Legislation Details (With Text)

File #:	AM No. 20-065		
Type:	New Business	**Status:**	Passed
File created:	5/5/2020	**In control:**	City Council
On agenda:	5/19/2020	**Final action:**	5/19/2020
Title:	Award of Bid to Klinge and Associates, Inc. of Bellevue, Washington, for the Amount Bid of $1,699,125.45, and Approval of Supplemental Agreement No. 1, with ARC Architects in the Amount of $100,738.00 for Additional Design and Construction Support Services, Redmond Pool Improvements Phase 2, Project No. 50021911		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Agenda Memo No. 20-065, 2. Attachment A: ARC Supplemental Agreement 1, 3. Attachment B: Vicinity Map		

Date	Ver.	Action By	Action	Result
5/19/2020	1	City Council	approved	

MEMO TO: Members of the City Council

FROM: Mayor Angela Birney

SUBJECT:

Award of Bid to Klinge and Associates, Inc. of Bellevue, Washington, for the Amount Bid of $1,699,125.45, and Approval of Supplemental Agreement No. 1, with ARC Architects in the Amount of $100,738.00 for Additional Design and Construction Support Services, Redmond Pool Improvements Phase 2, Project No. 50021911

I. RECOMMENDED ACTION

Award the bid for the Redmond Pool Improvements Phase 2, City Project No. 50021911, to Klinge and Associates, Inc. of Bellevue, Washington, for the amount bid of $1,699,125.45, and authorize the Mayor to sign the contract. Approve Supplemental Agreement No. 1 with ARC Architects for $100,738.00 for additional design and construction support services and authorize the Mayor to sign the agreement.

II. DEPARTMENT CONTACTS

Carrie Hite, Director Parks and Recreation	425-556-2326
Dave Tuchek, Parks Operations Manager	425-556-2318

John Mork, Project Manager	425-556-2713
Bethany Kennedy, Customer Experience Manager	425-556-2366

III. DESCRIPTION/BACKGROUND

The Redmond Pool is currently receiving a major renovation with an original budget of $8M. The purpose of the renovation is to improve essential and high priority systems and make structural improvements to allow the pool to operate an additional 25-30 years.

The Redmond Pool improvement project was identified in the Facilities Strategic Management Plan that was adopted by Council in January 2019. Through extensive stakeholder involvement to gather input on the Future of Redmond's Community Centers, aquatics facilities were ranked as the highest priority by the community.

The City Council adopted the 2019 - 2025 Capital Improvement Program (CIP) as part of the 2019-2020 overall budget. The CIP allocated $8M for the pool improvements in 2019-2020 timeframe.

Phase I - Essential System Improvements

McKinstry is under contract to complete system repair and replacement that will improve overall pool facility energy 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 have been completed:

- Boiler system
- Pool circulation system
- Pool heat exchanger
- Lighting
- Electrical service and panels
- Domestic hot water tanks
- Glazing
- Roofing
- Skylights
- Air handler units

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- Asbestos abatement
- Acoustical tile removal
- Repairs to pool concrete substructure

The following improvements will be completed in the upcoming months (May - June):

- Installation of corrosion mitigation system.
- Installation of the pool lining.

The completion of Phase 1 has been delayed as a result of the discovery of damaged concrete and structural rebar in the walls of the pool. Since the discovery of the damaged concrete in October 2019, the contractor has been working to make repairs to the pool substructure. During this repair process, it was determined by both a structural and corrosion engineer the failure of the concrete and rebar was due to high levels of chloride in the concrete. Based on the strong recommendations from both engineers, the City will be installing a corrosion mitigation system to the concrete pool substructure. With this system in place, the pool will remain structurally sound for many years to come.

The total cost for the Phase 1 improvements will be approximately $6.6M. Originally, this work was estimated to cost approximately $5.45M. The increased cost is largely due to work that was not anticipated in McKinstry's original design/build scope. A summary of the cost increases/decreases are as follows:

o Pool Filtration System Improvements	$290,000
o Pool Lane Tiles, Steps and Drains	$110,000
o Domestic Water, Electrical and Gas Upgrades	$190,000
o Relocating Air Handling Unit	$90,000
o Pool Concrete Repairs	$275,000
o Corrosion Mitigation System	$275,000
o Pool Cover	($225,000)
o Misc.	$125,000

Phase 2 - Project Description and Timeline

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

- Fire protection upgrades
- ADA improvements
- Plumbing upgrades
- Pool decking
- Lobby and locker room upgrades
- Asbestos abatement

The total cost for Phase 2 improvements will be approximately $2.66M. The original estimated project

costs presented in the June 18, 2019 approval of consultant agreement council memo was approximately $2.55M. The cost increase is largely due to the bid amount being higher than anticipated.

Supplemental Agreement
ARC Architects will be providing construction support for the project.

Bid Results
The project was advertised in the Daily Journal of Commerce on February 26, 2020, and March 4, 2020. The City Clerk received bids until 2 PM, April 9, 2020. There were four (4) bidders and the bids are summarized below:

Bidder	Business Location	Amount Bid
Klinge and Associates, Inc.	Bellevue, WA	$1,699,125.45
Accord Contractors, Inc.	Bellevue, WA	$1,783,910.70
Olympic Peninsula Contractors, Inc.	Port Ludlow, WA	$1,962,975.30
Reynolds General Contracting, Inc.	Bellevue, WA	$2,035,151.25
Engineer's Estimate		$1,553,712.60

All bidder's unit prices, extensions and additions have been checked for accuracy and unbalanced bid items. The contractor's references were checked and found to be acceptable. Staff recommends award to Klinge and Associates, Inc., the low responsible bidder.

IV. PREVIOUS DISCUSSIONS HELD

Date	Action / Committee Presentation
01/08/19	Planning and Public Works Committee
05/07/19	Parks and Human Services Committee
06/04/19	Parks and Human Services Committee
09/03/19	Parks and Human Services Committee
12/03/19	Approve Consultant Agreement
02/11/20	City Council Study Session
05/05/20	Parks and Human Services Committee
Today	Approve Supplemental Consultant Agreement No. 1
Today	Award of Bid

V. IMPACT

A. Service/Delivery:

Make improvements to the building systems and enhance the guest experience.

B. Fiscal Note:

Estimated costs for the project are shown below.

Current Project Budget:	
Parks CIP	$7,020,000
Department of Commerce Grant	$ 980,000
Total Funding	$8,000,000
Estimated Project Costs:	
Phase 1-McKinstry (Design/Build)	$6,577,577
Phase 2-Preliminary Design	$ 56,194
Phase 2-Design Phase	$ 343,631
Phase 2-Construction Phase	$2,256,134
Total Estimated Project Cost	$9,233,536
Budget Difference	($1,233,536)
Wave, Inc Contribution	$100,000
Savings from Hartman Park Turf Project	$200,000
Transfer from Parks CIP	$933,536
	$1,233,536

VI. ALTERNATIVES TO STAFF RECOMMENDATION

The City Council could choose not to award the contract which would delay construction of the project.

VII. TIME CONSTRAINTS

Phase 1	
Complete Construction	July 2020
Phase 2	
Award of Bid	May 19, 2020
Begin Construction	July 2020
Substantial Completion	Fall 2020

VIII. LIST OF ATTACHMENTS

A. Vicinity Map

B. Supplemental Consultant Agreement No. 1

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