



**PURCHASING ITEM
FOR
COUNCIL AGENDA
Memo No. CA08-119**

1. Agenda Item Number:
46
2. Council Meeting Date:
December 13, 2007

TO: MAYOR & COUNCIL

3. Date Prepared: November 20, 2007

THROUGH: CITY MANAGER

4. Requesting Department: Community Services

5. SUBJECT: Award a Job Order Contract Project Agreement to SDB, Inc. for Aquatic Facility Renovations, Project No. CS0801-401, per Job Order Contract 07-04, in an amount not to exceed \$579,041.

6. RECOMMENDATION: Staff recommends that Council award a Job Order Contract Project Agreement to SDB, Inc. for Aquatic Facility Renovations, Project No. CS0801-401, per Job Order Contract 07-04, in an amount not to exceed \$579,041.

7. BACKGROUND/DISCUSSION: The improvements recommended for Folley Pool, West Chandler Aquatic Center and Arrowhead Pool are required in order to bring these facilities into compliance with the Maricopa County Health Department Swimming Pool Rules and Regulations. The County Board of Supervisors approved a revision to the Swimming Pool Rules and Regulations in April of 2004, which included new fencing requirements. The fences at Folley and West Chandler no longer meet the new requirement and must be replaced. The deck at Arrowhead Pool has deteriorated to the point the Health Department noted it as a violation on our 2007 inspection reports. It is not possible for staff to make the necessary repairs to the deck because the concrete will no longer accept proper adhesion with any product. All the concrete around the competition pool must be removed and replaced and a new deck grate system installed. Other improvements included as part of this contract, but not related to Health Department regulations, include a new public address system at Desert Oasis and the installation of two 20' Funbrellas at the Hamilton Aquatic Center. The P.A. system at Desert Oasis Aquatic Center is the original equipment installed in 1992 and is no longer working. The Funbrellas will provide additional shade at the Hamilton Aquatic Center.

8. EVALUATION: On December 15, 2005, Council approved the extension of a Job Order Contract, Number JOC 03-12, to SDB, Inc., for general contracting construction services to City facilities. The costs proposed for this project have been reviewed by City Staff and compared to historical prices for similar installation work.

9. FINANCIAL IMPLICATIONS:

Cost:	\$579,041
Savings:	N/A
Long Term Costs:	N/A

<u>Fund Source:</u>	<u>Fund Name:</u>	<u>Program Name:</u>	<u>CIP Funded:</u>	<u>Amount:</u>
<u>Acct. No.:</u> 420.4580.0000.6611.8PR047	Park Obligation Bond Funds	Aquatic Facility Renovations	07/08	\$579,041

10. PROPOSED MOTION: Move that Council award a Job Order Contract Project Agreement to SDB, Inc. for Aquatic Facility Renovations, Project No. CS0801-401, per Job Order Contract 07-04, in an amount not to exceed \$579,041, and authorize the Mayor to sign the contract documents.

ATTACHMENTS: Location Map

APPROVALS

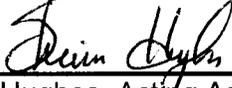
11. Requesting Department

Sheri Passey
Sheri Passey, Aquatics Superintendent

13. Department Head

Mark M. Eynatten
Mark M. Eynatten, Community Services Director

12. City Engineer



Sheina Hughes, Acting Assistant Public Works
Director/City Engineer

14. City Manager



W. Mark Pentz

**EXHIBIT A
SCOPE OF WORK**

JOC shall provide the following services at each aquatic facility:

Arrowhead Pool

- Removal and disposal of existing deck.
- Furnish and install Zurn drainage system.
- Installation of stamped cool deck.
- Furnish and install slide safety pad.

Folley Pool

- Demolition and removal of concrete curbing, fencing, and gates.
- Furnish and install two 12' diameter funbrellas.
- Furnish and install gates and fencing. Fencing to be installed on masonry wall with sand stucco finish.
- Refinish existing spray pad.

West Chandler Aquatic Center

- Demolition and removal of concrete curbing, fencing, and gates.
- Furnish and install 8' wrought iron fencing with 24" high expanded metal.
- Furnish and install double gate at SW corner.
- Replace double gate at NE corner.
- Furnish and install 6' wrought iron fencing on new 2' split face block masonry wall

Hamilton Aquatic Center

- Furnish and install two 20' diameter funbrellas.

Desert Oasis Aquatic Center

- Furnish and install sound system

**EXHIBIT B
FEE SCHEDULE**

Arrowhead Pool

CSI	Description	Cost
01	Division 1 - General Requirements	\$ 47,050.00
02	Division 2 - Site Construction	\$ 99,830.00
03	Division 3 - Concrete	\$ 187,915.00
04	Division 4 - Masonry	\$ -
05	Division 5 - Steel	\$ -
06	Division 6 - Wood & Plastics	\$ -
07	Division 7 - Them & Moist Protection	\$ -
08	Division 8 - Doors & Windows	\$ -
09	Division 9 - Finishes	\$ -
10	Division 10 - Specialties	\$ -
11	Division 11 - Equipment	\$ -
12	Division 12 - Furnishings	\$ -
13	Division 13 - Special Construction	\$ -
14	Division 14 - Conveying Systems	\$ -
15	Division 15 - Mechanical	\$ -
16	Division 16 - Electrical	\$ -
	Sub Total	\$ 334,795.00
	Coefficient 15.0%	\$ 50,219.00
	Total	\$ 385,014.00

**DIVISION
BREAKDOWN**

QUAN	CSI	Description	Unit	\$ per Unit	Total
Division 1 - General Requirements					
80.0	010010	Project Manager	EA	\$ 70.00	\$ 5,600.00
160.0	010019	Superintendent	EA	\$ 55.00	\$ 8,800.00
1.0	013321	Construction survey	LS	\$ 4,800.00	\$ 4,800.00
3.0	015270	Portable toilet	EA	\$ 150.00	\$ 450.00
6.0	015280	Dumpster	EA	\$ 400.00	\$ 2,400.00
1.0	012000	Allowance for electrical, plumbing, and irrigation repairs	AL	\$ 15,000.00	\$ 15,000.00
1.0	012000	Allowance for life guard chairs, starting blocks, deck markings	AL	\$ 5,000.00	\$ 5,000.00
1.0	012000	Allowance for dust control and pool protection	AL	\$ 5,000.00	\$ 5,000.00
		Total - Division 1 - General Requirements			\$ 47,050.00
Division 2 - Site Construction					
17000.0	020500	Deck removal	SF	\$ 3.34	\$ 56,780.00
1.0	022100	Private detection services	LS	\$ 1,500.00	\$ 1,500.00
1.0	023100	Grading work	LS	\$ 10,350.00	\$ 10,350.00
520.0	026300	Zurn drainage system	LS	\$ 60.00	\$ 31,200.00
		Total - Division 2 - Site Construction			\$ 99,830.00
Division 3 - Concrete					
17000.0	030500	Stamped cool deck	SF	\$ 11.00	\$ 187,000.00
1.0	033600	Kiddie slide safety pad	LS	\$ 915.00	\$ 915.00
		Total - Division 3 - Concrete			\$ 187,915.00

**EXHIBIT B
FEE SCHEDULE (cont.)**

Folley Pool

CSI	Description	Cost
01	Division 1 - General Requirements	\$ 13,200.00
02	Division 2 - Site Construction	\$ 40,350.00
03	Division 3 - Concrete	\$ 16,996.00
04	Division 4 - Masonry	\$ 26,610.00
05	Division 5 - Steel	\$ -
06	Division 6 - Wood & Plastics	\$ -
07	Division 7 - Therm & Moist Protection	\$ -
08	Division 8 - Doors & Windows	\$ -
09	Division 9 - Finishes	\$ -
10	Division 10 - Specialties	\$ -
11	Division 11 - Equipment	\$ -
12	Division 12 - Furnishings	\$ -
13	Division 13 - Special Construction	\$ -
14	Division 14 - Conveying Systems	\$ -
15	Division 15 - Mechanical	\$ -
16	Division 16 - Electrical	\$ -
	Sub Total	\$ 97,156.00
	Coefficient 15.0%	\$ 14,573.00
	Total	\$ 111,729.00

**DIVISION
BREAKDOWN**

QUAN	CSI	Description	Unit	\$ per Unit	Total
Division 1 - General Requirements					
			EA	\$ 70.00	\$ 2,800.00
40.0	010010	Project Manager	EA	\$ 55.00	\$ 4,400.00
80.0	010019	Superintendent	EA	\$ 150.00	\$ 300.00
2.0	015270	Portable toilet	EA	\$ 400.00	\$ 800.00
2.0	015280	Dumpster	LS	\$ 1,900.00	\$ 1,900.00
1.0	015620	Temporary fencing	AL	\$ 1,500.00	\$ 1,500.00
1.0	012000	Allowance for electrical, plumbing, and irrigation repairs	AL	\$ 1,500.00	\$ 1,500.00
1.0	012000	Allowance for schematics, submittals, and permits			
					\$ 13,200.00
		Total - Division 1 - General Requirements			
Division 2 - Site Construction					
1.0	020500	Demolition and removal of concrete curbing	LS	\$ 2,515.00	\$ 2,515.00
1.0	020500	Removal of existing fencing and gates	LS	\$ 4,604.00	\$ 4,604.00
1.0	028200	Fencing and gates	LS	\$ 25,531.00	\$ 25,531.00
2.0	028750	12' diameter funbrellas	EA	\$ 2,450.00	\$ 4,900.00
1.0	028750	Installation of funbrellas - deck topping by staff	LS	\$ 2,800.00	\$ 2,800.00
					\$ 40,350.00
		Total - Division 2 - Site Construction			
Division 3 - Concrete					
1.0	033600	Spray pad refinishing	LS	\$ 16,996.00	\$ 16,996.00
					\$ 16,996.00
		Total - Division 3 - Concrete			
Division 4 - Masonry					
1.0	040500	Masonry wall and footings, sand stucco finish and painted	LS	\$ 26,610.00	\$ 26,610.00
					\$ 26,610.00
		Total - Division 4 - Masonry			

**EXHIBIT B
FEE SCHEDULE (cont.)**

Hamilton Aquatic Center

CSI	Description	Cost
01	Division 1 - General Requirements	\$ 1,440.00
02	Division 2 - Site Construction	\$ 10,320.00
03	Division 3 - Concrete	\$ -
04	Division 4 - Masonry	\$ -
05	Division 5 - Steel	\$ -
06	Division 6 - Wood & Plastics	\$ -
07	Division 7 - Therm & Moist Protection	\$ -
08	Division 8 - Doors & Windows	\$ -
09	Division 9 - Finishes	\$ -
10	Division 10 - Specialties	\$ -
11	Division 11 - Equipment	\$ -
12	Division 12 - Furnishings	\$ -
13	Division 13 - Special Construction	\$ -
14	Division 14 - Conveying Systems	\$ -
15	Division 15 - Mechanical	\$ -
16	Division 16 - Electrical	\$ -
	Sub Total	\$ 11,760.00
	Coefficient 15.0%	\$ 1,764.00
	Total	\$ 13,524.00

**DIVISION
BREAKDOWN**

QUAN	CSI	Description	Unit	\$ per Unit	Total
	Division 1 - General Requirements				
8.0	010010	Project Manager	EA	\$ 70.00	\$ 560.00
16.0	010019	Superintendent	EA	\$ 55.00	\$ 880.00
		Total - Division 1 - General Requirements			\$ 1,440.00
	Division 2 - Site Construction				
2.0	028750	20' diameter funbrellas	EA	\$ 3,760.00	\$ 7,520.00
1.0	028750	Installation of funbrellas - deck topping by staff	LS	\$ 2,800.00	\$ 2,800.00
		Total - Division 2 - Site Construction			\$ 10,320.00

**EXHIBIT B
FEE SCHEDULE (cont.)**

Desert Oasis Aquatic Center

CSI	Description			Cost
01	Division 1 - General Requirements			\$ 560.00
02	Division 2 - Site Construction			\$ -
03	Division 3 - Concrete			\$ -
04	Division 4 - Masonry			\$ -
05	Division 5 - Steel			\$ -
06	Division 6 - Wood & Plastics			\$ -
07	Division 7 - Therm & Moist Protection			\$ -
08	Division 8 - Doors & Windows			\$ -
09	Division 9 - Finishes			\$ -
10	Division 10 - Specialties			\$ -
11	Division 11 - Equipment			\$ 6,493.00
12	Division 12 - Furnishings			\$ -
13	Division 13 - Special Construction			\$ -
14	Division 14 - Conveying Systems			\$ -
15	Division 15 - Mechanical			\$ -
16	Division 16 - Electrical			\$ -
		Sub Total		\$ 7,053.00
		Coefficient	15.0%	\$ 1,058.00
		Total		\$ 8,111.00

**DIVISION
BREAKDOWN**

QUAN	CSI	Description	Unit	\$ per Unit	Total
Division 1 - General Requirements					
8.0	010010	Project Manager	EA	\$ 70.00	\$ 560.00
0.0	010019	Superintendent	EA	\$ 55.00	\$ -
		Total - Division 1 - General Requirements			\$ 560.00
Division 11 - Equipment					
1.0	111300	Sound system installation	LS	\$ 6,493.00	\$ 6,493.00
		Total - Division 11 - Equipment			\$ 6,493.00



Chandler + Arizona
Where Fee Analysis Makes The Difference

Fee Analysis

PROJECT NUMBER: CS0801
PROJECT NAME: Aquatic Facility Renovations
PROJECT MANAGER: Chris Lamm
PROJECT OWNER: Sheri Passey

DATE: 11/26/07

Project Complexity: average
 very complex

Services:

- Engineering
- Construction
- Pre-Construction
- Construction Management

Delivery Method:

- Design Bid Build
- Design Build
- CM @ Risk
- JOC

PROPOSED FEE: \$579,041 BUDGET: * \$600,000 * EXPLAIN BELOW IF FEE EXCEEDS BUDGET
Construction estimate: \$579,041
Percentage Engineering/Design/Pre-construction Services fee vs. Construction estimate: N/A
Expected percentage range for design projects (from ASCE curve):

Summary of Scope of Work:

Arrowhead Pool

Removal and disposal of existing deck. Furnish and install Zurn drainage system. Installation of stamped cool deck. Furnish and install slide safety pad.

West Chandler Aquatic Center

Demolition and removal of concrete curbing, fencing, and gates. Furnish and install 8' wrought iron fencing with 24" high-expanded metal. Furnish and install double gate at SW corner. Replace double gate at NE corner. Furnish and install 6' wrought iron fencing on new 2' split face block masonry wall

Hamilton Aquatic Center

Furnish and Install two 20' diameter funbrellas

Folley Pool

Demolition and removal of concrete curbing, fencing, and gates. Furnish and install two 12' diameter funbrellas. Furnish and install gates and fencing. Fencing to be installed on masonry wall with sand stucco finish. Refinish existing spray pad.

Desert Oasis Aquatic Center

Furnish and Install sound system

FEE ANALYSIS:

Engineering/ Design/Pre-Construction Services

<u>Engineering Services</u>	<u>Proposed Hourly Rate</u>	<u>Typical CoC Standard Rates</u>	<u>Hourly Rates of Similar, Previous Project</u>
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JOC/Design Build/CM @ Risk

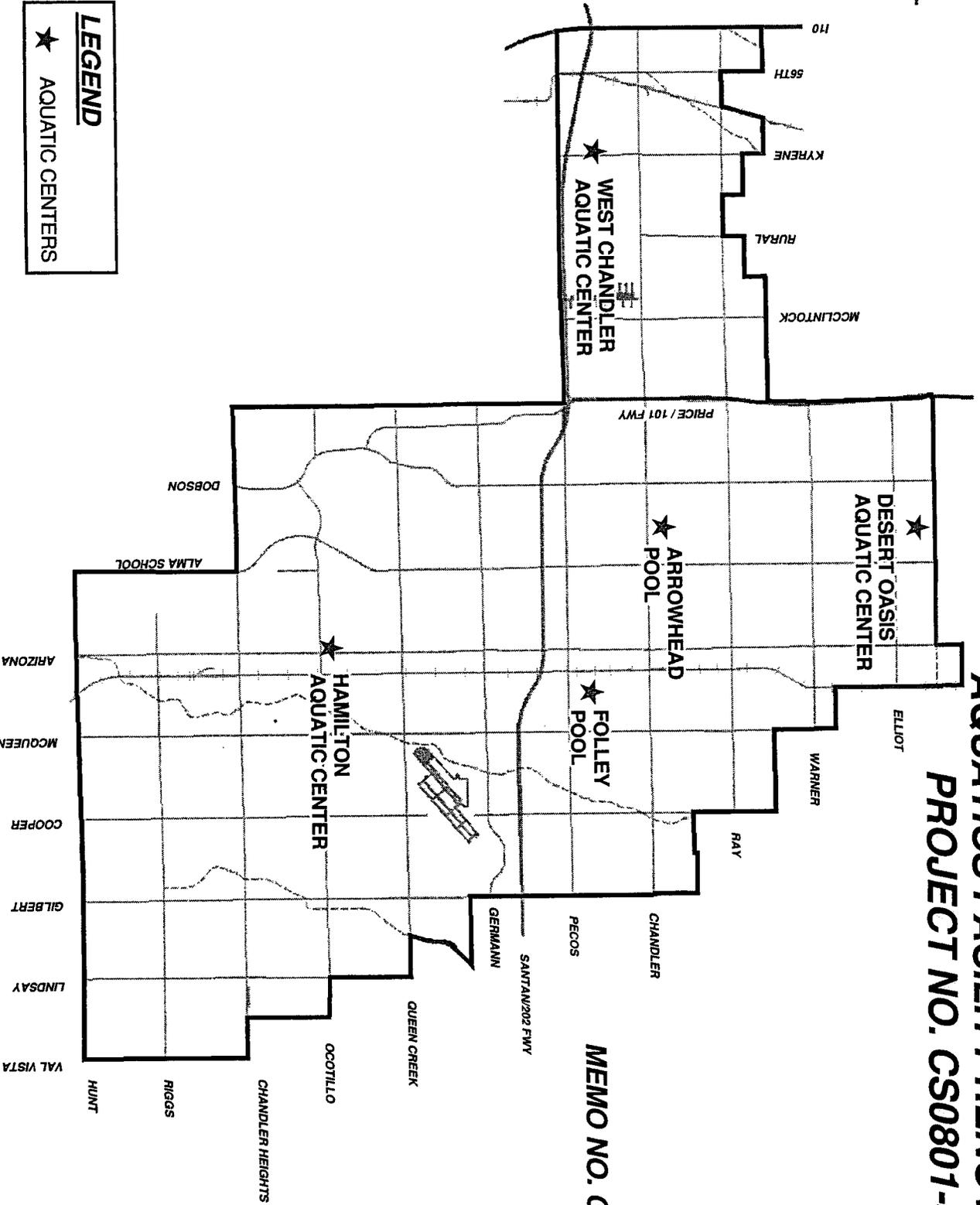
Cost Model Summary:

The Project Manager & Project Owner feel this proposed fee is fair and reasonable because: The proposed scope and price meets the needs and budget established at the beginning of scoping. Costs for this project were compared to similar projects and found to be equivalent. Comparison was made based on the types project improvements and on the unit prices for improvements.



AQUATICS FACILITY RENOVATIONS PROJECT NO. CS0801-401

MEMO NO. CA 08-119



LEGEND

★ AQUATIC CENTERS

