



Legislation Text

File #: 14-0588, **Version:** 1

Recommendation to authorize City Manager to execute the Second Amendment to Agreement No. 32027 with Psomas Corporation, to increase the contract amount by \$206,400 for professional construction management and inspection services for the Belmont Pool Demolition and related temporary improvements, for a revised, not-to-exceed amount of \$831,400, and make any amendments necessary to extend the term, and amend the scope of work within the contract amount. (District 3)

On January 4, 2011, the City Council authorized the City Manager to execute agreements with Psomas Corporation and additional firms for as-needed certified materials testing, inspections, and construction management services for Public Works infrastructure and facility projects. On January 7, 2014, the City Council authorized additional purchasing authority and term extensions for these contracts for various projects unrelated to the Belmont Pool.

On January 13, 2013, the Belmont Pool was temporarily closed to investigate the seismic stability of the building. It was subsequently deemed seismically unsafe in the event of a moderate earthquake, and was closed permanently to protect the safety of the public several weeks later.

On April 15, 2014, the City Council authorized the City Manager to proceed with the design and bidding phase for the proposed demolition and requisite temporary facilities and improvements, and considered Statutory Exemption SE 14-01 to effectuate the demolition in the interest of mitigating potential public safety issues.

Psomas is being recommended to perform the required construction management services based on their expertise with similar projects and their demonstrated performance on recent City projects. Psornas will help ensure compliance with all regulatory requirements, that the project is implemented in accordance with the approved construction documents, and that it is completed on schedule and on budget. Due to the unique and complex nature of the demolition work, an experienced construction manager is needed to successfully execute the project. Psomas' experience includes the Long Beach Public Safety Building Seismic Upgrade and Hazmat Mitigation Project that involved the demolition of interior improvements and hazardous material removal while the facility remained fully operational. Psomas staff also helped manage the Los Angeles Zoo Bond Capital Improvement Program, which required major demolition components.

The Belmont Pool Revitalization Project estimate of \$99,000,000 as presented in the June 17, 2014 Council Study Session, included an estimate of \$2.4 million for hard and soft costs

associated with the demolition of the Belmont Pool. Due to additional expenses related to the temporary facilities required at the temporary pool and during construction, as well as the need for more extensive hazardous materials abatement than originally anticipated, the actual cost to demolish the existing pool is \$3,146,001. The resulting difference in the amount of \$746,001 over the prior demolition cost estimate will be absorbed in the overall cost of the permanent project.

This matter was reviewed by Deputy City Attorney Amy Webber on July 24, 2014 and by Budget Management Officer Victoria Bellon July 29, 2014.

SUSTAINABILITY

The scope of services for the construction management and inspection services includes monitoring and documentation of compliance with the demolition plans and specifications and the City's Construction and Demolition Waste Permit, which, to the extent feasible; requires the recycling of building materials generated from demolition activities.

City Council action on this matter is requested on August 19, 2014, in order to proceed with expeditious facility demolition in the interest of public safety.

An initial funding set-aside for the Belmont Pool project was appropriated by City Council on February 19, 2013. Funding to support the contract increase of \$206,400 is budgeted in the Tidelands Operations Fund (TF 401) in the City Manager Department (CM). On April 23, 2014, the State Lands Commission approved the City's estimate of \$13,500,000 for architectural and engineering design services and demolition costs. The contract increase of \$206,400 is included in the City's approved estimate. Approval of this recommendation will provide continued support to our local economy.

Approve recommendation.

PATRICK H. WEST
CITY MANAGER

GEORGE CHAPJIAN
DIRECTOR OF PARKS, RECREATION AND MARINE