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DATE: November 18, 2024

TO: Honorable Mayor and Members of the City Council through City Manager

FROM: Paige Bullock – Assistant Engineer I, Public Works & Utilities (PW&U)  
Steve Worrell, PE – Sr. Civil Engineer, PW&U  
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SUBJECT: Resolution Authorizing Award of Contract for the Swim Center Pool Replastering Project (C14502320) to Burkett’s Pool Plastering, Inc.

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**RECOMMENDATION**

It is recommended that the City Council adopt the attached Resolution authorizing award of contract for the Swim Center Pool Replastering project (C14502320) to Burkett’s Pool Plastering, Inc.

**BACKGROUND**

The Petaluma Swim Center is located at 900 E Washington Street and features two public pools: a 50-meter competition pool and a smaller teaching pool. The Swim Center was originally constructed in 1968 and provides a wide range of swimming options for the residents of Petaluma and local swim teams, including recreational swimming, lap swimming, and open swimming.

For commercial pools, the service life of plaster pool lining is approximately 12 years. The competition pool has not been replastered in over 20 years and during the last few years, the pool has shown noticeable signs of wear and tear. The delaminating plaster has been overgrown by algae, which requires yearly maintenance to scrub the plaster walls, and this cleaning has resulted in permanent stains and damage to the plaster.

The teaching pool was resurfaced approximately eight years ago, but the plaster has not held up well and does not meet industry standards. In fact, the surface of the teaching pool is too rough for bare feet and requires water shoes.

In October 2023, the City solicited a proposal from Adams Pool Solutions to evaluate the condition of the existing pools. The contractor examined the pools and determined that there was extensive tile damage along both pools, which can lead to water intrusion and damage to the pool

shell. They also determined that the City would likely need a new set of entry stairs in the shallow portion of the teaching pool. In addition, the contractor evaluated the recessed wall steps, handrails, floor return heads, and anti-entrapment grates and determined that all of these items were in need of replacement in order to comply with updated code requirements from the Sonoma County Department of Environmental Health and Safety.

## **DISCUSSION**

The Swim Center Pool Replastering project (C14502320) includes replastering both pool surfaces, replacing recessed steps, handrails, and anchors, upgrading pool surface equipment to meet current code requirements, upgrading electrical equipment for in-pool lights and lighting, recaulking expansion joints in the pools and around the perimeter, and adding stairs to the teaching pool.

Staff prepared bid documents for the project and issued a Notice Inviting Bids on Friday, September 13, 2024. On Tuesday, October 15, 2024, three (3) bids were received as follows:

<u>Name of Bidder</u>	<u>Base Bid Total</u>	
Burkett's Pool Plastering, Inc.	\$445,518	Lowest Responsible Bidder
USA Construction LLC	\$668,740	
Adams Pool Solutions	\$475,958	
Engineer's Estimate	\$470,000	

The lowest responsible and responsive bidder, Burkett's Pool Plastering, Inc., has performed similar pool plastering projects throughout California. Staff verified that Burkett's Pool Plastering, Inc. possess a valid C-53 California Contractor's License (#608182), which qualifies Burkett's Pool Plastering, Inc. to perform the work. There were no bid protests and the time to protest has lapsed.

It is recommended that the Council adopt the resolution awarding the contract to the lowest responsible and responsive bidder, Burkett's Pool Plastering, Inc., in the base bid amount of \$445,518.

Bid documents also included lighting upgrades as alternate bid line items. Staff recommend that these improvements be included because they provide enhanced safety, energy savings, and operational flexibility. These improvements could only happen while the pools are fully decommissioned and drained. Conducting this work in coordination with the replastering and other upgrades is an opportunity for cost savings and will ensure that there will be fewer interruptions in pool use for the public. It is therefore recommended that Council also approve the proposed Bid Alternate #1 (Replace Pool Light Fixtures and Equipment – Competition Pool) in the amount of \$30,000 and Bid Alternate #2 (Replace Pool Light Fixtures and Equipment – Teaching Pool) in the amount of \$5,000 for a total contract amount of \$480,518.

Pool replastering is expected to begin in January 2025 and is anticipated to be completed in March 2025. Construction management and inspection services will be conducted by City staff.

The construction schedule and timeline will be updated regularly once construction begins and messaged to community stakeholders and interested swim patrons through our City website, emailed to subscribers, and shared through the City’s various media channels. During construction, the Cavanagh Pool located on 426 8<sup>th</sup> Street, will remain open for community programming and the schedule of use will be available online with links to the replastering project homepage. Staff will also provide the community with a list of alternate locations with pools that provide lap swim programming during the winter months.

### **PUBLIC OUTREACH**

The pool replastering project was identified as a department priority in the adopted fiscal year 2024-25 budget and presented during the citywide budget workshop. The pool replastering project scope and timeline were presented to the Recreation, Music, and Parks Commission for review and feedback at the September 18, 2024 regular meeting. Interested stakeholders and pool patrons have been encouraged to sign up to receive updates by joining our list of emails subscribers.

This agenda item appeared on the City’s tentative agenda document on November 4, 2024, which was a publicly noticed meeting.

### **COUNCIL GOAL ALIGNMENT**

The Capital Improvement Program serves as a comprehensive catalog of community needs. Each year, the Council adopts a budget for the fiscal year that allocates funds and resources to priority projects. The Swim Center Pool Replastering project (C14502320) is included in the FY2024-2025 Adopted Budget under CIP-48. The full FY2024-2025 Adopted Operating and Capital Improvement Program Budget can be found here: <https://cityofpetaluma.org/documents/fiscal-year-2025-adopted-budget/>

### **CLIMATE ACTION/SUSTAINABILITY EFFORTS**

The Swim Center Pool Replastering project (C14502320) aligns with the City’s climate action and sustainability goals by incorporating energy-efficient upgrades and environmentally conscious materials. The project includes upgrading the in-pool lighting and electrical equipment to LED technology, which will reduce energy consumption and lower operational costs over time. LED lights are more efficient, have a longer lifespan, and reduce greenhouse gas emissions compared to traditional lighting systems.

In addition to the energy-saving benefits, the new plaster surfaces will reduce the need for frequent maintenance, minimizing water waste from pool draining and cleaning activities, and help preserve the structural integrity of the pool to prevent water leakage. By improving the durability and longevity of the pool surfaces and components, the project also reduces the environmental impact associated with the ongoing wear and tear that result from overuse and degraded infrastructure.

### **ENVIRONMENTAL REVIEW**

The project is categorically exempt pursuant to CEQA Guidelines Section 15301, Existing Facilities, as the project involves minor alterations and repairs to existing pool facilities to bring both up to code, ensure safety for users, and increase the longevity of both pools' lifespans. The work will include the demo and replaster of both pools, repairs to the pool and decking expansion joints, the addition of stairs to the smaller teaching pool, replacement of all recessed steps, ladders, and grabrails in both pools, updates to both pools' tile, pool surface equipment upgrades to code and LED lighting upgrades. The project will not result in increased capacity of the pools, and there is negligible or no expansion of use beyond what currently exists. The project is also exempt pursuant to CEQA Guidelines Section 15302, Replacement or Reconstruction, as it consists of the reconstruction of existing pools that will be located on the same site and will have substantially the same purpose and capacity. Furthermore, there are no cumulative impacts, unusual circumstances, or other factors that would make the exemption inapplicable. Therefore, this project is exempt under CEQA sections 15301, Existing Facilities, and 15302, Replacement or Reconstruction.

### **FINANCIAL IMPACTS**

The total project budget for the Swim Center Pool Replastering project (C14502320) was estimated to be \$610,000 with an additional \$44,000 allocated from the LED Streetlight and Facility Lighting Retrofits (C16501412, CIP-88) for lighting upgrades for a total of \$654,000. In order to make the necessary upgrades to meet updated Sonoma County Department of Environmental Health and Safety codes construction scope was increased. The total estimated project budget is now \$713,250.

As the costs associated with the light fixtures and equipment for this project work total \$35,000, a corresponding amount of \$35,000 in funding can be secured from the LED Streetlight and Facility Lighting Retrofits (C16501412) Interfund Loan.

The estimated contingency takes into account the uncertainty surrounding the condition of the submerged pool shell, which cannot be fully assessed until the pool is drained. Given the potential for unforeseen conditions that could arise during the inspection and repair of these submerged components, it is prudent to include these contingency funds to ensure that any necessary repairs can be addressed without delay.

The project budget will be adjusted at mid-year to add another \$68,250 of Measure M revenue and project expenditure budget to cover the additional cost.

The revised budget for this project is as follows:

<b>Swim Center Pool Replastering (C14502320)</b>		
<b>USES</b>	<b>Total Project Approved Budget</b>	<b>Total Project Estimated Budget</b>
Design/Planning/Environ/Land	\$ 55,000	\$ 46,000
Admin/Legal	\$ 2,000	\$ 2,000
Construction Contracts	\$ 416,000	\$ 446,000
Construction Contracts (from LED C16501412)	\$ 44,000	\$ 35,000
Construction Mgmt	\$ 42,000	\$ 48,000
Contingency	\$ 83,000	\$ 120,250
CIP Overhead	\$ 12,000	\$ 16,000
<b>TOTAL USES</b>	<b>\$ 654,000</b>	<b>\$ 713,250</b>
<b>SOURCES</b>		
Measure M - Parks	\$ 610,000	\$ 678,250
Interfund Loan	\$ 44,000	\$ 35,000
<b>TOTAL FUNDS</b>	<b>\$ 654,000</b>	<b>\$ 713,250</b>

### **ALTERNATIVES**

If this contract is not awarded to Burkett's Pool Plastering, Inc., the project will need to be re-bid, resulting in a delay of approximately four months. This delay would increase the risk of water damage to the pool structure and disrupt other planned projects, such as the Swim Center Facility Assessment, which is scheduled to begin its planning phase immediately after the completion of this resurfacing project.

Additionally, the delay would impact swim programming, including swim lessons, private lessons, pool rentals, swim club lane rentals, and master swim lane rentals. The interruption of these activities could result in a loss of revenue for the City, further compounding the financial impact through liquidated damages due to lost programming and rentals.

### **ATTACHMENTS**

1. Resolution
2. Location Map