



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: JULY 2, 2024

FROM: PARKS, RECREATION AND COMMUNITY SERVICES DEPARTMENT WARDS: 1,3, AND 5

SUBJECT: AWARD BID NO. 8034 TO ULTIMATE POOL REMODELING, INC. OF RIVERSIDE, CALIFORNIA FOR THE SHAMEL, HUNT, REID, AND VILLEGAS PARK POOL IMPROVEMENTS PROJECT IN THE AMOUNT OF \$1,537,288; AND AUTHORIZE 15% CHANGE ORDER AUTHORITY UP TO \$230,593.20 FOR A CONTRACT AMOUNT NOT-TO-EXCEED \$1,767,881.20

ISSUE:

Award Bid No. 8034 to Ultimate Pool Remodeling, Inc., of Riverside, California, for the Shamel, Hunt, Reid, Villegas Park Pool Improvements Project in the amount of \$1,537,288; and authorize a 15% change order authority up to \$230,593.20 for a total contract amount not-to-exceed \$1,767,881.20.

RECOMMENDATIONS:

That the City Council:

1. Award Bid No. 8034 to Ultimate Pool Remodeling, Inc., of Riverside, California, in the amount of \$1,537,288 for the construction of the Shamel, Hunt, Reid, Villegas Park Pool Improvements Project;
2. Authorize 15% change order authority in an amount up to \$230,593.20 for project changes including, but not limited to, unforeseen conditions or necessary design changes, for a total contract amount not-to-exceed \$1,767,881.20; and
3. Authorize the City Manager, or designee, to execute a Construction Agreement with Ultimate Pool Remodeling, Inc., of Riverside, California including making minor and non-substantive changes.

BACKGROUND:

On June 13, 2023, City Council authorized the allocation of \$6,492,000 in Measure Z funding for Parks capital improvement projects including a \$250,000 supplemental appropriation for the Shamel Park Pool Renovation project and one-time funding for ten other partially funded park capital improvement projects. The increase in funding for the projects were necessary due to high

inflation experienced over the past few years, increasing the costs of projects. City Council also approved \$3.5 million of Measure Z funding per year for deferred maintenance projects, beginning in FY 2024/25.

DISCUSSION:

Shamel Park Pool is one of only two heated pools operated by the City for general community use. It is a heavily used pool that provides recreational programming for all ages and contributes to the quality of life in Riverside. The deck and the slab have large cracks with concrete failing at the gutter. The renovation is needed to create a safe deck and extend the usable life of the pool. Pool deck equipment will also be replaced including additional lifeguard chairs.

Industry recommendations are for pools to be resurfaced every 8-10 years to prevent cracks and maintain a safe, even surface. If corroded and cracked surfaces develop, pools can harbor bacteria, fungi, dirt, and decomposing matter that can be harmful to health. Cracks in the surfacing must be addressed to prevent leaking and to maintain a smooth surface for swimmer's safety. Shamel, Hunt, Reid and Villegas Park Pools are all due for resurfacing. As a separate project with bids received on March 11, 2024, pool heaters are proposed to be installed at Hunt, Reid and Villegas Park Pools. Resurfacing these three pools will help the City be ready to kick-off expanded aquatic programming for all ages once the heaters are installed.

On December 1, 2023, the Purchasing Division posted Bid No. 8034 on the City's website for renovation of the existing pool at Shamel Park, including but not limited to replacing the deck, replacing pool deck equipment, resurfacing, and new LED pool light fixtures. Costs were also obtained for resurfacing Hunt, Reid and Villegas Park Pools. The City notified 577 vendors and had twenty-two Prospective Bidders listed, nine of which were classified as potential Prime bidders.

On January 5, 2024, one bid was received. Per the attached Bid Award Recommendation, the responsible bidder is Ultimate Pool Remodeling, Inc., of Riverside, California. Staff's review of this bidder's references has elicited no negative information. Further, the State Contractor's Licensing Board records indicate that this bidder's license is current, active, and in good standing.

Upon reviewing the Non-Bidder Reasons Report, non-bidding prospective bidders outlined their reasons for not participating in the bid as being either out of scope, or due to the City's Insurance requirements.

Bidders	City	Amount Bid
Ultimate Pool Remodeling Inc.	Riverside, CA	\$1,537,288

The Parks, Recreation and Community Services Department (PRCSD) recommends that a construction contract in the amount of \$1,537,288 be awarded to Ultimate Pool Remodeling, Inc., for the Shamel, Hunt, Reid and Villegas Park Pool Improvements Project including:

- Base Bid Item I-A: Shamel Pool Deck Section A and Deck Equipment Replacement (\$258,030),
- Additive Item II-A: Shamel Pool Deck Section B (\$83,258)
- Additive Item II-B: Shamel Pool Resurfacing (\$298,000)
- Additive Item II-C: Hunt Pool Resurfacing (\$318,000)
- Additive Item II-D: Reid Pool Resurfacing (\$290,000)
- Additive Item II-E: Villegas Pool Resurfacing (\$290,000)

The Purchasing Resolution No. 24101 Section 508 states that “Contacts procured through Formal Procurement shall be awarded by the Awarding Entity to the Lowest Responsive and Responsible Bidder.”

The Purchasing Manager concurs that the recommendation to Award Bid No. 8034 to Ultimate Pool Remodeling, Inc. is in compliance with Purchasing Resolution No. 24101 Section 508.

STRATEGIC PLAN ALIGNMENT:

The work contributes **Strategic Priority 1 – Arts, Culture and Recreation**, priority of the Envision Riverside 2025 Strategic Plan, which aims to provide diverse community experiences and personal enrichment opportunities for people of all ages.

The work contributes to **goal 1.3**, to improve parks, recreational amenities, open space, and trail development, and fulfill critical lifecycle and facility maintenance needs, and **goal 1.4**, to prioritize safety at parks, trails, arts, cultural and recreational facilities.

1. **Community Trust** – Pools were among the top discussion items brought up by the community at outreach meetings held in 2018 for the preparation of the City’s 2030 Comprehensive Parks, Recreation, and Community Services System Master Plan. We need to maintain our current aquatic facilities to meet the community’s needs.
2. **Equity** – Project outcomes will benefit the entire community by providing safe and fun aquatic recreation opportunities for all residents. The pools included in this project are geographically spread out and include our easternmost and westernmost pools, and two more centrally located pools.
3. **Fiscal Responsibility** – The competitive procurement of services for this project is in accordance with Purchasing Resolution No. 24101, Section 508.
4. **Innovation** – As part of the pool resurfacing work, existing lights in the pools will be replaced with more efficient LED lights.
5. **Sustainability & Resiliency** – This project extends the usable life and longevity of existing infrastructure, ensuring facilities are available for future use.

FISCAL IMPACT:

The fiscal impact of this action is \$1,767,881.20, which includes the construction contract award and a 15% contingency amount of \$230,593.20. The estimated overall project cost including permits, testing, inspections, and administration is outlined in the table below.

Costs:

Construction Contract Award	\$1,537,288.00
Construction Contingency (15%)	\$230,593.20
Permits, testing, inspections, administration (5%)	\$76,864.40
TOTAL	\$1,844,745.60

Sufficient funds are not available in the Shamel Park Pool Renovation Project Accounts. The available balances for each account are outlined in the table below. Upon Council approval a budget transfer in the amount of \$1,251,585.60 will be recorded from Measure Z Deferred Park Maintenance account number 9280799-462050 to Shamel Park Pool Deck Project account number 9923409-440301.

Per prior City Council action, \$3.5 million of Measure Z funds becomes available for Parks Deferred Maintenance in Fiscal Year 2024/2025. \$1,251,585.60 of these Measure Z deferred park maintenance funds previously allocated for a well replacement at Fairmount Park will be used for the pool project. A Park Master Plan will soon be underway to evaluate current uses of Fairmount Park and to identify areas where improvements can be made to better serve the community. Since the Fairmount Park well is still currently functioning, and since there may be upcoming changes to Fairmount Park, the well replacement can be delayed until after the Fairmount Park Master Plan work is completed. If the well replacement is deemed needed at that time, the project can be funded in future years using part of the annual \$3.5 million Measure Z deferred park maintenance allocation.

Funding:

Shamel Park Pool Deck (GF)	9923400 - 440301	\$345,000.00
Shamel Park Pool Deck	9923409 - 440301	\$248,160.00
Shamel Park Pool Deck	9923409 - 440301	*\$1,251,585.60
TOTAL		\$1,844,745.60

**Denotes budget adjustment*

Prepared by: Ali Borujerdi, Park Project Manager
 Approved by: Pamela M. Galera, Parks, Recreation and Community Services Director
 Certified as to
 availability of funds: Kristie Thomas, Finance Director/Assistant Chief Financial Officer
 Approved by: Kris Martinez, Assistant City Manager
 Approved as to form: Phaedra A. Norton, City Attorney

Attachments: Bid Award Recommendation