



County of Los Alamos

Los Alamos, NM 87544
www.losalamosnm.us

Council Meeting Staff Report

May 7, 2019

Agenda No.:	A.
Indexes (Council Goals):	* 2019 Council Goal - Planning for Appropriate Levels of County Services
Presenters:	Philo Shelton
Legislative File:	AGR0628-19

Title

Approval of Services Agreement AGR18-39 with FBT Architects in the Amount of \$448,637.00, 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 \$448,637.00, 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 approve the motion as presented.

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 where Council requested this item be deferred to the June 12, 2018 Council meeting. Subsequently, on June 12, 2018, Council unanimously approved to postpone consideration of this agreement until such time the taxable status of the new LANL contract is clarified. With the passage of SB11 this past legislative session, that issue is now clarified.

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 other issues with the Aquatics Center will be also addressed as additional design tasks. 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:

-
1. 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.
 2. 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.

Under the June 12, 2018 Council request, a third additional task was recommended to provide design solutions and construction documents to correct corrosion and roof issues. However, given recent Council approval of the Major Facilities Maintenance budget that included funds for roof repairs, the numerous roof leaks currently being experienced in the Aquatic Center from the last winter storms, and the critical nature of this work, staff has accelerated corrective action efforts separate from this agreement and is no longer part of this request.

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 2020.

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 and \$5,850,000 for construction for a total project budget of \$6,500,000.

Attachments

A - AGR 18-39 FBT Architects