulting in a total agreement amount of \$98,330 to provide design and construction services for the retrofit and installation of new lights throughout Rengstorff Park as well as to assess the electrical capacity of current and future needs of the park.

The recommended amendment will provide for services associated with designing the new electrical service and coordination with PG&E, support during bidding and construction, and preparation of as-built drawings. The proposed basic services and reimbursables of \$20,000 and additional services of \$5,000 will bring the agreement total to \$123,300.

Dahlin Group, Inc. – Architects:

On January 14, 2015, the City executed a professional services agreement with Dahlin Group, Inc., followed by an amendment on August 18, 2016, resulting in a total agreement in the amount of \$1,473,285 to provide architectural design and construction support services to remodel and expand the Community Center. While the current agreement includes support during the bidding and construction phases, as well as preparation of as-built drawings, the allowance for additional services may not be adequate to address any unforeseen items during construction. The recommended amendment will result in a total agreement of \$1,673,285, including basic services of \$1,438,097, reimbursable expenses of \$15,000, and additional services of \$220,188.

Cumming Construction Management, Inc.:

On September 10, 2015, the City executed a professional services agreement with Cumming Construction Management, Inc., in the amount of \$650,000 to provide preconstruction, construction, and LEED commissioning support services to remodel and expand the Community Center. While the current agreement includes support during the bidding and construction phases, as well as the LEED commissioning process, the allowance for additional services may not be sufficient to address any unforeseen items during construction. The recommended amendment of \$200,000 will result in a total agreement amount of \$850,000, including basic services, of \$600,000, reimbursable expenses of \$5,000, and additional services of \$245,000.

CEQA

In accordance with the California Environmental Quality Act (CEQA), this project has been determined to be categorically exempt as minor alterations to existing public facilities.

FISCAL IMPACT

The design and construction of both phases of the project are funded from multiple sources and are comprised of numerous scope elements. As noted in the project estimate section, the overall costs for both phases may exceed the current budgeted funding levels. Table 1 below provides a summary of the funding and estimated costs associated with both phases of the Rengstorff Park Community Center Construction, Project 17-32, and the estimated potential shortfall. A more detailed breakdown of the funding sources and estimated costs by phase is included in Attachment 3 entitled “Funding and Estimated Costs – All Phases”.

Table 1 – Total Funding and Estimated Costs – First and Second Phases

	First Phase <i>(Off-Site)</i>	Second Phase <i>(On-Site)</i>	Total
Design Budget	\$ 287,000	2,311,000	\$ 2,598,000
Construction Budget	1,223,000	22,071,000	23,294,000
<i>(all sources)</i>	\$1,510,000	\$24,382,000	\$25,892,000
Design Costs	287,000	2,311,000	2,598,000
Estimated Construction Costs	1,223,000	23,842,000	25,065,000
	<u>\$1,510,000</u>	<u>\$26,153,000</u>	<u>\$27,663,000</u>
Surplus/(Shortfall)	<u>\$ -</u>	<u>\$(1,771,000)</u>	<u>\$(1,771,000)</u>

As shown in Attachment 3, Table 3.5, the higher of the two construction estimates for the second phase, including building remodel and expansion, site improvements, fixtures, furnishings and equipment, temporary facilities, on-site utilities, and contingency, is \$19,913,000. Adding other project costs of approximately \$3,929,000, the total second phase cost is estimated at \$23,842,000 or \$1,771,000 over the approved construction budget of \$22,071,000 (see Table 1 and Attachment 3).

On January 24, 2017, Council approved staff’s recommendation to apply for a Housing-Related Program Grant to help fund the Community Center construction with a possible grant of \$474,000. Upon approval of this grant, expected in June 2017, staff will return to Council to appropriate the funds into the project, and the total project budget for the Second Phase of CIP, Project 17-32, would be \$22,545,000 which would reduce the estimated shortfall respectively.

The second phase of this project is ready for advertising for bids. Staff anticipates that local market conditions may result in bids that exceed the available funding levels. Bid alternates can reduce but not eliminate the total projected shortfall. Staff recommends putting the project out to bid to confirm the actual construction costs. If the lowest responsive bid exceeds the available funds, staff will return to Council in June to make additional recommendations, including possible further scope reductions and/or funding options. The likely source of additional funds would be from the Park Land Fund. Staff will provide information regarding the impact to the Park Land Fund if the bids are not within budget and it is necessary to return to Council for direction.

CONCLUSION

Staff recommends that the City Council approve the various actions outlined in this report to allow the two phases of the Rengstorff Park Community Center project to move forward. If approved and bids are within the estimates, the first phase could begin in June 2017 and the second phase in late August 2017.

ALTERNATIVES

1. Do not authorize some or any actions.
2. Direct staff to revise the project design and reduce scope so that all phases are estimated to be within the available budgets.
3. Authorize all actions, except require both phases of the project to return to Council prior to awarding contracts.
4. Provide other direction.

PUBLIC NOTICING

In addition to the standard agenda posting, Citywide neighborhood associations and Nextdoor neighborhoods within 500' of the project received notices of this meeting. Lawn signs advertising the meeting were placed on-site, and a notice was listed on the *Mountain View Voice* and the City's website.

On February 24, 2016 and November 18, 2016, staff posted notices on the Heritage trees identifying them for removal and provided information for discussing the tree removal at the Urban Forestry Board meetings on March 9, 2016 and December 14, 2016. Information related to the tree removal was also posted on the City's Urban Forestry website.

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DOP-MAF/TS/7/CAM
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Attachments: 1. Approved Bidders List
2. Bid Alternates
3. Funding and Estimated Cost – All Phases

cc: USM, PCE – Au, CTE, PCE – Macaraeg, SPM – Printy, AE – Galang, F/c,
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