



City Council Report

Date: June 3, 2024
To: City Council
Through: Marc Heirshberg, Deputy City Manager
From: Beth Huning, City Engineer
Marc Ahlstrom, Assistant City Engineer
Subject: Brimhall Pool Replaster through the use of City of Scottsdale's Cooperative Job Order Contract (2023-121-COS) for Pool Construction Services
Project Number LF0679BRIM
Council District 2

Purpose and Recommendation

The purpose of this report is to request Council approval for the use of the City of Scottsdale's Cooperative Job Order Contract (JOC) for pool replastering and related improvements for the Brimhall pool located at 4949 East Southern Avenue, Mesa.

Staff recommends that Council award a contract authorizing the use of the City of Scottsdale's Cooperative Job Order Contract with Shasta Industries for this project in the amount of \$746,825.00 (GMP) and authorize a change order allowance in the amount of \$74,682.50 (10%).

Background

Regular maintenance of the pools and the associated equipment is critical to providing a safe environment for swimming and recreational activities.

The Engineering Department, along with the PRCF Department, sought a more efficient method to provide pool repair and maintenance services while avoiding the costs and time for a separate procurement for these services. Because pool construction services are a more specialized trade, it is in the best interest of the City to procure these services directly through a specialized pool contractor. The City of Scottsdale pool construction services contract has been procured in accordance with Arizona Revised Statutes (ARS) Title 34. The use of this cooperative job order contract will result in both time and cost savings because the City will not need to go through the selection process separately. This allows the City to receive the best value for the pool construction services and more effectively use the budget allocated for pool repair and maintenance efforts.

Discussion

The purpose of this request is to authorize the use of the existing City of Scottsdale cooperative use job order contract with Shasta Industries to perform pool construction services for the City of Mesa. The City of Mesa will incorporate the terms of the City of Scottsdale's Job Order Contract 2023-121-COS and will also include additional City of Mesa Contract requirements.

The type of work associated with this pool construction project includes, but is not limited to:

Design services, permitting, removal and replacement of the pool interior finish, structural and tile repairs, ADA improvements, lifeguard chair replacements, drain upgrades for safety, and other associated improvements.

Once underway, construction of this project is anticipated to last no more than 5 months.

Alternatives

An alternative to the approval of this cooperative contract would be to utilize an existing City of Mesa Job Order Contract. This would require the use of a general contractor that would then contract with a specialized pool contractor that would perform this work. This results in duplicating efforts, as the pool contractor provides a full-time superintendent on top of the general contractor's oversight. By procuring services directly through the pool contractor, Shasta Industries, the City will be able to avoid the added management and overhead costs associated with a general contractor. The City will also benefit from having an experienced and specialized pool contractor directly overseeing the construction work.

Another alternative is not to perform the work. This is not recommended because of the current needs for the identified pool repairs and improvements to continue to provide a safe and enjoyable experience. Further delaying this work will also result in added costs and potentially extended closures.

Fiscal Impact

The total authorized amount recommended for this project is \$821,507.50, based upon a GMP of \$746,825.00 plus an additional \$74,682.50 (10%) as a change order allowance. This allowance will only be utilized for approved change orders. This project is funded by the Capital General Fund.

Coordinated With

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