



DATE: September 11, 2018

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Rengstorff Park Aquatics Center Replacement, Project 18-38 – Authorize Design Professional Services Agreement**

RECOMMENDATION

Authorize the City Manager to execute a design professional services agreement with ELS Architecture and Urban Design of Berkeley, California, to provide architectural and engineering design services for Rengstorff Park Aquatics Center Replacement, Project 18-38, for a total not-to-exceed fee of \$1,148,632 (Attachment 1 to the Council Report).

BACKGROUND

The Rengstorff Park Aquatics Center (Aquatics Center) replacement project includes demolition and replacement of the existing Aquatics Center to increase the functionality, accessibility, and sustainability of the building, pool facilities, and site amenities. The project scope, which will be further evaluated and refined by ELS Architecture and Urban Design (ELS) during the project, includes, but is not limited to:

- Demolition of the existing approximately 5,100 square foot aquatics building and the existing lap and wading pools and associated equipment.
- A new aquatics center building of approximately 6,850 square feet, including the replacement of the exterior public restrooms, and the following added program elements:
 - Large conference/training room available for public reservations.
 - One or more “family” shower, changing, and restroom(s).

- New pools and amenities to include an eight-lane lap pool and recreational/wading pool, including:
 - Zero-depth entry and starting blocks.
 - Reused or new water slide and other water play structures.
 - Shade structures and picnic area.
- Site work elements, including:
 - Reconfiguration of parking lot to improve vehicle circulation and to comply with current City standards to provide accessible spaces and path of travel.
 - New utility connections.
 - Provisions for future electric vehicle charging stations.
 - Preservation of as many Heritage and non-Heritage trees as possible.
 - New pervious hardscape pathways and parking areas where feasible.
 - New drought-tolerant landscaping.
 - Revisions to adjacent site pathways to improve circulation and connection to the Community Center.
 - Evaluation of future parking and landscape modifications to accommodate the closing of Crisanto Avenue and the Rengstorff Avenue grade separation at some point in the future.

The project will also obtain LEED Silver® Certification per City policy.

ANALYSIS

Architectural/Engineering Design Services Selection

The City issued a Request for Proposals (RFP) encompassing all architectural and design services for the project and received 12 proposals. A selection committee evaluated the proposals for municipal project and aquatics center experience, as well as

the firm's approach to, and understanding of, the project. The selection committee short-listed five firms for in-person interviews, which were held on June 21, 2018. After careful deliberation, the selection committee unanimously determined that ELS was the most qualified for the project. ELS has completed many successful private and public aquatics center projects and demonstrated a consistent ability to meet the operational needs of their clients. Also, ELS demonstrated the greatest depth of understanding of the City's needs for the project.

Agreement Structure and Scope:

The recommended Agreement encompasses the services described in the RFP, consisting of all phases of design from Preschematic Design through the Bid and Award Phase. The Agreement's Basic Services require ELS and their subconsultants to perform program verification, operational analysis, conceptual and schematic designs, design development, construction documents, and bid and award services. The work includes architectural, interiors, audio/visual, acoustic, telecommunications, security, and landscape design; structural, mechanical, plumbing, electrical, and civil engineering; and construction cost estimating.

The basic services fee of \$985,632 is a little under 10 percent of the estimated construction budget, which is consistent with what the City has historically paid for comparable services. In addition, the Agreement has site visit and reimbursable expenses allowances of \$28,000 and \$25,000, respectively, for expenditures made by the Consultant, such as travel expenses, reproduction and mailing expenses. The additional services budget of \$110,000 is an allowance for extra work not covered by basic services and will be used by the Consultant only when authorized by the City in writing. The City also received a proposal for construction administration services from ELS; however, these services are not included in the recommended agreement because construction will be funded in a future capital improvement project.

Staff is securing separate minor consulting agreements for arborist, geotechnical, hazardous material reports, and a site survey.

Project Cost Estimate: The estimated project cost for design is as follows:

| | |
|--|---------------------------|
| Architectural and Engineering Design Services* | \$1,148,632 |
| Peer Cost Estimating/Design Review | 111,000 |
| Other Engineering/Consultant Services | 250,368 |
| Utility Fees | 50,000 |
| City Project Management, Design, and Clerical | 500,000 |
| Building/Health Department Permits/Fees | 164,000 |
| Public Art (Design) | 24,000 |
| Other Fees, Printing, Etc. | <u>100,000</u> |
| Subtotal | 2,348,000 |
| Project Contingency | 280,000 |
| City Administration (@ 6.5%) | <u>172,000</u> |
| TOTAL PROJECT COST (DESIGN ONLY) | <u>\$2,800,000</u> |

* Includes fees for professional design and engineering services through bid and award of the construction contract. Fees for services during construction (construction administration services) will be added to the agreement via amendment when construction funding is approved by Council.

PROJECT SCHEDULE

If the recommended actions are approved, design will commence in October 2018. Staff anticipates bringing initial design options to Council for their consideration in spring 2019.

FISCAL IMPACT

Rengstorff Park Aquatics Center Replacement, Project 18-38, is funded with \$2.8 million from the Park Land Dedication Fund. Construction of this project is not currently funded, but is a planned Fiscal Year 2020-21 project in the Adopted Fiscal Year 2018-19 Capital Improvement Program with a total budget of \$15.3 million.

The Architectural and Engineering Design Services Fee for the proposed contract includes basic services, reimbursable expenses, and potential additional services

allowance, for a total not-to-exceed amount of \$1,148,632. There are sufficient funds in the design project budget for this agreement.

ALTERNATIVES

1. Direct staff to select a different consultant from those that submitted qualification packages in response to the project's RFP.
2. Postpone design of the Aquatics Center replacement project until construction is funded.
3. Provide other direction.

PUBLIC NOTICING – Agenda posting.

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DOP/3/CAM
978-09-11-18CR

Attachment: 1. Consultant Fee Schedule

cc: CSD, ACSD, APWD – Solomon, PCE – Au, SPM – Printy, AAI – Goedicke, PA – Li, APWD – Cameron, File (18-38)