

CITY OF COOS BAY CITY COUNCIL

Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
August 1, 2017	10.

TO: Mayor Benetti and City Councilors

FROM: Jim Hossley, Public Works and Community Development Director

THROUGH: Rodger Craddock, City Manager

ISSUE: Award of Contract for Mingus Pool Mechanical Upgrade by Public Works & Community Development Director Jim Hossley

SUMMARY:

In September 2015, the City received a Local Government Grant Program (LGGP) grant through Oregon Parks and Recreation Department to improve Mingus Park community pool. The grant is to assist the City make needed improvements to mechanical operations, dressing/restrooms, pool water sanitation system, and pool resurfacing. The project was broken into two phases, 1.) Dressing/Restroom improvements and 2.) Mechanical Operations and Pool Resurfacing. Phase 1 was completed last year. We are ready to proceed with Phase 2 using both contractors and city staff to complete the project.

ACTION REQUESTED:

If it please the City Council, authorize the City Manager to enter into a contract with Anderson Pool Works (\$276,000), authorize staff to purchase materials, utilize the City's plumbing firm of record, and electrical firm of record (\$22,500) for a total project amount not to exceed \$328,350 which includes a 10% contingency. This amount does not include in-kind staff labor (\$33,720) and City equipment used to self-perform a portion of the project.

BACKGROUND:

April 2015, the City applied for a Government Grant (LGGP) through Oregon Parks and Recreation Department to improve Mingus Community Pool. September 2015, the City was informed by Oregon Parks and Recreation Department the City is awarded the grant. The grant is through the Local Government Grant Program through Oregon Parks and Recreation Department which is a 40/60 match. Project cost estimate provided by ZCS Engineering is \$371,770. The grant amount is \$221,774, and the City match is \$149,996. The match can be in-kind and dollars mixed. The grant will allow the City to make needed improvements to mechanical operations, dressing/restrooms, and water sanitation system. The project was broken in to two phases; 1.) Dressing/Restroom, and 2.) Mechanical Operations. Phase 1

was advertised last year and completed for the amount of \$96,601.67 which left the grant/match balance of \$275,168.33 to complete Phase 2; Mechanical Operations. The City advertised the Mingus Community Pool project starting in mid-March 2017 - a pre-construction meeting was held April 11, 2017. Bids were opened May 10, 2017, and the City received 1 bid: Anderson Pool Works, Wilsonville, Oregon in the amount of \$614,650.00. Since the City received one bid, the City reached out to Anderson Pool Works to see what value engineering could be achieved. Anderson Pool Works agreed to a revised option (VE Option #1) whereby they will supply the required equipment only, with warranty, for \$276,000. All demolition and installation of piping connections to pool and to pool equipment is to be self-performed by the City including all necessary pipe, fittings, flanges, hangers, supports and hardware. The City will provide plumbing and electrical services where and when needed.

BUDGET IMPLICATIONS:

The City's matching funds for the project come from the Parks Improvement Fund (Fund 17). Staff estimate permits to be \$4,000, plumbing and electrical cost to be \$8,500, and the slab work to be \$10,000 for a total of \$22,500. The quote from Anderson Pool Works is \$276,000. The total project cost is \$298,500 not including City staff labor (\$33,720). The remaining LGGP funds of \$163,812.98 will help defray some of the City's cost. The City's remaining cash match will be \$134,687.02. There are adequate funds in Fund 17 for the cash match. Below is a breakdown of project expenses if the City Council approved Anderson Pool Works VE Option #1:

Description	Original Bid	VE Option #1	Cash Amount
APW	\$614,650	\$276,000	\$276,000
City Permits			\$4,000
Plumbing Cost			\$6,500
Electrical Cost			\$2,000
Concrete Slab			\$10,000
Non APW Cost total		\$22,500	
City Labor Force		\$33,720	
Project Total		\$332,220	\$298,500
Available Grant Fund			\$163,812.98
City Funds			<\$134,687.02>

ATTACHMENT(S):

- Anderson Pool Works Price & Scope

To: Randy Dixon, City of Coos Bay, City Manager

From: Jason Schallock

Date: 7/17/2017

Re: Mingus Pool Revised with VE Options

Price and Scope with VE Options



9500 SW Boeckman Road Wilsonville, OR 97070
Phone (503) 625-5628 Fax (503) 625-3488
CCB# 125440 WA# ANDERG1005BQ
www.andersonpoolworks.com

We have prepared the following proposed scope of work and pricing for the swimming pool mechanical building, mechanical system, and swimming pool interior work, per plans and specifications dated 4/6/16:

1. Pool interior work:

- a. Prepare existing swimming pool surface for the application of new interior surface.
- b. Provide and install new waterline 6"x6" waterline tile per specification.
- c. Provide and install CL Industries, Hydrazzo, arctic white, cementitious interior finish material.
- d. Provide and install step marker tile, break line marker tile, and depth marker and no diving tile.

\$106,650.00

2. Pool mechanical work:

- a. Provide City and Health Department permits.
- b. Remove existing filtration system.
- c. Remove and reinstall existing pool heater.
- d. Remove and dispose of existing heat recovery tank and boiler.
- e. Remove and reinstall existing chemical equipment.
- f. Provide and install specified new pumping and filtration equipment.
 - i. 15 hp filtration pump.
 - 1. VFD for filtration pump.
 - 2. 6" strainer.
 - ii. Heat exchanger.
 - iii. ORP/pH controller.
 - iv. Bleach injection pump.
 - v. UV system.
 - vi. Acid injection pump and tank.
 - vii. Flow meter.
 - viii. Vacuum DE system.
 - ix. Water level controller.
 - x. Water fill valve.
- g. Provide electrical wiring and connections for pool equipment.
- h. Construct new concrete filtration tank per specification.

\$406,000.00

3. Mechanical building work:

- a. Provide building department permits.
- b. Construct new slab at boiler/chemical room area per S1.1, S2.0.
- c. Provide and install pipe hangers and supports per S1.2.
- d. Construct surge tank per S2.0.

- i. Provide and install ladder and railings.
- e. Construct housekeeping pads and pump base per S3.0.
- f. Construct chemical storage room per S3.0.
 - i. Provide and install ventilation fan.
 - ii. Provide and install door.

\$102,000.00

VE Option 1:

These Items are in place of Items in "Pool Mechanical Work" and "Mechanical Building Work" in base bld.

System designed by Anderson Poolworks. Owner and APW approved system schematics and drawings included.

Anderson Poolworks will supply the following equipment only. All installation of equipment and piping connections to pool and to pool equipment is by others. All necessary pipe, fittings, flanges, hangers, supports and hardware by others. Mechanical, HVAC, Electrical, Plumbing, Low Voltage connections by others. (unless otherwise specified).

1. Paddock Pool Equipment system including:

- a. **Stainless steel surge to be installed at main mechanical room floor level on a concrete housekeeping pad (provided by others) with the top of the tank above pool tank static water level. Necessary connections for main drain, gutter, pump, overflow, fill and modulation valve (mod. Valve located inside tank).**
- b. **Regenerator PPEC, 350S Regenerative Media Filter. Type 304L SS Filter with Vacuum Transfer System, MOD 1 SSC Filter Controller, two Charges of Perlite Media and Remote Control Valves - 351.2 SF - 1.28, GPM/SF - 450 GPM (2) Additional Charges of Media Included. Assembly of filter components only ready for piping flanged connections (piping by others)**
- c. **Compressor, Air, 3HP, 60GAL, 1PH
Vertical Splash Lubricated Tank Mounted Electric Air Compressor with Auto Drain**
- d. **Stainless steel pump strainer 8" x 6" with 4" precoat branch connection.**

2. Pumping:

- a. **Reuse existing 15HP pool pump. Replace impeller and seals**
- b. **Add Acu-drive 15HP VFD 230v 3ph.**

3. Piping systems:

- a. Supply only of Asahi pool pro butterfly and ball valves, Neptune Benson or equal wafer check valve
- b. Metering equipment, liquid filled gauges, George Fisher paddle wheel flow meter (utilizes the VFD display).

3. Support Equipment (Supply Only):

- a. ORP/pH controller. As specified
- b. Bleach injection pump. As specified
- c. UV system. As specified
- d. Acid injection pump and tank. As specified
- e. ELC electronic water level control with tank mounted sensor
- f. 1.5" Asco slow operating electronic fill valve

4. Commissioning of systems and 4 hrs. owner's training.

1. Pool Heater.

- a. Raypak Xtherm 1505a Natural Gas Pool High efficiency pool heater. AHRI certificate included. Commissioning included. Installation, placement, pool connections, HVAC, Mechanical and electrical connections by others. Supply and start-up only.

Total price for this revised scope of work.....\$276,000.00

Items NOT included:

- 1. Installation of pool equipment. (Supply only)
- 2. City or County building plan review and permit fees.
- 3. Bid, payment or performance bond.
- 4. Draining and filling of the swimming pool.
- 5. Lane line survey for swim distance certification.
- 6. Deck equipment at pool (diving boards, handrails and embeds, etc.).
- 7. Painting of any kind.
- 8. Plumbing parts and work.
- 9. Rehabilitation work for the existing and replaced boiler.
- 10. Geo-technical engineering or inspections.
- 11. Site de-watering costs.
- 12. Mechanical, HVAC, Electrical, Plumbing, Low Voltage connections unless otherwise specified

General Requirements:

1. Proposal includes BOLI wages.
2. Some custom-manufactured items require a deposit. These costs will be billed to the City as Engineering costs, and the City agrees to pay these costs as billed.
3. Water and electricity for construction to be provided by the City.
4. Performance and payment bonds are NOT included.
5. Public works bond IS included.
6. Workman's compensation, auto, and general liability insurances ARE included.

Thank You
Jason Schallock CBP, CSP, CTS
Operations Manager

Item	Materials	Labor	Total
Design/procurement/estimating/Admin		\$ 5,000.00	\$ 5,000.00
Paddock Package SurgeTank/Filter/Strainer	\$ 133,550.00		\$ 133,550.00
Auto Fill/electronic w/ sens/Accessories	\$ 3,000.00		\$ 3,000.00
Heater/accessories	\$ 29,700.00		\$ 29,700.00
Mod float Valve/Level Control	\$ 2,000.00	\$ 1,000.00	\$ 3,000.00
Butterfly/Ball/ Check valves	\$ 10,000.00		\$ 10,000.00
pump rebuild/VFD/base	\$ 5,000.00	\$ 1,500.00	\$ 6,500.00
Filter Components/misc./Install	\$ 10,000.00	\$ 8,000.00	\$ 18,000.00
UV	\$ 18,700.00		\$ 18,700.00
chem controller/chem/pumps/tubing/fittings	\$ 3,500.00		\$ 3,500.00
Flowmeter/Gauges/etc	\$ 2,000.00		\$ 2,000.00
Freight Total	\$ 15,000.00		\$ 15,000.00
Consult/Coordination		\$ 7,000.00	\$ 7,000.00
Commissioning		\$ 3,000.00	\$ 3,000.00
Warranty/1,3,6 month check-up	\$ 2,050.00	\$ 2,250.00	\$ 4,300.00
Travel expenses total	\$ 7,000.00	\$ 6,750.00	\$ 13,750.00
			\$ 276,000.00