



## Legislation Text

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**File #:** 20-1199, **Version:** 1

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Resolution to Approve a Contract with Seaway Painting, LLC to Rehabilitate the Pool Slide Stair Structure at Veterans Memorial Park (\$52,350.00)(ITB No. 4634).

Attached for your review and action is a resolution to approve a \$52,350.00 contract with Seaway Painting, LLC 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 was in need of 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, LLC 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, that 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. The contract amount includes an 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 No. 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 the unique nature of the project and its size as well as impacts from COVID-19 resulted in no bids for the project. After receiving no bids in response to the ITB, City staff were able to solicit quotes from two contractors who had done satisfactory work for the City on similar projects involving steel repair work in the past. Seaway Painting, LLC provided the lowest responsive proposal which was within ROWE's cost estimate. Seaway Painting, LLC also recently completed structural steel painting work on the Mitchell Field bridge, and it was completed satisfactorily and on time and within budget. Seaway Painting, LLC is available to complete the work within the project

time limits so that the pool can open next season. Having issued an ITB and received no bids, thus satisfying the competitive bidding requirement, City staff recommends that Seaway Painting, LLC be awarded a contract for the work in ITB No. 4634 consistent with Seaway's proposal 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 will 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 awarded a contract for this work.

Staff recommends awarding a contract to Seaway Painting, LLC in the amount of \$52,350.00 for repairs to the pool slide stair structure at Veterans Memorial Pool (ITB No. 4634) including an allowance for additional steel work needed in an amount not to exceed \$10,000 as determined in consultation with the City's consulting engineer. 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

Reviewed by: Derek Delacourt, Community Services Area Administrator

Approved by: Tom Crawford, Interim City Administrator

Whereas, A structural assessment has concluded that the stair support structure in Veterans Memorial Park Pool is in need of 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, ITB No. 4634 was issued in June 2020 and no bids were received;

Whereas, A compelling urgency exists as the City's engineering 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 with no certainty that any bids would be submitted, and additional public bidding would limit the City's ability to repair the pool slide stair structure in a timely manner and risk not having the work completed so that the slide would be available for the 2021 pool season;

Whereas, Seaway Painting, LLC provided a quote within our engineer consultant's (ROWE) cost estimate for the project;

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

Whereas, Seaway Painting, LLC complies with the City's Living Wage, Prevailing Wage, Vendor Conflict of Interest and Non-Discrimination ordinances;

Whereas, Given the circumstances, Staff is recommending that Seaway Painting be awarded a contract for the work set forth in ITB No. 4634; and

Whereas, PAC unanimously recommended approving this contract at their August 3, 2020 meeting;

RESOLVED, That the City Council approve a contract with Seaway Painting, LLC for rehabilitation of the pool slide stair structure at Veterans Memorial Park as described in ITB No. 4634 in the amount of \$52,350.00 which includes an allowance for additional steel work to be determined in an amount not to exceed \$10,000.00, and approve a construction contingency of \$5,235.00 (10%) to cover potential contract change orders for the life of the project without regard to fiscal year;

RESOLVED, That the Mayor and City Clerk are authorized and directed to execute the contract after approval as to substance by the City Administrator and approval as to form by the City Attorney; and

RESOLVED, That the City Administrator is authorized to take all necessary actions to implement this resolution including the approval and execution of change orders within the approved contingency amount.