

**AGENDA FOR A MEETING OF THE  
ENGINEERING/EQUIPMENT COMMITTEE  
OF THE VALLECITOS WATER DISTRICT  
MONDAY, JULY 10, 2017 AT 2:00 P.M.  
AT THE DISTRICT OFFICE  
201 VALLECITOS DE ORO, SAN MARCOS, CALIFORNIA**

CALL TO ORDER - DIRECTOR HERNANDEZ

ITEM(S) FOR DISCUSSION

1. LOCKER ROOM EXPANSION PROJECT

OTHER BUSINESS

PUBLIC COMMENT

Persons wishing to address a matter not on the Agenda may be heard at this time; however, no action will be taken until the matter is placed on a future agenda in accordance with Board policy. Public comments are limited to three minutes. A Request to Speak form is required to be submitted to the Executive Secretary prior to the start of the meeting, if possible. Public comment should start by stating name, address and topic. The Board is not permitted during this time to enter into a dialogue with the speaker.

If you have any disability which would require accommodation in order to enable you to participate in this meeting, please call the Executive Secretary at 760.744.0460 ext. 264 at least 48 hours prior to the meeting.

AFFIDAVIT OF POSTING

I, Diane Posvar, Executive Secretary of the Vallecitos Water District, hereby certify that I caused the posting of this Agenda in the outside display case at the District office, 201 Vallecitos de Oro, San Marcos, California by 4:00 p.m., Thursday, July 6, 2017.

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Diane Posvar

**DATE: JULY 10, 2017**  
**TO: BOARD OF DIRECTORS ENGINEERING COMMITTEE**  
**SUBJECT: OPERATIONS BUILDING LOCKER ROOM EXPANSION – PROJECT UPDATE**

**BACKGROUND:**

The Operations & Maintenance (O&M) men's locker room located in Building B is not large enough to accommodate the number of employees utilizing it. The proposed expansion will increase the size of the locker room, increasing the number of lockers, showers, sinks, and add benches. This will provide adequate space for current O&M staff and account for future growth.

**DISCUSSION:**

August 3, 2016, the Board approved a professional services agreement with Jeff Katz Architecture (JKA) in the amount of \$66,800 for the design of the locker room expansion. In development of the current FY 17/18 budget, an additional \$235,000 was added for a total budget of \$810,000 based on a construction estimate of \$434,400 and \$55,100 of additive items. Concerned with project costs, on May 17, 2017, the Board directed staff to put the project out to bid and analyze the resultant bid numbers to determine on how best to move forward, whether to award or look at alternative build options.

On June 28, 2017, after advertising the project for 4.5 weeks, the District received only one bid for the project in the amount of \$613,046 with \$72,069 for additive items. Analysis of the true construction cost of the project was not possible due to receiving only one bid. Specifying concrete tilt-up construction method likely reduced the number of potential bidders. Though the results are inconclusive, staff is proposing the following changes to the plans to reduce the construction cost and to re-bid the project:

- Do not install 260 SF of wall tile above lockers for the new expansion – only install in the existing locker room and shower area to match
- Add new concrete joints to minimize the removal and replacement of concrete sidewalk
- Remove the section of concrete sidewalk along the northeast side of the expansion and leave as existing planter space
- Leave the Existing Men's Locker Room tile flooring 'as is' – do not remove and place epoxy
- Install new floor as bare concrete with sealer instead of epoxy
- Reduce the height of the building by 5'
- Change exterior wall system from concrete tilt-up to metal stud/plaster (troweled to match existing as best as possible)
- Leave the Existing Men's Locker Room counter/sink 'as is' – do not replace to match the new counter/sink
- Staff to remove and refurbish interior swing door
- Staff to install new Fire Extinguisher
- District to pre-purchase lockers for contractor to install

- Reduce the size of the HVAC system and include into base bid to improve competitive pricing
- Include Fire Protection system into base bid to improve competitive pricing

Changes in scope could potentially reduce the base bid amount by approximately \$105,000. Additional design cost is estimated at 10,000. Changes in the bid documents to reflect changes in the scope of work can be designed by JKA with an amendment to their contract. In addition, additive bid items, estimated at \$55,100 (\$72,069 based on single bid), includes upgrades to the women's locker room such as replacing the existing lighting, counter/sinks, etc., will be removed. Also, HVAC and fire protection work will be placed into the general contractors' scope of services to get a competitive bid.

**FISCAL IMPACT:**

The project costs to date are as follows:

Budget	\$810,000
Design	\$ 53,700
Miscellaneous	\$ 1,500
Staff	\$ 28,100
Staff Overhead	<u>\$ 51,700</u>
Total	\$135,000
Remaining Balance	\$675,000

The current budget is as follows:

Budget	\$810,000
<b>Architect's Estimate*</b>	<b>\$489,500</b>
<b>Change Order (10%)</b>	<b>\$ 48,950</b>
HVAC Services	\$ 33,000
Fire Protection Services	\$ 18,000
Special Inspection Services	\$ 20,000
Design (JKA)	\$ 66,800
Staff	\$ 43,853
Staff Overhead	<u>\$ 89,897</u>
Total	\$810,000

The proposed budget is as follows:

Budget	\$810,000
<b>Architect's Estimate*</b>	<b>\$380,400</b>
<b>Change Order (10%)</b>	<b>\$ 38,040</b>
Special Inspection Services	\$ 20,000
Design (JKA)	\$ 66,800
Design Amendment	\$ 10,000
Staff	\$ 53,853
Staff Overhead	<u>\$ 118,477</u>
Total	\$687,570
Budget Surplus	\$122,430

\* Line items in BOLD represent estimated costs.

**RECOMMENDATION:**

Reject the one bid for the Operations Building Locker Room Expansion project, coordinate and award an amendment with JKA for redesign of the project, and re-bid the project with the above proposed reductions/changes.