



## Legislation Text

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**File #:** 23-413, **Version:** 1

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Motion to approve the Design Development Documents for the Orange Memorial Park Aquatic Center (Project No. pk2310). (*Philip Vitale, Deputy Director of Capital Projects*)

### **RECOMMENDATION**

**It is recommended that the City Council motion to approve the Design Development Documents for the Orange Memorial Park Aquatic Center Project (Project No. pk2310) authorizing staff to move forward with the Construction Document Development phase of the project.**

### **BACKGROUND/DISCUSSION**

Orange Pool is South San Francisco's only indoor municipal swimming pool. Opened in 1970, it continues to serve as a community-wide destination for residents of all ages. Despite the City's attentive custodianship of the building, overall, the building's age and heavy use have resulted in very worn condition of the shell and interior. The facility is well beyond the point of meriting replacement.

In April 2021, staff presented to the City Council Budget Standing Committee the Wong and Logan Feasibility Study with recommendation of the construction of a new two-pool facility. In May 2021, staff engaged Group4 Architects from the City's on-call architecture firm list to explore alternative Aquatic Center locations within Orange Memorial Park and validate construction costs.

Working from the two-pool facility approach identified in the Wong and Logan study, Group4 refined the program to include an 8-lane 25-meter lap pool, separate teaching pool, swimmer's lounge, rentable multi-use/party room, staff offices, locker rooms and support spaces for mechanical equipment within a 28,500 square-foot single-story facility.

In February 2022, City Council authorized the execution of a professional services agreement with ELS Architecture and Urban Design for design, construction documentation and construction administration for the project. In April 2022, City Council authorized the execution of a consulting services agreement with Swinerton Management and Consulting for project and construction management services for the project. Community engagement for the Aquatic Center commenced in April 2022, with three workshops and online surveys. Conceptual Design of the project was completed in September 2022.

In October 2022 Schematic Design commenced, detailing the size and function of the two pools as well as the layout and size of the natatorium. The Schematic Design Phase concluded in December 2022 with review of the construction budget for the project, with both Swinerton and ELS providing independent construction cost estimates based on the Schematic Design Documents. Both estimates were reviewed and reconciled with City staff, Swinerton and ELS. The reconciled construction cost estimate is \$39.6 million, which was 9% above the City's budget of \$36.0 million. With input received during presentations to Parks and Recreation Commission, City Council and meetings, City Staff, Swinerton, and ELS developed a list of design revisions which maintained the Aquatic Center program while reducing cost.

The City's geotechnical engineer, Ninyo and Moore, identified a soils issue, advising that the site soil

conditions have a high liquefaction factor resulting in a requirement to amend the soils to support the foundations of the pools and the building. Solutions include over-excavation at the depths needed for the pool and building foundations with the addition of geotech fabric and rock to reinforce the bedding for the foundation. Piers and/or mixing the soils with concrete and steel to stiffen the soils to support the foundation were also reviewed as a potential solution for the soils issue. After further review of cost and potential schedule impacts for each of the methods with the geotechnical, structural and civil engineers, it was determined the Geotech fabric option provided the best solution for the new aquatic center. The installation of two layers of Geotech fabric with rock to bed the foundations for the pools and the natatorium is estimated at between \$2-\$3 million.

### Budget and Schedule

The project is tracking to the following budget:

- |                                          |                     |
|------------------------------------------|---------------------|
| • Soft Costs (design, permits, and fees) | \$ 9,000,000        |
| • <u>Hard Costs (construction)</u>       | <u>\$40,000,000</u> |
| • Total Budget                           | \$49,000,000        |

The \$49 million budget is not sufficient to address the soil mitigation costs estimated between \$2-3 million. The approximately \$3 million soil issue will likely be funded through the additional bond sale proceeds originally intended for the Colma Creek Pedestrian Bridge Replacement (pk2306) and Orange Memorial Park Main Playground Replacement (pk2301) projects.

The reconciled engineer's estimate of the Design Development documents has the estimated hard cost for construction at \$41.89 million. At approximately 5% over the budgeted \$40.0 million, the design team and staff have identified cost-saving approaches that maintain program, materials and finishes which are expected to bring the project within budget. Another round of cost estimating will occur at the 60% construction document phase.

The project is tracking to the following schedule:

- |                             |              |
|-----------------------------|--------------|
| • Design Documents Complete | Summer 2023  |
| • Construction Start        | January 2024 |
| • Opening                   | Spring 2025  |

### Community Engagement

Since completing Schematic Design in February 2023, the project team has continued to provide project updates through regular email newsletter announcements, updates to the project webpage ([www.ssf.net/newpool](http://www.ssf.net/newpool)) including presentation materials and frequently asked questions (FAQ).

Stakeholder meetings were held with the South San Francisco Aquatics Club to review the pools, deck area and amenities. Modification to the design were made based on the Aquatic Club feedback that include additional pool lane markings in the 25-meter direction, expanded pool deck area to better serve timing at swim competitions and reconfiguration of pool deck gates.

In April a stakeholder meeting of South San Francisco Veterans was held to review designs for a new Veteran's Memorial to incorporate the Eternal Flame sculpture, commemorative plaques and flagpole that will be

relocated to accommodate the new Aquatic Center. The new Veteran's Memorial will include an accessible pathway, event space, lighting and offer opportunities for reflection while remaining highly visible by park users.

The City has continued its discussions with Peninsula Clean Energy (PCE), providing information requested by PCE for anticipated electrical usage. PCE has confirmed SSF's New Aquatic Center will be locked in at the Level 2 (lower cost) rates. Discussions will continue over the course of the next few weeks to determine the number and capacity of the solar panels that can be installed on the roof of the New Aquatic Center as well as opportunities for batteries that could be installed to retain some of the power generated by the solar panels.

### Environmental Review

As the entity responsible for carrying out the proposed project, the City is also responsible for examining the environmental effects of the proposed project and determining the environmental analysis required for the project to evaluate any impacts. In reviewing the current circumstances and proposed work, the City has engaged SWCA, one of the City's on-call environmental consultants to prepare an ISMND (Initial Study / Negative Declarations), which would be required to meet all requirements for CEQA to construct the new aquatic facility.

The facts and circumstances taken into consideration for this environmental review included the following: demolition of a portion of the existing soccer field at the park site; construction of associated parking lot, locker rooms, activity room and administrative facilities for the new pools; and increase in new pools' capacity with additional swim lanes and activity room. The environmental analysis for the ISMND will examine among other things, whether the proposed construction is anticipated to produce additional or different impacts from those of the existing facilities.

As the proposed project moves forward with Construction Document Development, City staff will continue to evaluate issues such as noise, traffic, lighting and reflective sources, and other environmental factors to complete the ISMND.

### Summary

If the approach and amenities presented in this report meet with City Council approval, the design team will move into the Construction Document Development phase. Cost estimates will be refined, and the team will endeavor to maximize pool features wherever possible. Staff will keep City Council apprised as design refinements are made.

### FISCAL IMPACT

There is no current fiscal impact. The budget of \$49 million for this project is included in the City of South San Francisco's Fiscal Year 2022-23 Capital Improvement Program from bond sales (fund 524).

### RELATIONSHIP TO STRATEGIC PLAN

Approval of this action will contribute to the City's Strategic Plan. It aligns with Priority #2, which is focused on enhancing quality of life by building and maintaining a sustainable city, making the city a great place to live, learn and play.

### CONCLUSION

Staff recommends that the City Council review the Design Documents for the Orange Memorial Park Aquatic Center Project (Project No. pk2310) and authorize staff to move forward with the Construction Document Development phase of the project.