

MINUTES OF 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

Director Hernandez called the meeting to order at the hour of 2:07 p.m.

Present: Director Hernandez
 Director Elitharp
 Assistant General Manager Scaglione
 District Engineer Gumpel
 Capital Facilities Senior Engineer Hubbard
 Administrative Secretary Johnson

ITEM FOR DISCUSSION

LOCKER ROOM EXPANSION PROJECT

Capital Facilities Senior Engineer Hubbard provided background on the locker room expansion project. The goals of the project, as envisioned over a year ago, were to: 1) expand the space to accommodate current and future staffing; 2) create a space to architecturally match the existing facilities; and 3) utilize durable products to lower maintenance costs. On August 3, 2016, the Board awarded a professional services agreement with Jeff Katz Architecture (JKA) for the design of the project. On May 17, 2017, concerned with project costs, the Board directed staff to put the project out to bid in order to determine real costs and how best to move forward. After advertising the project for 4 1/2 weeks, only one bid was received for \$613,046 with \$72,069 for additive items which was significantly higher than JKA's estimate. Having received only one bid, analysis of the bid was inconclusive; however, staff determined the highest costs of the project were for flooring and exterior wall systems.

Staff proposed 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

Capital Facilities Senior Engineer Hubbard stated the proposed changes could conservatively save approximately \$105,000. The additive items that would have cost approximately \$55,100 such as upgrades to the women's locker room would be removed as well. Additional design cost is estimated at \$10,000. The current project budget is \$810,000 with \$135,000 having been spent to date for design, staff, staff overhead and miscellaneous.

Director Hernandez presented a preliminary design and construction cost estimate to the Committee that he created which would expand the men's locker room into the space where the women's locker room is currently, and build a smaller addition for a new women's locker room. His design does not have to include the tilt-up walls which would make this project a more standard type project and could possibly increase the number of contractors bidding on the project.

General discussion took place regarding what has already been spent on the project to date, the possible cost savings with Director Hernandez's design, staff and overhead costs, the design/build process, conducting a new Request for Proposal (RFP) with a well-defined scope of work, existing fixtures and lockers. District Engineer Gumpel estimated Director Hernandez's design could save approximately \$100,000, but would take more time which could decrease the savings, particularly the process involved with a new RFP. He suggested having JKA revise the current design which could save two months' time just on staff time.

The Committee directed staff to negotiate an amendment with JKA to re-design the project to construct a smaller women's locker room addition and convert the current women's locker room into the men's locker room. The Committee will report to the full Board the Committee's recommendation to move forward with the project as discussed.

OTHER BUSINESS

None.

PUBLIC COMMENT

None.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at the hour of 3:12 p.m.