



Edwin M. Lee, Mayor
Philip A. Ginsburg, General Manager

Date: July 1, 2015

To: Recreation and Park Commission
Capital Committee

Through: Philip A. Ginsburg, General Manager
Dawn Kamalanathan, Director Capital and Planning Division

From: Toks Ajike, Project Manager

Subject: Garfield Square Pool Renovation; A/E Contract

Agenda Wording

Discussion and possible action to approve and award an Architecture and Engineering Services Contract to Paulett Taggart/TEF Design JV, for the Garfield Square Pool improvements in the amount not to exceed \$1,300,000.

Background

Garfield Square is located at Harrison Street and 26th Street. The park is approximately 169,331 square feet and has a pool building and adjacent small club house, small sport court, synthetic field for soccer, a playground, picnic area and landscaping.

Proposed Project Scope

The proposed project would include improvements to the park's perimeter, pathways, some site amenities, and Pool and clubhouse complex. The proposed site work involves overall site accessibility improvements to the park perimeter, which include in-kind repair and/or replacement of the sidewalk, pathways, and benches to meet current ADA standards. The site will be renovated as-is, or a possible demolition of the existing clubhouse and restroom replacement through an addition of similar size (2,500 square feet, approximately) to the pool including restrooms accessible from the exterior of the building for park use.

The renovations of the pool and clubhouse would include the following provisions based on the CEQA approval (Cat Ex) in November 2012 from the Planning Department that include the following descriptions:

- The pool would retain its current size, general configuration, principal interior circulation patterns, exterior walls, and overall massing in the renovation.



- The openness of the primary interior space, the natatorium, would be retained.
- The repair or replacement of the building systems (Electrical, Plumbing, Mechanical, and Pool Filtration) would be done in their current locations in order to minimize visual intrusion on the main natatorium space and limit alteration of existing fabric. Most of these locations are in non-visible utility rooms.
- ADA upgrades needed to reach the pool entrance or exits, or to provide a lift at the edge of the pool, would be done in a consolidated area to minimize removal of existing materials.
- Where possible and feasible, repair of deteriorated features such as finishes and materials would be done, in other areas, replacement of the materials due to rot or other degradation may be necessary. Where new materials are provided, they will match the original materials in material, design, color, and texture.
- Rooflines will remain the same and maintain the same appearance.
- Proposed structural/seismic reinforcement would be additive, and augment existing structural systems rather than replacing them. The work may include adding steel plates to the existing roof diagram, which would be attached to the existing ceiling and painted to match the ceiling. The existing structural systems (concrete and steel system) would remain visible and the natatorium would remain open in feel and character. Along the side walls, individual steel cross braces elements of 4"x6" in thickness would be added between the concrete frames to provide additional reinforcement to the existing structural system.

RFP Process

A Request for Proposal (RFP) titled "Architectural and Engineering Design Services for the Garfield Square Pool Renovation Project" was issued on April 1 2015 to prospective firms. The successful firm would be providing full Architectural, Mechanical, Civil, Historical and LEED Services for the project.

A pre proposal conference was held on April 14th 2015, with over 25 attendees that included various architects and engineers. A total of 6 proposals were received at our offices on May 7th 2015.

A diverse panel that included, architects, Contracts Officer and RPD Planning Director were assembled to review the proposals based on the criteria outlined in the RFP.

Interviews for a shortlist that comprised of four firms were held on May 28, 2015. Raw scores were assigned during the interview process and were overseen by the Contract Monitoring Division, (CMD).

CMD also applied the LBE ratings bonus for the four teams interviewed and developed a ranking system with Paullett Taggart/TEF Design scoring the highest points.

By granting this approval at this meeting, it allows the project to stay on schedule to meet the milestone dates established for the schedule so that community meetings can commence in earnest.

Schedule:

Phase	Start	Finish
Programming& SD	8/1/2015	2/1/2016
Design (DD & CD)	2/1/2015	8/1/2016
Bid / Award	6/2/2016	11/5/2016
Construction	11/06/2016	02/01/2018
Closeout	02/01/2018	04/01/2018

Staff Recommendation

RESOLVED, that this Commission does approve and award an Architecture and Engineering Services Contract to Paulett Taggart/TEF Design JV, for the Garfield Square Pool improvement Project in the amount not to exceed \$1,300,000.

Supported By:

General Community Support, Supervisor David Campos

Opposed By:

None Known

Attachment : 2012 G.O.BOND Cat Ex.