



Office of the City Manager

ACTION CALENDAR
March 20, 2007

To: Honorable Mayor and
Members of the City Council

From: *PK* Phil Kamlarz, City Manager

Submitted by: John Rosenbrock, Capital Projects Manager

Subject: Contract: Warm Water Pool Preliminary Design and Cost Estimate

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute a contract and any amendments with ELS Architecture and Urban Design, to provide architectural and engineering services for the preliminary design and cost estimating for a new Warm Water Pool on Berkeley Unified School District property at the corner of Milvia and Bancroft, in an amount not to exceed \$125,000 for all services and expenses for the term ending December 31, 2007.

FISCAL IMPACTS OF RECOMMENDATION

In FY 2007, Council allocated \$1 million dollars from the General Fund toward the design and construction of the Warm Water Pool. These funds are available in budget code 610-5215-463-3038 07CB21 (Capital Improvement Fund) for this contract. The Contract Management System number is RM1HT.

CURRENT SITUATION AND ITS EFFECTS

The Warm Water Pool, currently located in a portion of the Old Gym Building, is planned to be demolished as part of the Berkeley Unified School District's South of Bancroft Master Plan for Berkeley High School (BHS). If and when this building is demolished, the City will no longer have access to a therapeutic warm water pool for senior and disabled residents of the City.

BACKGROUND

The Berkeley Unified School District (BUSD) High School Campus currently houses a Warm Water Pool within its Old Gym building near the corner of Milvia and Bancroft Streets. It is currently used by the City of Berkeley to provide various recreational and therapeutic programs for seniors and disabled residents of the City. It is also used for private swim lessons and parent and child swim classes and is available for rent for special events.

The BUSD is currently planning the demolition of the Old Gym building and, as a result, has approved, via adoption of the Berkeley High School (BHS) South of Bancroft Master Plan, a portion of the existing parking lot across Milvia Street available for construction of a fully handicapped-accessible replacement warm water pool facility. On July 20, 2006, Council

directed that the City Manager take necessary steps to allow consideration of a bond measure on a future ballot to fund the construction of a new Warm Water Pool on the existing parking lot. In order to have sufficient information to properly consider a bond measure, it is necessary to develop an initial concept of what such a facility would look like and a reliable estimate of how much it would cost. Accordingly, a Request For Qualifications (RFQ) was prepared to solicit architectural and engineering firms interested in preparing a preliminary design and cost estimate for a new Warm Water Pool located at the BUSD proposed site.

The RFQ was issued on October 24, 2006 and resulted in a response by nine interested firms. That list was reduced to a shorter list of three that were considered to be the most qualified to perform the work. Presentations by those three firms on January 12, 2007 before a selection panel resulted in a determination that the most qualified firm appeared to be the team headed by ELS Architecture and Urban Design located at 2040 Addison Street, Berkeley, CA 94704. Subsequent discussions and negotiations with ELS produced an acceptable contract price of \$105,000 and a scope of work as described in Attachment 1. To cover unforeseen conditions and possible additional work, it is recommended that the contract authorization be set at \$125,000.

RATIONALE FOR RECOMMENDATION

The City does not currently have sufficient resources or staff expertise to perform the necessary design and cost estimating work in a timely manner. In order to complete this work, it is therefore necessary to contract with outside architects and engineers to complete the study by August 2007. This contract with ELS will make that study and report possible.

ALTERNATIVE ACTIONS CONSIDERED

Staff availability and expertise will not allow the work to be completed using in-house resources in a timely fashion so that option is not viable. If the work is not done, then cost estimates and design concepts will not be as reliable and could result in inadequate resources being available if the funding mechanism is approved.

CONTACT PERSON

John Rosenbrock, Capital Projects Manager, 510-886-6256

Lisa Caronna, Deputy City Manager, 510-981-7000

Attachments:

1: Resolution

2: ELS final design proposal

RESOLUTION NO. -N.S.

AUTHORIZING A CONTRACT WITH ELS ARCHITECTURE AND URBAN DESIGN FOR PRELIMINARY DESIGN AND COST ESTIMATING FOR THE WARM WASTER POOL

WHEREAS, the existing Warm Water Pool currently located on the Berkeley High School campus is scheduled for demolition in the near future; and

WHEREAS, the Warm Water Pool serves a population of seniors, disabled and infants who depend on the Warm Water Pool for their primary source of physical activity, and

WHEREAS, the City has determined that it may be desirable to replace that facility with a new facility located across Milvia Street in the existing BUSD parking lot; and

WHEREAS, it is necessary to hire a consultant for preliminary design and cost estimating services in order to accurately determine what the cost for that new facility would be; and

WHEREAS, the City issued a Request For Qualifications from interested and qualified architectural and engineering consultants for this work; and

WHEREAS, the firm of ELS Architecture and Urban Design was selected as the most qualified firm to do this work; and

WHEREAS, funding is available in the FY2007 budget allocation (610-5215-463-3038 07CB21).

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to execute a contract and any amendments with ELS Architecture and Urban Design for preliminary design and cost estimates for the Warm Water Pool in an amount not to exceed \$125,000 for their services and expenses for the term ending December 31, 2007. A record signature copy of the contract (CMS# RM1HT) and any amendments to be on file in the Office of the City Clerk.



ARCHITECTURE AND URBAN DESIGN

2040 Addison Street Berkeley, CA 94704
510.549.2929 510.843.3304 fax

January 31, 2007
revised February 27, 2007

Mr. John Rosenbrock, Project Manager
City of Berkeley
2180 Milvia Street, 3rd Floor
Berkeley, CA 94704

SUBJECT: Warm Water Pool Preliminary Design Proposal

Dear John:

ELS Architecture and Urban Design is pleased to present this proposal for a Preliminary Design and Cost Estimate for a Warm Water Pool in Berkeley. While it represents our best understanding of the City's needs based on the RFQ, our meeting on January 18 and subsequent discussions, we would appreciate any opportunity to continue to work with you to modify it so that it most closely matches your needs.

Our understanding of your expectations for the project and our involvement in it is as follows:

- The Warm Water Pool building will be a single-story structure with a partial basement, totaling approximately 14,000 sf.
- There is a working assumption that the lap pool plus deck space will be roughly 120 feet by 64 feet.
- The facility will include accessibility features, natural light and ventilation, and aim for LEED silver certification.
- Public process is important to gain community consensus for a preferred scheme in preparation for a bond measure in the next election cycle.
- Plans, elevations, sections, a rendering suitable for publication, and a cost estimate are required.

DESIGN TEAM

The individuals and firms comprising our proposed, largely East Bay team have worked together on successfully completed aquatics and LEED projects:

- | | | |
|----------------------------------|---------------|--------------------------------|
| • ELS Architecture | David Petta | Management |
| | Ed Noland | Building Design |
| • Counsilman Hunsaker Associates | Trish Soto | Pool Design |
| • Cumming LLC | Sandy Grey | Cost Planning |
| • Rumsey Engineers | Peter Rumsey | Civil & Mechanical Engineering |
| • IDeAs | David Kaneda | Electrical Engineering |
| • Tipping Mar Associates | Steve Tipping | Structural Engineering |

WORK PLAN

As specified in the RFQ, ELS expects work to begin in March and conclude in August. This proposal includes one community information session which could occur at one of several different points in the preliminary design process, to be determined in discussion with the City.

The Warm Water Pool project is composed of these phases:

Phase 1: Project Initiation (3 weeks)

- a. Review/establish project goals with City Staff, Berkeley High School, and key individuals. Goals should go beyond specific building requirements and address larger issues of urban design, community involvement, operations capabilities, and sustainable design. Begin to conduct User Interviews.
- b. Confirm initial basic program of uses with City Staff, including building areas, functional requirements, adjacencies, and opportunities for joint use of space.
- c. Confirm budget and discuss goals and specific requirements of the bond measure campaign.
- d. Analyze and present site opportunities and constraints, including the future development of surrounding areas, parking, and program requirements within a citywide context.
- e. Identify any special interest group hot buttons, including peripheral issues that may come to bear, such as the future of the Old Gym, civic center landmark status, or creek daylighting.
- f. Review existing background studies and reports; assemble available surveys and plans.
- g. Issue a memo report upon Phase completion that documents progress and direction.

Phase 2: Visioning/Alternatives Assessment (5 weeks)

- a. Assist City in assembling a Task Force. The City will take the lead on identifying Task Force members.
- b. Conduct a Task Force field trip to Santa Clara; walk through the existing pool and new site together.
- c. Option: Conduct Community Workshop No. 1: Visioning.
- d. Develop alternative design concepts responding to a representative range of desired visions, features, and programs. Alternatives will be shown in sketch plans, sections, and three-dimensional diagrams.
- e. Prepare order-of-magnitude comparative capital costs for the full range of alternatives.
- f. Option: Conduct Community Workshop No. 2: Discussion of Alternatives.
- g. Based on workshop input and staff direction, establish a single preferred concept for refinement.
- h. Issue a memo report upon Phase completion that documents progress and direction.

Phase 3: Plan Development (6 weeks)

- a. Refine and develop a draft of a preferred design concept that includes more detailed plans, sections, elevations, and quick sketches or a study model to better illustrate massing and design.
- b. Prepare a draft narrative of sustainable features and engineered systems to achieve LEED Silver Certification.
- c. Prepare a draft cost plan for the preferred design concept. Include cost alternates.
- d. Option: Conduct Community Workshop No. 3: Review Draft Plan Design, Sustainability, Cost Elements.
- e. Issue a memo report upon Phase completion that documents progress and direction.

Phase 4: Plan Refinement (6 weeks)

- a. Refine the plan, incorporating workshop and staff comments.
- b. Refine the cost plan, including alternates, operational (optional), and FFE costs.
- c. Meet with City Staff to discuss costs and make adjustments.
- d. Issue a memo report upon Phase completion that documents progress and direction.

Phase 5: Final Plan Adoption (1 week)

- a. Prepare final drawings, sketches, and study models for the final report. These products will provide a complete understanding of the project and its architectural character. Provide a final rendering.
- b. Assist City Staff for presentations to Planning Commission and City Council.

FEES

<i>Basic Services Consultants / Roles</i>		<i>Basic Fee</i>	<i>Basic Meetings</i>	<i>Totals</i>
ELS	Design and Management	\$60,000	included	\$60,000
CH	Pool Design	\$20,000	2 included	\$20,000
Cummings	Costs	\$4,840	2 @ \$740	\$5,580
Rumsey	Civil, MEP	\$10,000	1 @ \$1750	\$11,750
Tipping	Structural	\$5,000	1 included	\$5,000
	<i>Subtotals</i>	<i>\$99,840</i>	<i>\$2,490</i>	<i>\$102,330</i>
Total Basic Fee Proposal				\$102,330

The Basic Fee includes a community information session led by ELS, utilizing design sketches and narrative already produced for the City during the normal course of the design process. ELS is experienced in conducting such sessions and making presentations of complex projects to diverse constituencies.

The fee is a lump sum. Costs include professional fees and direct expenses, such as those for reproductions, materials, delivery, and out-of-town travel.

QUALIFICATIONS

1. The work schedule is continuous, beginning and ending at approximately the dates indicated in the RFQ – March 8 and August 15, 2007 – except that the final presentation to the Council may be deferred until some time after the August recess period. Any schedule extension greater than four weeks, due to causes outside the consultant’s control, may result in a request for additional services.
2. Property description and city street and utility plans required for the Preliminary Design and Cost Estimate will be provided by the Client. Field investigation of the new site or Old Gym facilities beyond a cursory review may be provided as an Additional Service.
3. Professional renderings, computer models, video presentations, and presentation models beyond the single final rendering required in the RFQ may be provided as an Additional Service.
4. Special assistance required of the architect during any EIR phase or special funds application, such as services required for CDE or OPSC, may be provided as an Additional Service.
5. Revisions to plans that are inconsistent or conflict with previous client approvals may be subject to Additional Services.
6. Negotiating variances with City agencies such as Zoning and Planning is not included.
7. Hazardous materials discovery or abatement is not included.
8. Civil engineering analysis of off site utilities, such as sewer connections, is not included.
9. Operations and maintenance report or cost studies are not included.

PROVIDED BY CITY

- Identification of Task Force Members.
- Public notification of community meeting or workshop.
- A dimensioned site plan.
- Any available information concerning adjacent parking structure.
- City utility maps, including those for storm and sewer systems.
- Any available geotechnical information or hazardous materials surveys affecting project costs.

We are honored to have been selected for this project and look forward to working with you on it. We fully understand the importance of this project to the community, and appreciate the trust that the City is placing in us to put a feasible and compelling package in front of the public for approval. Please do not hesitate to call with any questions you may have.

Sincerely,

ELS Architecture and Urban Design

A handwritten signature in black ink, appearing to read "David Petta", with a long, sweeping flourish extending to the right.

David Petta, FAIA, LEED AP
Principal in Charge

Enclosures: Sub-consultant proposals supporting the above fee summary

