

## MEMORANDUM

TO: Parks Advisory Commission

FROM: Colin Smith, Parks & Recreation Services Manager

DATE: August 3, 2020

SUBJECT: Resolution to recommend approval of a contract with Seaway Painting to rehabilitate the pool slide stair structure at Veterans Memorial Park (\$52,350.00)

Attached for your review and action is a resolution to recommend approval of a \$52,350.00 contract with Seaway Painting to repair and rehabilitate the existing pool slide stair structure at Veterans Memorial Park.

An engineering assessment performed by ROWE Professional Services Company (ROWE) in 2019 concluded that the pool slide stair structure needed repairs both to the wooden handrail and the steel support system. The wood railing was replaced by Parks and Recreation Services Staff in November 2019. The steel structure requires more technical expertise and needs to be performed by a licensed contractor with knowledge of cleaning, repairing, and coating steel structures. ROWE provided detailed drawings and specifications that were used to develop an Invitation to Bid (ITB) for the project.

It is essential that these structural repairs are performed prior to the next pool season in order to ensure the stair's continued structural integrity and use. Staff are anticipating that construction will begin in September 2020 to allow for the pool slide to be open as scheduled for the 2021 season.

The project meets the sustainability goal of promoting active living and learning as well as supporting the goal of having a safe community by minimizing the risk to public health. Maintenance of existing infrastructure is also a key goal of the PROS plan.

Staff is recommending awarding a contract to Seaway Painting in the amount of \$52,350.00 for construction services related to the pool slide stair structure. As part of a separate engineering services contract ROWE will assist with construction inspection and oversight. As was written in the bid documents, there is a possibility that once the steel structure is cleaned and the paint has been removed, more steel than originally identified will need to be replaced. ROWE will inspect the steel members once cleaned and determine any additional structural members to be replaced. As part of the \$52,350.00 contract staff is including an additional structural steel replacement allowance of \$10,000.00 to cover the replacement of additional members. A construction contingency of 10% (\$5,235.00) is also requested to cover potential changes during construction.

The City issued ITB #4634 but unfortunately did not receive any bids for the work. City staff contacted contractors who had completed similar work to understand why no bids were received. It was determined that due to COVID-19 contractors have a backlog of

work and did not have capacity to submit bids for the project at the time the bid was issued. The City was able to solicit quotes from two of the contractors that were contacted, Grunwell-Cashero and Seaway Painting, both of whom had done satisfactory work for the City in the past. Seaway Painting provided the lowest responsive bid which was within ROWE's cost estimate. Seaway Painting also recently completed structural steel painting work on the Mitchell Field bridge, and it was done satisfactorily and on time and within budget. Seaway Painting is available to complete the work within the project time limits so that the pool can open next season. City staff is recommending that Seaway Painting perform the rehabilitation and repair work on the stair structure as a best source for the following reasons:

1. A compelling urgency exists as ROWE recommended that repairs be completed prior to the next pool season in order to maintain safety and extend the lifespan of the current structure, and to be able to pass the inspection needed to open the waterslide. Due to a summer pool season, construction work needs to be completed prior to the pool opening in spring, or after the pool closes in fall. Seaway Painting is available to complete the work within the project time limits so that the pool can open next season.
2. The pool slide stair structure is a unique element that limits the pool of potential contractors. It requires a specialty knowledge of steel structures and coatings that are often associated with bridge structures, not recreational elements. The size of this project is much smaller than the typical bridge project and likely would not garner broad interest.

Therefore, due to the technical nature of the work and the urgent need to complete repairs prior to the opening of the 2021 Pool Season, City staff is recommending Seaway Painting be used as a Best Source.

Staff is recommending awarding a contract to Seaway Painting in the amount of \$52,350.00 for repairs to the pool slide stair structure at Veterans Memorial Pool. A contingency of 10% (\$5,235.00) is requested for additional work tasks that may be necessary to complete the project, subject to approval by the City Administrator. It is requested that a \$57,585.00 contract and contingency amount be approved for the life of the project, without regard to fiscal year. Funding is available in the approved FY2021 Park Maintenance and Capital Improvement Millage Budget.

Prepared by: Adam Fercho, Park Planner / Landscape Architect IV

RESOLUTION TO RECOMMEND APPROVAL OF A CONTRACT WITH SEAWAY TO PROVIDE CONSTRUCTION SERVICES FOR THE REHABILITATION OF THE POOL SLIDE STAIR STRUCTURE AT VETERANS MEMORIAL PARK (\$52,350.00)

Whereas, a structural assessment has concluded that the stair support structure in Veterans Memorial Park Pool needs repair to ensure continued use of the pool slide;

Whereas, some of the identified repairs were completed by Parks Staff, while more technical work will need to be performed by a licensed contractor working from engineered drawings;

Whereas, these structural steel repairs need to be performed soon in order to prevent further deterioration and more costly repairs;

Whereas, the project supports the City sustainability goals of promoting active living and learning and providing for a safe community;

Whereas, funding is available in the approved FY2021 Park Maintenance and Capital Improvement Millage budget;

Whereas, a compelling urgency exists as the City's consultant has recommended that repairs be completed prior to the next pool season;

Whereas, another round of public bidding would add considerable time to the project schedule, limiting the City's ability to repair the pool slide stair structure in a timely manner, and risk not having it available for the 2021 pool season;

Whereas, Seaway painting provided a quote within ROWE Engineering's cost estimate for the project;

Whereas, Staff is recommending that Seaway Painting be used as a Best Source;

RESOLVED, that the Park Advisory Commission recommend that City Council approve a \$52,350.00 contract with Seaway for rehabilitation of the pool slide stair structure at Veterans Memorial Park and approve a construction contingency of \$5,235 (10%) to cover potential contract change orders, for a total contract amount of \$57,585 for the life of the project without regard to fiscal year.