



DATE: June 22, 2021

CATEGORY: Consent

DEPT.: Public Works and
Community Development

TITLE: **Rengstorff Park – Aquatics Center Replacement, Design, Project 18-38 – Authorize Advertising for Responsible Bidders and Approve Public Art**

RECOMMENDATION

1. Authorize advertising for determination of responsible bidders as the first phase of the bidding process for Rengstorff Park – Aquatics Center Replacement, Design, Project 18-38.
2. Approve the following public art for Rengstorff Park Aquatics Center Replacement, Design, Project 18-38:
 - a. Masako Miki, 8' Old Growth Redwood "Wave" Bench, for \$81,565.
 - b. Ene Osteraas-Constable, Two Small Rotating "Waterdrop" Sculptures, for \$69,200.
 - c. Liz Hickok, "Bubbles" Lenticular Circles, for \$28,700.

BACKGROUND

The Rengstorff Park Aquatics Center (Aquatics Center) is located on the northeast side of Rengstorff Park along Crisanto Avenue and was opened in 1959. On June 20, 2017, the City Council approved funding for the design phase of this project as part of the adopted Fiscal Year 2017-18 Capital Improvement Program (CIP). In fall 2018, the City engaged the services of ELS Architecture and Urban Design (ELS) to verify the project program and provide comprehensive design services.

The project will replace the existing 5,200 square foot building and two pools with new facilities intended for year-round use. On [October 27, 2020](#), Council approved the schematic design and directed staff to proceed with the detailed design of the project.

The detailed design is currently in process, and staff anticipates bringing a recommendation to Council in fall 2021 to approve plans and specifications and authorize monetary bids from contractors for the construction of the project.

In addition, with City Council approval of the conceptual plan, staff began working with the Visual Arts Committee (VAC) to recommend public art for the Aquatics Center. Consistent with Council Policy K-5, Public Art and CIP Projects, 1% of the estimated construction cost was allocated to public art at the project site, providing a public art budget of \$180,000.

Pool Water Heating

As an informational update, this project is being designed to meet all the requirements of the Mountain View Green Building Code for new commercial projects, including the requirement not to use natural gas to heat water in new commercial building projects. The design team is evaluating the use of innovative dual-technology solar panels that provide both photovoltaic (PV) as well as solar thermal energy to heat the nearly 500,000 gallons of pool and domestic water. The anticipated one-time capital cost for this heating system is approximately \$500,000 greater than a standard natural gas system.

In addition to the one-time capital costs, there are also anticipated ongoing annual utility expenses for this heating system estimated at \$170,000 over an equivalent natural gas system and approximately \$220,000 over the current heating expenses. To reduce the projected energy costs, staff is evaluating other options, including augmenting the project with additional solar panels and batteries or incorporating geothermal wells. Either solution would require additional one-time capital funding for the project. Staff will return to Council in the fall with a final analysis and recommendations on this topic.

ANALYSIS

Determination of Responsible Bidders

The City Charter provides that public works contracts shall be let to the lowest responsible bidder; therefore, to be awarded a contract, a bidder must be deemed “responsible” in addition to submitting the lowest monetary bid. “Responsible bidder” means a bidder who has demonstrated the fitness, capacity, and experience to satisfactorily execute the public works contract. On less complicated projects, responsibility determination is handled as part of the monetary bid process. On more complex projects, the City often includes an initial step of determining responsibility prior to requesting monetary bids. This initial step provides a more thorough review of

the experience and qualifications of bidders to increase the likelihood of successful project construction. This two-step process was used for the Community Center Remodel, Shoreline Athletic Fields, Senior Center, California/Bryant Parking Structure, and Fire Station No. 5 projects.



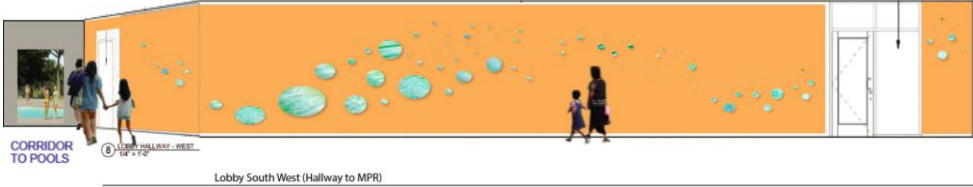
Staff recommends the two-step process for the Rengstorff Park Aquatics Center Replacement project due to the complexity of the project. The first step involves advertising a Notice to Bidders inviting contractors to submit responsibility statements. Staff will use the information provided by potential bidders to evaluate their responsibility and to conduct background checks. General contractors determined responsible will be placed on a bidders list for approval by Council. Only contractors on the approved bidders list will be allowed to submit competitive monetary bids in the next step of the bidding process.

An appeal process will be available for bidders determined not to meet the responsibility criteria, allowing any disputes to be settled before the City calls for monetary bids. If the recommended actions are approved, the second step of the bidding process, anticipated in fall 2021, involves Council approving project plans and specifications and authorizing a call for monetary bids from the contractors on the approved bidders list.

Public Art Selection

In November 2020, the VAC recommended staff issue a Call for Qualifications to identify qualified artists to design public art for the site. Sixty-eight (68) eligible applications were received. Based on originality of artistic style and artist's experience with public art commissions of a similar size and scope, the VAC selected five semifinalists to develop art proposals. At their meeting on [May 12, 2021](#), the VAC recommended Council approve the following three public art proposals because of the connectivity to the function of the Aquatic Center and how each proposal integrates into the design. These three proposals combined are within the public art budget of \$180,000.

Table 1: Summary of VAC Recommendations

| Public Art Project | Location | Cost |
|--|--|------------------|
| 1. Masako Miki 8' Old Growth Redwood "Wave" Bench  | Exterior: Front Entrance Lawn | \$81,565 |
| 2. Ene Osteras-Constable Two Small Rotating "Waterdrop" Sculptures  | Exterior: Poolside Lawn | \$69,200 |
| 3. Liz Hickok "Bubbles" Lenticular Circles  | Interior: Lobby Wall | \$28,700 |
| Total Cost: | | \$179,465 |

Recommended Public Art Project 1: Masako Miki, 8' Old Growth Redwood Wave Bench

The Masako Miki public art proposal is an 8' sculpture wave bench. The sculpture provides a visual focal point and may serve as a functional bench located on the lawn at the front entrance of the pool that invites visitors into the Rengstorff Park Aquatics Center. The sculpture will be made from reclaimed old-growth redwood. Old-growth redwood exhibits one of the strongest natural resistances to rot and decay. The artist will use an exterior wood stain, which is water-resistant and available in multiple colors. The final color selection will be made by the artist in collaboration with the ELS design team.

In addition, the artist will include an outdoor protective finish, which would further increase its longevity.

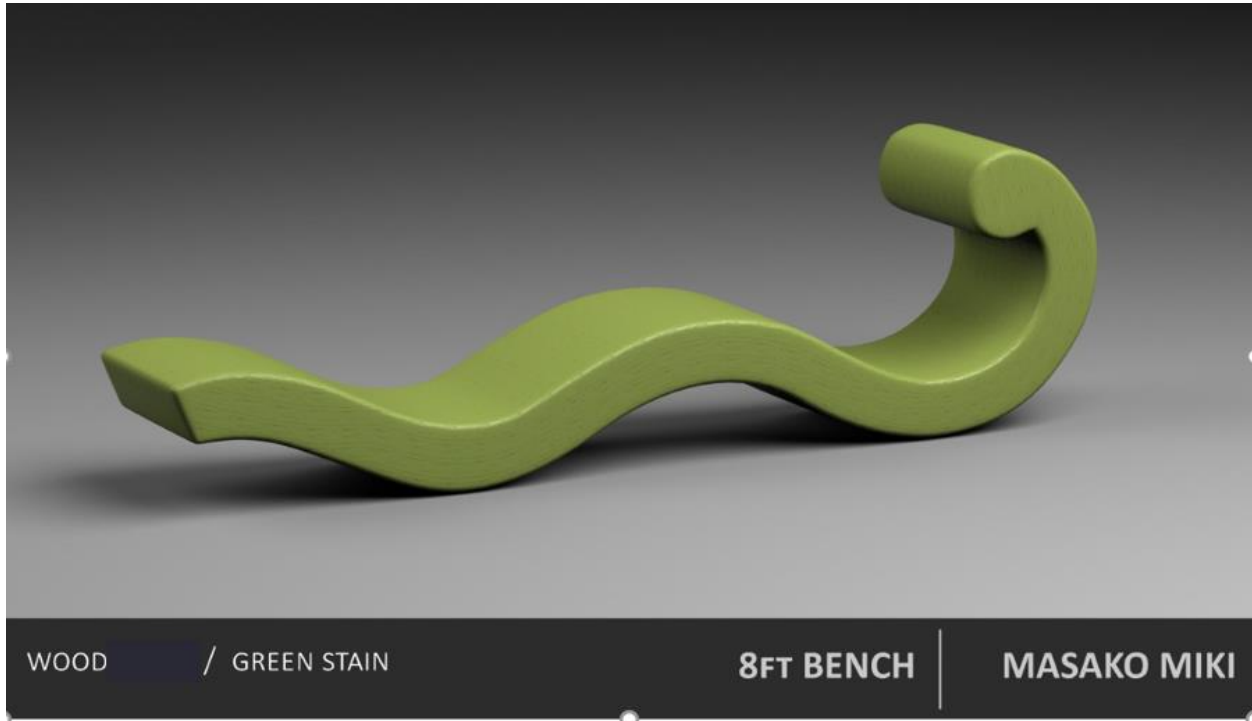


Figure 1: Masako Miki, “Wave” Bench
(Final color to be selected by the artist in coordination with the architect)

Recommended Public Art Project 2: Ene Osteraas-Constable, Two Small Rotating “Waterdrop” Sculptures

Public Art Proposal 2 by Ene Osteraas-Constable is two small rotating (3’6” tall by 2’6” wide) waterdrop sculptures that would be located in the lawn area adjacent to the pool. The waterdrops activate the lawn area while providing seating for the public and can be slowly rotated inviting playful interaction by pool visitors. The sculptures are rendered in highly durable pigmented Glass Fiber Reinforced Concrete (GFRC), an exterior-grade, low-maintenance material with proven durability and longevity. The inviting smooth surface of this material remains cool in the sun and is impervious to water. Each waterdrop will have its own unique color. Final color selection will be made by the artist in collaboration with the ELS design team.



**Figure 2: Ene Osteraas-Constable, “Waterdrop” Sculptures
(Final color to be selected by the artist in coordination with the architect)**

Recommended Public Art Project 3: Liz Hickok, “Bubbles” Lenticular Circles

The third Public Art Proposal by Liz Hickok is approximately 110 “bubbles” of lenticular circles of various sizes located inside the aquatics center on the lobby wall. Each lenticular circle is a curved lens shaped like a circle and made from a form of polyester. As the public enters the aquatics center, the circles flow from the main lobby down the hallway to the west of the corridor to the multi-purpose room. The circles and ovals in the installations are close-up photographs taken of the water at the Rengstorff Park pools. The lenticular circles and ovals depict the water in vibrant blues and greens. As the viewer moves in front of the installation, the images shift, shimmer, and ripple. The circles will be installed floating about 1/2” to 1” off the wall, attached securely with standoffs designed for the installation and will use security hardware so they cannot be easily removed. The material is resistant to impact fractures, cracking, and is not affected by environments with added moisture.



Figure 3: Liz Hickok, “Bubbles” Lenticular Circles

California Environmental Quality Act

In accordance with California Environmental Quality Act (CEQA), this project has been determined to be categorically exempt under Section 15301 for the building replacement. The notice of exemption was filed with the County of Santa Clara on March 26, 2021.

CONCLUSION

The Rengstorff Park Aquatics Center Replacement, Design, and Construction project is a significant and complex community pool project that will require an experienced and responsible contractor to execute successfully. Approval to advertise for prequalification of bidders is necessary to help ensure the project’s successful construction.

Approval of the recommended artists and art pieces will allow better design integration of the public art into the final construction documents in time for bidding construction of the project this coming fall.

FISCAL IMPACT

There is no fiscal impact associated with advertising a notice to bidders inviting responsibility statements before receiving monetary bids. The public art costs of \$180,000 will be included in the construction phase budget.

Rengstorff Park – Aquatics Center Replacement, Design, Project 18-38, is funded with \$4.4 million from the Park Land Dedication Fund, which is sufficient to complete the final design for the project. As indicated in the October 27, 2020 Council report, the construction phase of the project is currently estimated to cost approximately \$22 million, which includes the construction cost of \$18 million and soft costs, such as project management, inspection, permitting, and administrative fees. When staff returns to Council in the fall to recommend approval of plans and specifications and authorize

monetary bids from contractors for the construction of the project, staff will also request an amendment to Project 18-38 to add in the construction-phase costs.

Staff has submitted an application for Statewide Park Development and Community Revitalization Program Grant Funds in the amount of \$8.5 million through the State of California Proposition 68 Program. This grant funding could reduce the amount of Park Land Dedication Funds to be allocated for the construction of the project. The results from the grant application are anticipated later this summer.

ALTERNATIVES

1. Use the standard City bid process, foregoing prequalification of responsible bidders.
2. Direct staff to work with the VAC to select different artists and/or art pieces.
3. Provide other direction.

PUBLIC NOTICING

In addition to the standard agenda posting, all neighborhood associations, property owners, and residents within 750' of the Rengstorff Park Aquatics Center received notices of the Council meeting in English and Spanish. A notice was listed on Express MV (*Mountain View Voice*), on Nextdoor, and the City's website.

Prepared by:

David O. Printy
Senior Project Manager

Tiffany Chew
Business Development Specialist

Reviewed by:

Robert Gonzales
Principal Civil Engineer

Edward Arango
Assistant Public Works Director/
City Engineer

DOP-TC/EP/6/CAM
978-06-22-21CR
201028

cc: CSD, APWD – Arango, SMA – Doan, F/c (18-38)

Approved by:

Dawn S. Cameron
Public Works Director

Aarti Shrivastava
Assistant City/Manager
Community Development Director

Audrey Seymour Ramberg
Assistant City Manager/
Chief Operating Officer