



City Council Report

8C
2-8-10

Date: February 8, 2010
To: City Council
Through: Jack Friedline, Deputy City Manager
From: Elizabeth Huning, City Engineer
Subject: Skyline Aquatic Center
City Project 07-033-001
Council District 6

Strategic Initiatives



Purpose and Recommendation

The purpose of this report is to present the Guaranteed Maximum Price (GMP) for the Skyline Aquatic Center Project (Project No. 07-033-001), located at 845 South Crismon Road (Refer to Exhibit "A" for project location). This is a Construction Manager at Risk (CMAR) project.

Staff recommends that Council award this project to Sun Eagle Corporation in the amount of \$8,486,055.60.

Background

The City's Parks, Recreation and Commercial Facilities Department (PRCF) in conjunction with Mesa Public Schools (MPS) have identified pool needs and rehabilitation priorities through the regional pool plan. The Mesa City Council reviewed and confirmed the priorities of pools to be built, repaired, and upgraded during previous council meetings. Skyline Pool is a component of the regional pool plan as approved by Council.

This project ensures that MPS will have a facility to meet their curriculum and competition needs and the PRCF will have a pool capable of providing City residents with various levels of swimming activities, such as recreational swimming-lessons, team practice, and national competitive events.

Discussion

The Skyline Aquatic Center will be built on the campus of Skyline High School at the southwest corner of the School. The Project follows the footprint of Kino Pool and will be comprised of a competition pool and recreation pool. The first pool is a large and versatile competition pool that can be used to host a variety of aquatic events. The pool

will have eight 50-meter racing lanes which can be reconfigured into twenty-five yard racing lanes or two water polo courses. The pool will also have a movable bulkhead, and a diving tank with one and three-meter diving boards. The other pool is a recreation pool that will have a zero-depth entry, a slide, and a variety of spray features. The recreation pool will also have six 25-yard lanes for swimmers to warm-up before races or to be used for swimming lessons.

A new building with enclosed restrooms, lockers, offices, and a classroom will be constructed at the facility. A mechanical/maintenance building will be built to accommodate pool equipment and provide storage for pool chemicals. A vending area with shaded seating is proposed at the facility. Shaded bleacher seating is provided for up to 1200 spectators. Exterior sports lighting will be installed to allow the facility to accommodate evening events. This facility has been designed to meet current Americans with Disabilities Act (ADA), County, and City standards and requirements. Off-site sewer improvements are included in the project to accommodate added volume which will be generated by this new facility.

Community Impact – The Project will temporarily impact Skyline High School, surrounding businesses, and pedestrians/drivers that utilize Crismon Road. However, the majority of the work for the Project will occur on the Skyline High School campus. About 390 school parking spaces will be displaced by the Project itself. Another 150 parking spaces will be temporarily used by the contractor for construction staging. The south School entrance at Crismon Road will need to be closed to allow for utility connections to be made. Sun Eagle Corporation only plans to close this entrance for a short duration when the school is on spring and summer breaks. At least one north bound lane along Crismon Road from Southern Avenue to the south School entrance will need to be shut down while the off-site sewer line is being installed. The Contractor plans to complete this work during the summer when there is less traffic on Crismon and while the School is on summer break. The Contractor will be required to maintain access at all times to adjacent businesses. There will be some construction noise and dust throughout the construction period. Construction (11-month duration) is anticipated to start in March 2010 and will be completed in February 2011.

Sun Eagle Corporation and the City have been working very closely with Mesa Public Schools and Skyline High School to coordinate construction staging, job site fencing, pedestrian and vehicular access around the construction site to minimize impacts to all affected parties.

Alternatives

Alternatives are available for both the project and the contracting method. One alternative would be to not build the proposed aquatic facility at Skyline High School. This is not recommended because it would leave a gap in aquatics services for both Mesa Public Schools and City of Mesa residents. There are no public aquatics facilities in southeast Mesa.

Another alternative would be to directly bid the project. Staff recommended the use of

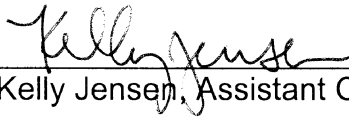
the CMAR contracting method for this contract due to the complexity of the project and the specialty type work that must be performed. Contracting using the CMAR process should result in a reduction of construction change orders and related claims since the CMAR provided input during the design phase.

Fiscal Impact

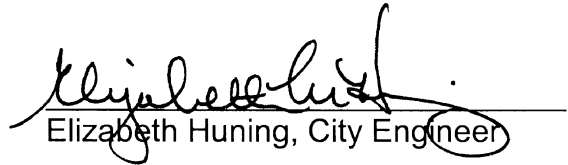
The total award amount of \$8,486,055.60, comprised of the GMP of \$7,714,596.00, plus a 10% change order allowance of \$771,459.60. Funds are available in the approved FY 09/10 Aquatics Capital Program and through Mesa Public Schools (\$4.6 million) via an Intergovernmental Agreement. The off-site sewer line will be constructed using existing Wastewater Bond proceeds of \$161,373.00.

Coordinated With

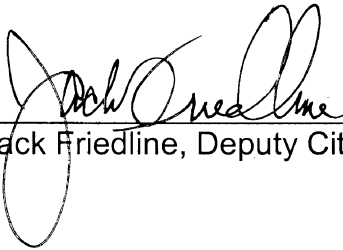
The Parks, Recreation and Commercial Facilities Department concurs with this recommendation.



Kelly Jensen, Assistant City Engineer



Elizabeth Huning, City Engineer

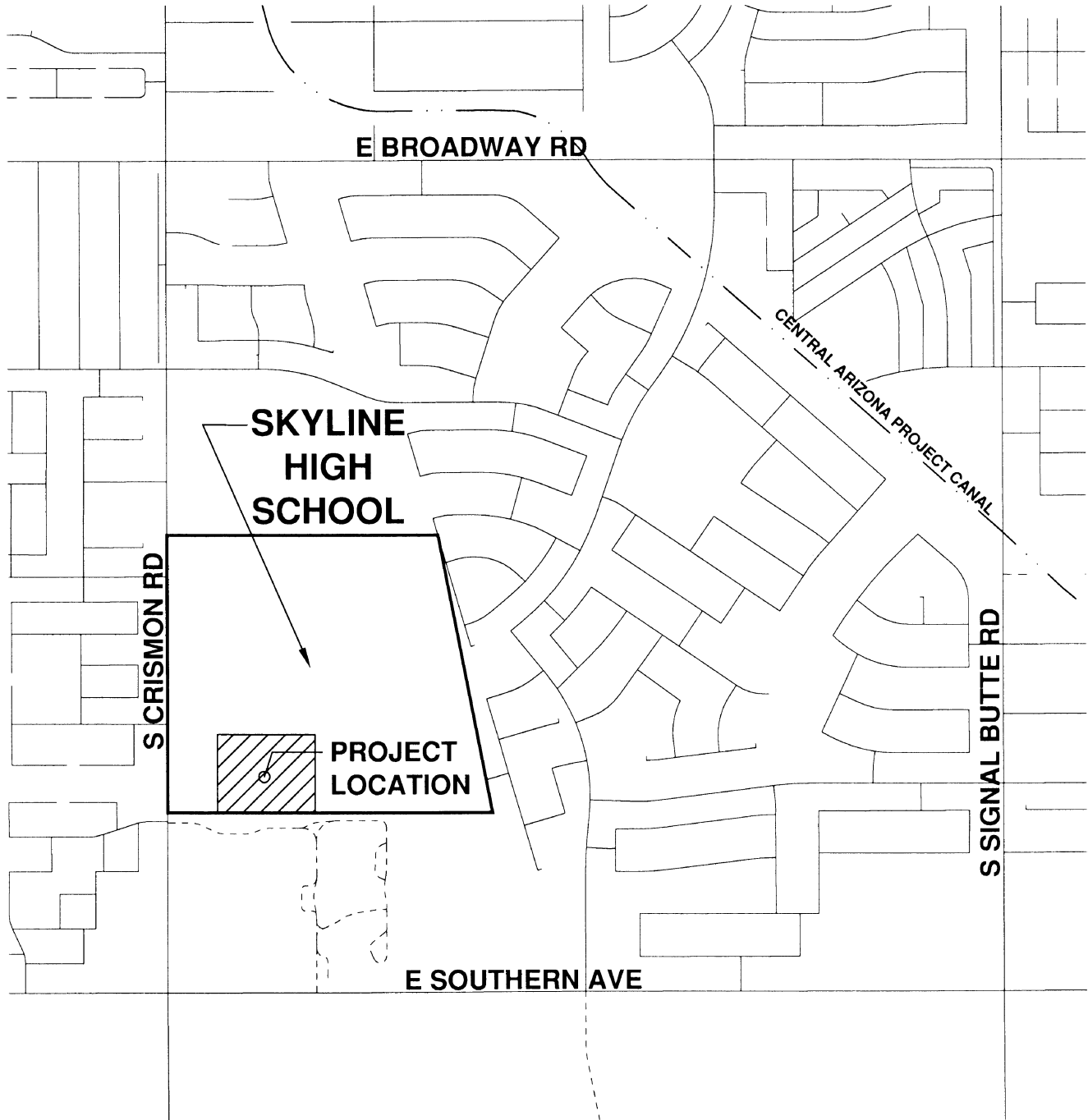


Jack Friedline, Deputy City Manager



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EXHIBIT "A"



PROJECT LOCATION MAP
SKYLINE AQUATIC CENTER
845 S CRISMON ROAD
PROJECT NO. 07-033-001

