

COUNCIL ACTION FORM

SUBJECT: MINIMUM EXPERIENCE REQUIREMENT FOR CONTRACTORS/SUB-CONTRATORS ON THE DONALD AND RUTH FURMAN AQUATIC CENTER PROJECT

BACKGROUND:

RDG Planning and Design (RDG), the architectural / engineering firm retained by the City to assist in the construction of the new Donald and Ruth Furman Aquatic Center has stressed it is essential that the City takes into account the previous success of a general contractor or sub-contractors as it relates to the construction of pool basins and the mechanical system when awarding the construction contract for this project.

Because of the complexity and magnitude of constructing a combined 25,000 square foot water surface area (leisure pool = 10,000 square feet, 50 meter pool = 20,000 square feet, and lazy river = 5,000 square feet) and installing the pool's mechanical system, RDG is recommending that the City establish minimum experience qualifications in our plans and specifications.

In response to this guidance, the staff is recommending that the general contractor be required to include as part of the bid submission a separate qualification form related to constructing the basin structures (leisure and 50 meter pools, lazy river) and for providing the mechanical system (pool piping, pumps, filters, heaters, chemical system, etc). **In order to be deemed a "responsible" bidder, the parties that will be constructing the pool basin and installing the mechanical system (the general contractor and/or the sub-contractors) must have satisfactorily completed a minimum of three (3) projects of similar size, value, and complexity.**

This approach to including qualifications into our bid specifications is not new. This type of qualification clause was utilized in constructing tennis courts and golf greens, painting the clarifiers at Water Plant, and constructing a new water tower.

ALTERNATIVES:

1. Approve RDG Planning and Design's recommendation to include a minimum experience requirement within the Plans and Specifications document related to the construction of the Donald and Ruth Furman Aquatic Center.

In order to be deemed a "responsible" bidder the parties that will be constructing the pool basin and installing the mechanical system (the general contractor

and/or the sub-contractors) must have satisfactorily completed a minimum of three (3) projects of similar size, value, and complexity.

2. Do not approve RDG Planning and Design's recommendation to include a minimum experience requirement within the Plans and Specifications document related to the construction of the Donald and Ruth Furman Aquatic Center.

MANAGER'S RECOMMENDED ACTION:

Given the magnitude and complexity of constructing the pool basins and installing the related pool mechanical system, staff supports RDG's recommendation to include a minimum experience requirement within the Plans and Specifications document for the Donald and Ruth Furman Aquatic Center project. Under this approach, bidders will not be considered "responsible" unless they, or their subcontractors, have satisfactorily **completed a minimum of three (3) projects of similar size, value, and complexity.** Therefore, it is the recommendation of the City Manager that the City Council approves Alternative No. 1 and thereby directs staff to include this requirement in the plans and specifications for the new aquatic center project.