



**MEMORANDUM**

Public Works Department and Community Services Department

**DATE:** September 8, 2021

**TO:** Parks and Recreation Commission and Urban Forestry Board

**FROM:** David O. Printy, Senior Project Manager  
Robert Gonzales, Principal Civil Engineer  
Kristine Crosby, Recreation Manager  
Dawn S. Cameron, Public Works Director  
John R. Marchant, Community Services Director

**SUBJECT: Rengstorff Park Aquatics Center Replacement, Design, Project 18-38—  
Commitment of Park Land Dedication Funds**

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**RECOMMENDATION**

1. Review and comment on the final design for Rengstorff Park Aquatics Center Replacement, Project 18-38, and forward a recommendation to the City Council.
2. Recommend the City Council appropriate \$23,600,000 from the Park Land Dedication Fund (Park Land Dedication In-Lieu Fees from November 2017, October 2018, October 2019, and February 2020) as shown in Attachment 3.

**BACKGROUND**

The Rengstorff Park Aquatics Center (Aquatics Center) opened in 1959 and is located on the northeast side of Rengstorff Park along Crisanto Avenue. 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. 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 proposed project would replace the existing 5,200 square foot building and two pools with new facilities intended for year-round use. On October 27, 2020, as recommended by staff and the Parks and Recreation Commission (PRC), Council approved the schematic design and the Heritage tree mitigation plan and directed staff to proceed with the detailed design of the project. On June 22, 2021, the City Council authorized staff to begin a general contractor prequalification process to solicit qualifications from

prospective bidders and approved the three Visual Arts Committee-recommended artists and art proposals to be incorporated into the project.

The design is nearing completion, and staff is preparing to bring a recommendation from the PRC to Council. Staff anticipates forwarding the PRC's recommendation at an October 2021 meeting to request the City Council approve solicitation of monetary bids for construction.

## **ANALYSIS**

### **Final Design Updates**

The project includes a new 8,200 square foot aquatics building with new lap and recreational pools and all new site amenities. The final design further refines all the elements of the approved Schematic Design and incorporates the recently approved public art elements throughout the proposed facility. The art installations' proposed locations are noted in Figure 1 as 10.a. through 10.c. The artists are collaborating with the design team to finalize details of their designs and to integrate them into the project. For more details on the artists and approved art pieces, see the [June 22, 2021 Council report](#).

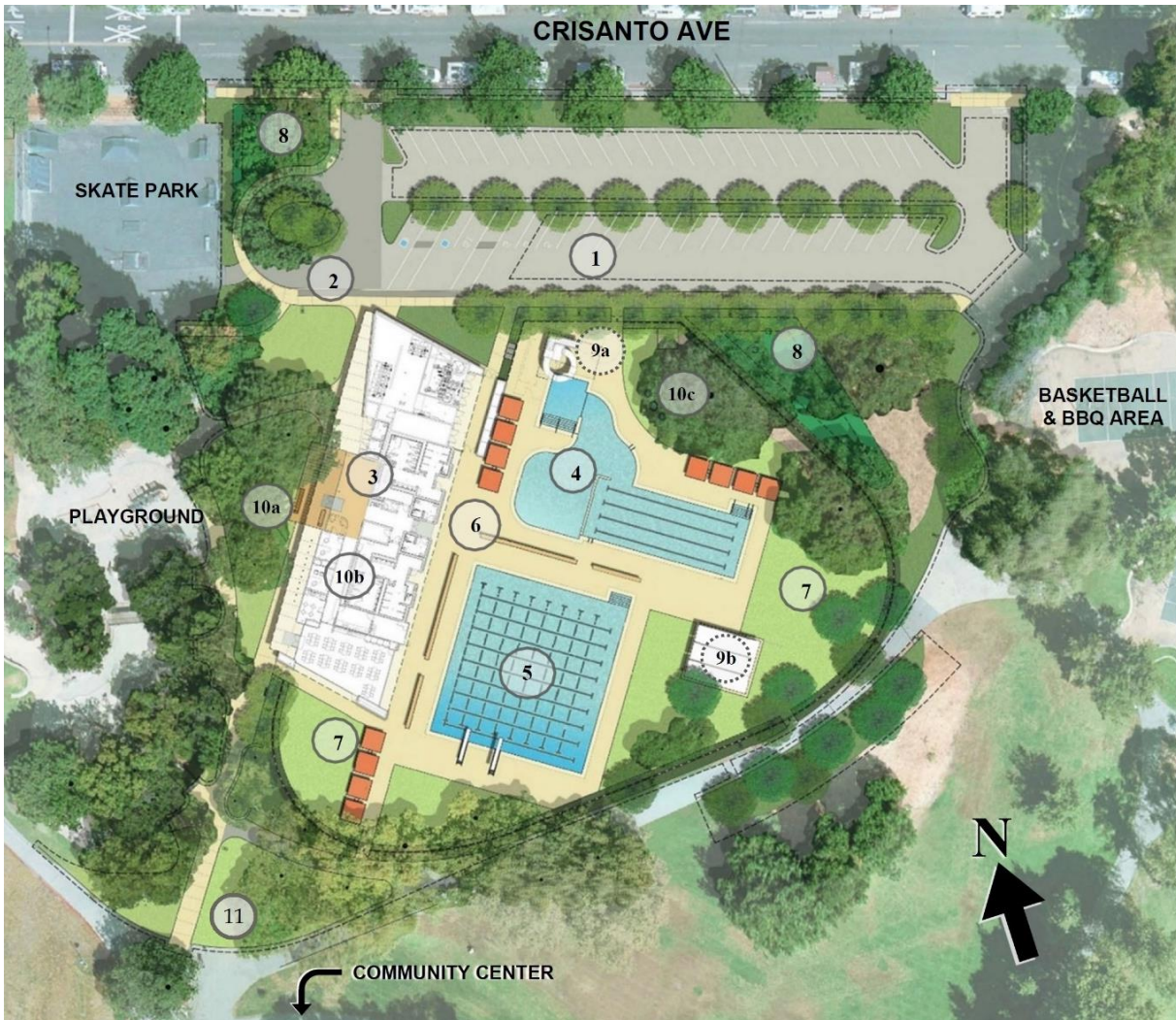
In addition, since the last PRC design update, four Bid Alternate items have been incorporated into the project as base bid scope elements. These elements were incorporated due to the desired enhancements that they provide to the facility and program. It would also be impractical and not cost-effective to add them in the future once the project is completed.

**Table 1: Former Bid Alternates to Be Included in Base Bid**

1. **Lap Lanes:** Installation of two (2) additional shallow lap lanes in the Recreational/ Activity Pool for a total of four (4) lanes.
2. **Decorative Perimeter Fence:** Installation of decorative metal picket fence in lieu of chain link fence, to be consistent with existing aesthetic in the park.
3. **Parking Area:** Demolition of existing curbs and gutters and asphalt in parking lot and replacement with new.
4. **Reinstallation of sculptural "fish":** Reinstallation of existing concrete and tile wall sculptures along the entry walkway and in the main lobby.

This facility will also have the first all-electric heated public pools in Mountain View. The pools and domestic water will be heated using a combination of rooftop-mounted solar thermal panels and an array of air-cooled chillers acting as heat pumps. The solar panels

in the design are further unique in that they simultaneously provide solar photovoltaic (PV) electricity and thermal water heating.



**Figure 1: Final Design Elements**

1. Resurfaced parking lot with up to 54 spaces.
2. New vehicle drop-off area.
3. Aquatics Building (approximately 8,200 square feet).
4. Activity pool with zero beach entry, water toys, slide, and four shallow lap lanes.
5. 25 yard x 25 meter lap pool with 10 lanes, with 1 meter and 3 meter dive boards.
6. Pool deck with seating and umbrellas.
7. Grass leisure and picnic areas.
8. Stormwater treatment basins.
9. Bid alternates:
  - a. New water slide (replaces existing).
  - b. Pool equipment enclosure upgrades.
10. Public art locations:
  - a. Two reclaimed wood “wave” benches.
  - b. Lenticular “bubbles.”
  - c. Three “waterdrop” chairs.
11. Recaptured “green space” (See Figure 2).

**Bid Alternates**

The proposed final design includes two bid alternates that may provide project enhancements if the monetary bids received are favorable. These locations are noted on Figure 1 as design elements 9.a. and 9.b. See Attachment 2 for detailed alternate descriptions, illustrations, and diagrams comparing the base bid and bid alternate items. The bid alternate estimated costs and staff-recommended priority order can be found in Table 2 below.

**Table 2: Bid Alternates in Staff-Recommended Priority Order**

<b>Bid Alternates:</b>	<b>Estimated Cost</b>
1. <b><u>Water Slide:</u></b> Installation of new larger, longer water slide in lieu of installation of existing relocated slide.	\$410,000
2. <b><u>Enhanced Pool Storage Enclosure:</u></b> Installation of composite wood siding in lieu of chain link fencing with landscaping vines at pool equipment enclosure.	\$100,000
<b>Total for all Bid Alternates:</b>	
	<b>\$510,000</b>

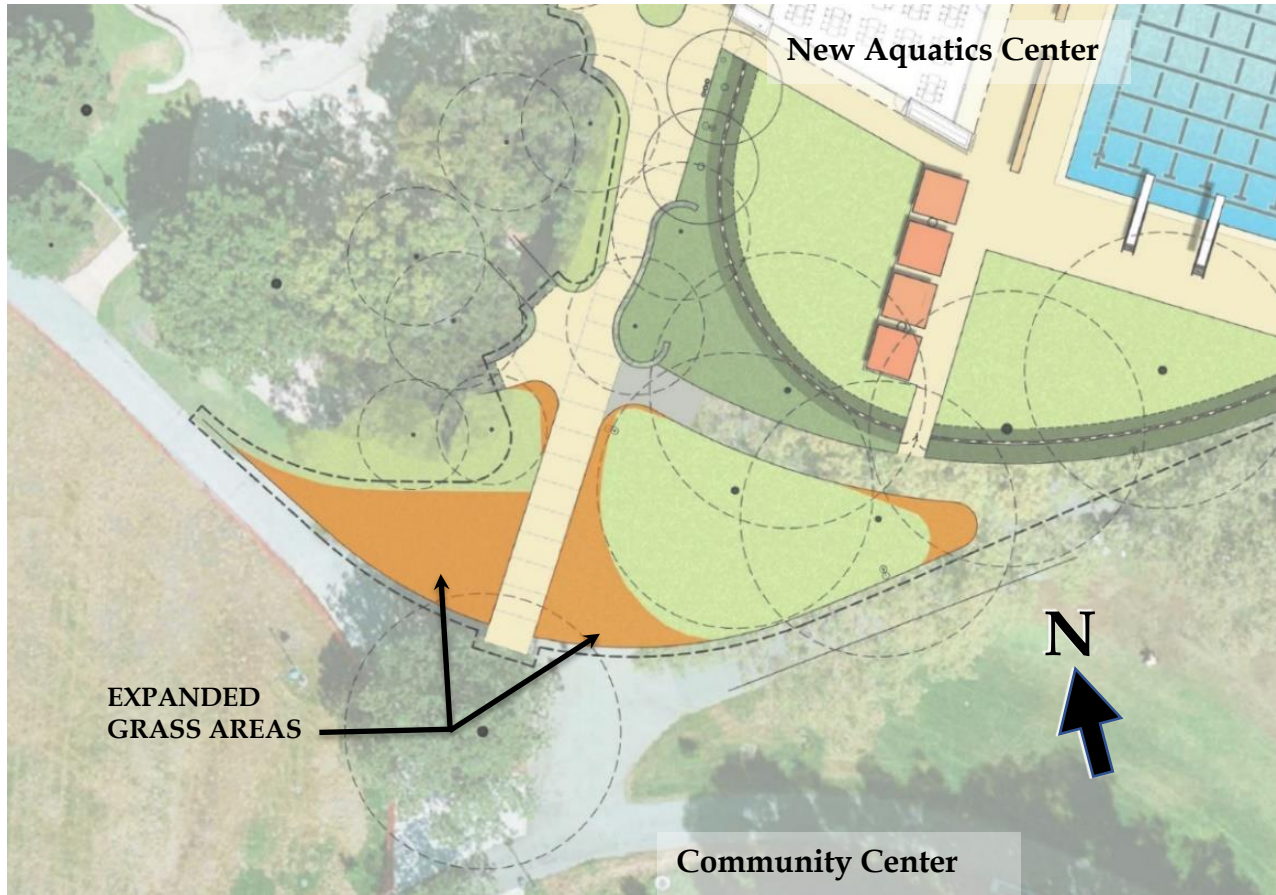
**Rengstorff Park Open Space Update**

At their May 27, 2020 meeting, the PRC discussed the importance of preserving park open space and projects’ interface with park amenities. The PRC requested that new projects should seek to minimize additional encroachments into the Rengstorff Park open space.

As staff communicated to the PRC in September 2020, the existing aquatics facility (including the building, parking lot, pedestrian and maintenance access paths, and perimeter fence) utilizes approximately 1.9 acres within Rengstorff Park. The approved schematic and now final designs of this proposed project increases the overall aquatics footprint by 0.3 acre for a total project size of approximately 2.2 acres, inclusive of the parking lot and associated access paths. Open green spaces outside the aquatics fence line are not included in the aquatics center footprint.

As an enhancement to the schematic design and at the request of Community Services Department staff, the final design returns some existing asphalt to planting areas at the end of the connecting walkway toward the Community Center. A total of approximately 1,730 square feet of green space would replace a portion of the existing large asphalt path intersection.





**Figure 2: Green Space Recapture Diagram**

See Figure 2 above for the green space recapture diagram illustrating the added planting areas highlighted in orange. The existing grass areas shown in green are expanded to replace the existing asphalt with new grass shown in orange.

**Urban Forestry Board and Tree Impacts and Proposed Mitigation**

On October 27, 2020, the City Council approved the staff- and PRC-recommended Heritage tree removal and mitigation plan to replace up to nine Heritage trees at a ratio of 2:1. In the course of completing the design of this facility, there have been no changes to the Heritage tree impacts.

## **FISCAL IMPACT**

Since the [October 27, 2020 Council report](#), the anticipated construction phase costs have increased by approximately \$1.7 million for a total of \$23.6 million. See Table 3 for the contributing factors to the increased project cost projection.

**Table 3: Project Cost Increases**

1. Original base scope cost rise ( <i>escalation</i> )	\$ 560,000
2. Incorporation of four former bid alternates	808,000
3. Added construction contingency ( <i>for 1 and 2 above</i> )	137,000
4. Additional public art by Council on June 22, 2021	75,000
5. City Administrative fees ( <i>for 1 to 4 above</i> )	103,000
<b>Total Estimated Project Cost Increases:</b>	<b>\$1,683,000</b>
<b>Total Recommended Increased Funding:</b>	<b>\$1,700,000</b>

Rengstorff Park Aquatics Center Replacement Design, Project 18-38, is funded with \$4.4 million from the Park Land Dedication Fund. With the addition of \$23.6 million for the construction phase, the total project estimate will be \$28 million. The Park Land Dedication Fund has an appropriate balance to fund this project. The Engineer’s Estimate received in July 2021 supports the position that the revised base project scope can be completed within that total.

As approved by Council, 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 is a competitive grant program, and the results from the grant application have not been received as of this report. Staff will recommend to Council that grant funds, if any are received, are to fund elements of the project in the following order:

1. Allocate grant funds toward base bid construction contract costs if bids exceed the Engineer’s Estimate.
2. Award Bid Alternates in order of staff recommended priority.
3. Use any remaining grant funds in place of Park Land Dedication Funds.

## **NEXT STEPS**

Staff anticipates forwarding the PRC's recommendation to Council in late October 2021 to appropriate \$23,600,000 from the Park Land Dedication Fund. Staff does not anticipate returning to the PRC and Council unless bids exceed available funds for award of construction. Staff expects to commence construction in early 2022.

## **PUBLIC NOTICING**

In addition to the standard agenda posting, all neighborhood associations and property owners and residents within 750' of Rengstorff Park Pool received notices of the PRC meeting in English, Russian, and Spanish. Lawn signs advertising the meeting were placed on-site at the project location, and a notice was listed on Express MV (*Mountain View Voice*), on [NextDoor.com](http://NextDoor.com), and the City's website. Staff sent notifications to Los Altos Mountain View Aquatic Club (LAMVAC), Mountain View Masters, lap swim users, and registrants from aquatics programs from 2017 to present.

DOP-RG-KC-DSC-JRM/6/PWK  
978-09-08-21M

Attachments: 1. Final Design  
2. Bid Alternates  
3. Park Land Dedication Fund Commitments

cc: Clarence Mamuyac, President, ELS Architecture and Urban Design

CSD, POSM, FRM, PWD, APWD – Arango, PCE – Gonzales, SPM – Printy, Project File (all w/a)