



# City of Sunnyvale

## Agenda Item-No Attachments (PDF)

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### **REPORT TO COUNCIL**

#### **SUBJECT**

Award of Contract for Design and Construction Support Services for the Washington Community Swim Center Project (RFP No. F16-100)

#### **REPORT IN BRIEF**

Approval is requested to award a contract to Dahlin Group, Inc. of Pleasanton in an amount not to exceed \$632,555 for design and construction support services for the Washington Community Swim Center Project (Public Works Project PR-15-02) and for a 10% design contingency in the amount of \$63,256. The contract consists of \$612,234 in base services and \$20,321 in optional services as explained below.

#### **EXISTING POLICY**

Consistent with the provisions of Chapter 2.08 of the Sunnyvale Municipal Code, civil engineering work is solicited through a Request for Proposals (RFP) process, unless otherwise exempt from the competitive bidding process. Contracts resulting from RFPs are awarded based on best value to the City, rather than the lowest bid price as in the case of an Invitation for Bids (IFB). RFPs are utilized when the City is seeking a solution and cannot exactly specify what is needed.

In addition, the City evaluates civil engineering design proposals in conjunction with the Qualifications Based Selection (QBS) process established in California Government Code section 4525 et. seq. This requires that consultants be evaluated on the basis of demonstrated competence before pricing is considered.

#### **ENVIRONMENTAL REVIEW**

This award is for the design phase and construction support services and is not a project which has the potential for causing a significant effect on the environment under the California Environmental Quality Act ("CEQA") Guidelines section 15061(b)(3).

For the construction phase, based on the current expected programming, it is believed that the project will not result in significant adverse environmental impacts and that all necessary mitigation measures will be incorporated into the project. The project would, therefore, be eligible for a Mitigated Negative Declaration (MND) under the California Environmental Quality Act (CEQA). The final programming elements and design features will not be known until the conclusion of the public input process. If there are significant modifications to the project, the expected CEQA determination may also change. Therefore, preparation of an Initial Study (IS) and MND have been included in the project scope as an optional service.

#### **BACKGROUND AND DISCUSSION**

Washington Pool is located at 255 S. Pastoria Ave in the City of Sunnyvale. It is situated on the

eastern side of Washington Park along S. Pastoria Avenue between W. McKinley Avenue and W. Washington Avenue. The existing facility consists of a trapezoidal swimming pool with a diving board, a patio area with seating for 20, a pool building with locker room facilities as well as office and classroom space. There is also a large bleacher-style observation area along the western side of the pool that has been closed for several years. Pool equipment, including the filtration system and pumps, as well as the parks maintenance office and all maintenance supplies and equipment for the entire park are located within the bleacher structure.

The existing pool and buildings, which were constructed in 1955, have undergone various renovation projects over the years, but are now in need of replacement. There are other pool facilities in Sunnyvale that meet the community's needs for lap and competitive swimming, but there is no aquatics facility available with a focus on recreational swimming, water play and therapeutic uses.

The Washington Community Swim Center Project consists of the complete replacement and enhancement of the pool complex including the pool, deck and buildings. The project objective is to significantly improve recreational swim, water play, swim lesson instruction, and therapeutic opportunities for the community. The initial anticipated program includes a new swim lesson instruction pool for all levels from shallow entry to advance level with lap lanes, a recreation pool with a water feature to promote family fun, a pool deck with casual seating and shade, new buildings with pool locker rooms, restrooms, showers, a small community room, offices for staff and lifeguards, and rooms for pool equipment, parks maintenance and equipment storage. The new buildings will be constructed to meet CALGreen construction standards in conformance with the City's Green Building Policy for new public facilities.

To solicit neighborhood and user input the design process includes a public outreach component. At least two public meetings are planned in which the neighborhood, pool users, and other stakeholders will have the opportunity to provide input regarding desired design elements for the project. The goal will be to build consensus on the new programming elements and design features and to choose a preferred conceptual design for the new swim center. The resulting conceptual design from the public meetings will be presented to the Parks and Recreation Commission and then finally to City Council for approval to proceed with design and preparation of bid documents.

The design consultant was selected through a Request for Proposals (RFP) process, with RFP No. F16-100 distributed in March 2016 to multiple California-based architectural firms and posted on the City's website. Twelve responsive proposals were received on April 6, 2016. Proposals were reviewed and ranked by an evaluation team consisting of Engineering, Parks, and Recreation staff. Five of the twelve teams were interviewed. Dahlin Group was selected as the most highly-ranked proposer based on their extensive experience with similar projects and comprehensive approach, (with specific regard to meeting the City's Leadership in Energy and Environment Design (LEED) standards), their focus on facility revenue generation, and overall public outreach program.

Dahlin Group submitted an initial proposal in the amount of \$680,935, consisting of \$663,685 in base services and \$17,250 in optional services. The cost proposal submitted by Dahlin was the lowest among the highest-rated proposers. Subsequent scope and fee discussions resulted in decreasing the base proposal to \$612,234 and increasing optional services to \$20,321 for the CEQA MND and an additional public meeting, if needed. The total contract cost is \$632,555.

## **FISCAL IMPACT**

Budgeted funding to design the project is available in Capital Project 826710, Washington Community Swim Center. Depending on price competitiveness at the time of bidding for the construction project which estimated to begin in FY 2017/18, additional funding may be needed to complete the project. Staff will evaluate this during the upcoming capital projects budget cycle.

#### Funding Source

This project is funded by the Park Dedication Fund.

#### PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, at the Sunnyvale Senior Center, Community Center and Department of Public Safety; and by making the agenda and report available at the Sunnyvale Public Library, the Office of the City Clerk and on the City's website.

#### RECOMMENDATION

1) Award a design contract, in substantially the same format as Attachment 1 to the report in an amount not to exceed \$632,555 to Dahlin Group, Inc., and authorize the City Manager to execute the contract when all the necessary conditions have been met; and 2) approve a 10% design contingency in the amount of \$63,256.

Prepared by: Pete Gonda, Purchasing Officer

Reviewed by: Timothy J. Kirby, Director of Finance

Reviewed by: Manuel Pineda, Director, Public Works

Reviewed by: Cynthia Bojorquez, Director, Library & Community Services

Reviewed by: Walter C. Rossmann, Assistant City Manager

Approved by: Deanna J. Santana, City Manager

#### ATTACHMENT

1. Draft Consultant Services Agreement