



MEMO TO: Parks and Human Services Committee of the Whole

FROM: John Mork, Project Manager

DATE: June 4, 2019

SUBJECT: APPROVAL OF CONSULTANT AGREEMENT FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR THE REDMOND POOL IMPROVEMENTS PHASE 2

I. PURPOSE For Info Only Potential Agenda Item Scheduled for Council Action

II. RECOMMENDED ACTION

Approve the Consultant Agreement with ARC Architects for architectural and engineering services for the Redmond Pool Improvements Phase 2, Project No. 50021911, in the amount of \$288,131, and authorize the Mayor to sign the Agreement.

III. DEPARTMENT CONTACTS

| | |
|---|--------------|
| Rachel Van Winkle, Deputy Director Parks and Recreation | 425-556-2334 |
| Dave Tuchek, Parks Operations Manager | 425-556-2318 |
| John Mork, Project Manager | 425-556-2713 |
| Bethany Kennedy, Engagement Manager | 425-556-2366 |

IV. DESCRIPTION BACKGROUND

Project Purpose

This project will extend the useful life of the pool and make improvements to the building that will enhance operations and the guest experience.

Background

The pool was built in 1972 by King County using Forward Thrust bond funding and was transferred to the City in 2010. After nearly 50 years, the Redmond Pool systems have outlived their useful life, and essential capital improvements are required to preserve Redmond's only public pool. Over the last eight years there has been regular mechanical system failures; replacement parts are difficult to find due to the age of the pool. After extensive outreach to the community in 2016-2017, aquatics was identified as the top priority for community center services. In response, the City conducted an energy audit of

the Redmond Pool, and the consultant recommended improving the existing pool as the most cost-effective approach.

This past December, the City Council adopted the 2019-2020 budget, approving \$8M to improve essential and high priority systems and make structural improvements to the existing footprint that will allow the pool to operate an additional 25-30 years. Pool system repairs and improvements will occur in two phases over two years.

Phase 1 – Project Description

McKinstry is under contract to complete approximately \$5.4M in system repair and replacement that will improve the overall pool facility efficiency and operation. This work will result in lower utility use and costs along with improved building system performance and occupant experience. The following improvements will be made to the facility:

- Boiler system
- Pool circulation pump
- Pool heat exchanger
- Lighting
- Electrical panels
- Domestic hot water tank
- Glazing
- Roofing
- Skylights
- Air handler units
- Low flow fixtures
- Addition of a pool cover

The construction for the Phase 1 work is currently scheduled to be complete by the fall of 2019.

Phase 2 – Project Description

Phase 2 will focus on making \$2.6 M of additional improvements to the building/site that were not eligible to be covered under the phase 1 energy improvement design/build contract with McKinstry. The planned improvements for the second phase of the project are listed below:

- Fire protection upgrades
- ADA Improvements
- Plumbing upgrades
- Pool filter
- Relining the pool
- Pool deck resurfacing
- Lobby and locker room upgrades
- Parking lot resurfacing
- Outdoor storage

- Structural/Seismic upgrades (if necessary) – Tier 1 evaluation complete
- Asbestos abatement and mold remediation (if necessary)

This Consultant Agreement provides for preliminary and final architectural/engineering design services for all the Phase 2 items listed above.

Public Outreach/Communication

A Communications Plan has been developed to ensure all stakeholders are reached, informed and engaged through timely and appropriate outreach throughout all project phases. The Redmond Community Centers stakeholders group has been activated to support the future of Redmond’s Community Centers, and staff are coordinating with WAVE on consistent and complementary messaging.

Communication outreach phases:

Phase 1 & 2

- **Project education** - Articles in the Focus newsletter, info boards displayed in the Redmond Pool lobby and all community centers, social media outreach, dedicated project page (redmond.gov/pool) and partner engagement
- **Temporary pool closure** – Social media and website updates to inform the community on the progress of work with photos and improvement updates. On-site closure signage, directing people online for project information.
- **Re-opening of Redmond Pool** – Focus article, press release, social media outreach, and celebration of pool improvements

Consultant Selection Process

As part of the consultant selection process, three (3) firms were selected from the City’s consultant roster and invited to submit proposals. The firms were:

| Consultant | Business Location |
|----------------------------|--------------------------|
| ARC Architects | Seattle, WA |
| Patano Studio Architecture | Seattle, WA |
| INNOVA Architects | Tacoma, WA |

Three (3) firms provided their Statement of Qualifications and were interviewed. The City’s selection team evaluated their qualifications and determined ARC Architects was the most qualified firm to provide design services for this project.

After selection, negotiations were held to finalize the scope of work and determine a fair and reasonable cost for this work. The scope and fee have been incorporated into the City’s Standard Consultant Agreement (Attachment A).

Council Actions / Communication

| | |
|-----------|------------------------------------|
| 5/7/2019 | Parks and Human Services Committee |
| 6/4/2019 | Parks and Human Services Committee |
| 6/18/2019 | Approve Consultant Agreement |

V. IMPACT

- A. **Service/Delivery:** Make improvements to the building systems and enhance the guest experience.
- B. **Fiscal:** Estimated costs for the project are shown below.

Current Project Budget:

| | |
|---------------|--------------------|
| Parks CIP | <u>\$8,000,000</u> |
| Total Funding | <u>\$8,000,000</u> |

Estimated Project Costs:

| | |
|------------------------------|--------------------|
| McKinstry (Phase 1) | \$5,448,329 |
| Design (Phase 2) | \$453,757 |
| Construction (Phase 2) | <u>\$2,097,914</u> |
| Total Estimated Project Cost | <u>\$8,000,000</u> |

Budget Difference (\$0)

VI. ALTERNATIVES TO STAFF RECOMMENDATION

The City Council may choose not to approve the Consultant Agreement for the design of the project; however, this action would delay the project.

VII. TIME CONSTRAINTS

The construction work will need to be completed in summer when the pool closure will have the least impact to swimming programs.

Target Dates

Begin Design July 2019

Begin Construction Summer 2020

VIII. LIST OF ATTACHMENTS

- A. Redmond Pool Consultant Agreement - ARC