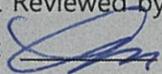


Agenda Report Reviewed by:
City Manager: 

**CITY OF SEBASTOPOL
CITY COUNCIL
STAFF REPORT**

Meeting Date: November 15, 2016
To: Honorable Mayor and Honorable City Councilmembers
From: Henry Mikus, Engineering Manager
Subject: Approval of Rejection of Bids for Ives Pool ADA Transition Project and Approval to Return to City Council at a Future City Council Meeting to Re-Bid the Project
Contract No. 2016-07 - ADA Transition Program Ives Pool Facility: Construction Bids
Recommendation: Adopt Minute Order authorizing staff to reject the bids and return to a future City Council Meeting for Authorization to re-advertise for bids.
Funding: Currently Budgeted: Yes No N/A
Net General Fund Cost: \$
Estimated \$240,000 cost to the City is funded by annual Community Development Block Grants (CDBG) (beginning 2011 and accumulated)

INTRODUCTION: This item is to request the City Council authorize staff to reject bids for construction/installation received October 20, 2016 for federally mandated American Disabilities Act (ADA) improvements at the Ives Pool Facility. In addition, because of great efficiencies in avoiding disruption to pool activities plus construction cost savings, the women’s bathhouse expansion is also part of the project although funded separately by the Pool Board.

BACKGROUND:

The City has planned upgrades to its facilities to comply with federal ADA statutes. City facilities were assessed, with a list for each developed showing the required actions to achieve ADA compliance. The City Council directed that the Ives Pool would be the first City facility to be addressed.

The Ives ADA work consists of providing an ADA compliant “path of travel” from ADA parking in the Veterans’ Building lot to the Ives Pool entry. At the pool, the bath house is the focus, as both the men’s and women’s shower and bathrooms require ADA improvements. Other items include enhancing the access at gates, and providing railings, level surfaces, upgrades to water fountains, and other such ADA improvements as delineated in the plans.

The expansion work involves adding 225 square feet of space to the women’s bathroom and showers as part of the Ives Pool bathhouse. The Ives Pool Board had delegated this project to a committee which met regularly with the architect, pool staff, and city staff developing details.

Council had previously approved putting the project out to bid, with proposals due October 20, 2016.

DISCUSSION:

Via past and current Capital Improvement Plans (CIP) the City Council approved allocation of funds, which have accumulated beginning 2011 via grant monies from CDBG (Community Development Block Grant, current available balance \$240,702). The agreements for use of CDBG money all have an expiration of June 30, 2017, thus requiring funds to be completely expended by then.

The Ives Pool Board has long considered expanding the women’s bathhouse section to better accommodate the numbers of lady visitors. During discussions with pool management it became evident that doing the ADA upgrades plus the bathroom expansion together would very likely result in savings for both the City and the Pool. Two separate budgets for each distinct portion of the work, either ADA or expansion, have been formulated. The design plans and bid package have been structured to keep the financial arrangements for either portion separate. This provides for clear accountability, and allows the projects to be separated if need with minimum problems. The Ives Pool had committed \$150,000 to cover the expansion work, which was felt to be sufficient at the time the request for proposals were sent out for bids. However, since receipt of the bids, the Ives Pool Board has now committed \$210,000 to cover the expansion work. It is not intended to use any City or grant money to pay for the expansion work.

The total cost estimate for the project was \$390,000. \$240,000 is the ADA portion and \$150,000 is the expansion.

Two bids were received, with both sets of prices substantially more costly than the project estimate.

<u>Firm</u>	<u>ADA Project</u>	<u>Expansion Project</u>	<u>Total Bid</u>
Budget	\$240,000	\$150,000	\$390,000
Carr Construction	\$419,465	\$214,900	\$634,365
Alta Engineering	\$349,600	\$249,249	\$598,849

Given the \$200,000+ gap between available funds and bids, it is in the City’s interests to reject the bids, and seek a rebid which would employ some cost saving measures.

Staff and consultants have determined from reviewing bid details and the project designs that opportunity exists for appropriate cost cutting changes. The plan is to effect these changes, then seek Council approval to rebid the project with cost reduction measures in place.

RECOMMENDATION: That the City Council adopt a Minute order to authorize staff to reject bids for construction/installation of ADA improvements at the Ives Pool Facility, received at the bid opening on October 20, 2016 and to authorize staff to return at a future Council meeting to seek approval to re-bid the project.

Attachment(s):

None