



County of Los Alamos

Council Meeting Staff Report

June 12, 2018

Agenda No.:	A.
Indexes (Council Goals):	2018 Council Goal – Quality Governance – Operational Excellence – Maintain Quality Essential Services and Supporting Infrastructure Including Updated Enterprise Software and Permitting
Presenters:	Philo Shelton; Eric Martinez
Legislative File:	AGR0569-18

Title

Approval of Services Agreement AGR18-39 with FBT Architects in the Amount of \$459,315.00 and a contingency in the amount of \$50,000, for a total of \$509,315.00, plus Applicable Gross Receipts Tax, for the Purpose of Designing the Kiddie Pool Addition to the Los Alamos County Aquatics Center.

Recommended Motion

I move that Council Approve Services Agreement AGR18-39 with FBT Architects in the Amount of \$459,315.00 and a contingency in the amount of \$50,000, for a total of \$509,315.00, plus Applicable Gross Receipts Tax, for the Purpose of Designing the Kiddie Pool Addition to the Los Alamos County Aquatics Center.

County Manager's Recommendation

The County Manager recommends that Council consider this action subject to the recent news regarding the laboratory contract.

Body

On December 5, 2017, Council approved up to \$6,500,000 in Capital Improvement Program funds for the Kiddie Pool addition to the Larry R. Walkup Aquatics Center. It was further required by Council that construction of the Kiddie Pool not be contracted until the Los Alamos National Lab contract is awarded to ensure sufficient revenues will be available.

On February 25, 2018, the County advertised a formal multi-source competitive solicitation for design services through Request for Proposal No. 18-39. Five responses were received and the evaluation committee is recommending award to FBT Architects. The contract is attached for reference as Attachment A.

On May 1, 2018 this contract was presented to County Council and Council requested this item be deferred to the June 12, 2018 County Council meeting.

The design of the Kiddie Pool addition features will include a zero-entry pool with water spray features and mini slide for toddlers, a shallow pool for swim lessons and programming, a lazy river, and a water slide with a total of 2,000 square feet of pool area. The plan is to also include three family locker rooms, pool deck, chemical storage, and mechanical rooms to support the addition. Site work will require relocation of a gas and sanitary sewer lines.

Council should note that issues with the Aquatics Center will be also addressed as part of the design. Funding for construction of these additional tasks is proposed separately through the Major Facility Maintenance Fund programmed for FY 2020. Acquiring these additional design tasks collectively through this contract will provide the best value as opposed to addressing them individually. Additionally, this will allow for plan preparation in anticipation of FY 2020 funds. These additional tasks include:

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1. Provide recommendations and construction documents to correct condensation issues and significant corrosion has been observed in some of the flat roof joists and deck within the mechanical rooms and other areas on the northwest portion of the building.
 2. Provide recommendations and construction documents for improving the existing entrance to the Aquatics Center to address strong winds and cold outside air entering the lobby area, ADA accessibility of the service counter, and the aged flooring of the lobby and hallways. This will be particularly important since visitation to the center is expected to increase with the Kiddie Pool addition.
 3. Provide recommendations and construction documents for replacing the Olympic Pool filters which are at the end of their life expectancy. Replace the filters with current filtration technology.

The architecture firm will provide design services that include Schematic Design, Design Development, and Construction Documents. The architect will work with stakeholders for operational details to incorporate into the design. Three public involvement meetings are planned in conjunction with Parks and Recreation Board meetings at each of the three design phases. The architect is also tasked to provide options for the HVAC system with life cycle costs for the County to select a system with the best long term value. Council should note that Phase IV Construction Administration services are contingent upon the County's approval to move forward with construction of the Project.

Since natatoriums create demanding environments, the design this project will incorporate a peer review of the design to minimize the effects of a hot and humid environment on the building envelope. This peer review will be conducted by a commissioning agent under a separate County contract. The architect also is tasked to find areas of cost savings to bring the project in under the \$6.5M budget. The design is planned to start immediately after contract execution and the bid for construction is planned for February 2019.

Alternatives

Council could choose to not approve the agreement and postpone or cancel the project.

Fiscal and Staff Impact/Planned Item

Funding for the project is comprised CIP funds in the amount of \$650,000 for design in FY2018, and \$5,850,000 for construction in FY 2019 for a total project budget of \$6,500,000.

Attachments

A - AGR18-39 FBT Architects