



Date: March 8, 2016
To: Thomas J. Bonfield, City Manager
Through: W. Bowman Ferguson, Deputy City Manager
From: Jina Propst, Assistant Director, General Services Department
Subject: Proposed Design Services for the Campus Hills Pool Dehumidification Improvements

Executive Summary

The City of Durham Campus Hills Pool is the aquatic component of the Irwin R. Holmes Sr. Recreation Center, built in 1990. An undersized HVAC unit serving the pool area is in extremely poor condition, and has resulted in high moisture levels and poor air quality in that space. Lighting in the area is inefficient and appears to be corroded from the moisture and poor air quality. The interior roof drain leader is also corroded, and leaks into the pool area. These deficiencies have resulted in numerous complaints by swimmers and parents. These items were identified in the Durham Swimming Pools Assessment Study, published in May 2015. Additionally, the emergency exits from the natatorium and the gymnasium are not ADA compliant.

In January 2016, General Service's staff selected Durable Design, PLLC of Durham through a Request for Qualifications process (RFQ), as the most qualified and responsive company to perform the Campus Hills Pool Dehumidification Improvements design services.

This agenda item requests City Council approval for professional consulting services with Durable Design, PLLC to perform the design services for The Campus Hills Pool Dehumidification Improvements.

Recommendation

1. Authorize the City Manager to execute a professional services contract with Durable Design, PLLC for an amount not to exceed \$104,650.00 and
2. Establish a design contingency in the amount of \$15,700.00, and authorize the City Manager to negotiate and execute amendments to the Professional Services Agreement for the Campus Hills Pool Dehumidification Improvements Design Services, provided the total cost does not exceed \$120,350.00.

Background

The Campus Hills Pool is a 25-yard, rectangular competition pool that is used for swim meets, lap training, swimming instruction and recreation. In the spring of 2014, Szostak Design, Inc., of Chapel Hill, was commissioned by the City of Durham to prepare a comprehensive assessment of the City's five aquatic facilities, including Campus Hills Aquatic Center.

In November 2015, this design project was accepted into the Small Local Business Enterprise (SLBE) program and General Services staff advertised to 12 architectural firms. 2 firms submitted qualifications for the project and both firms were interviewed by the selection committee.

In January 2016, General Service's staff selected Durable Design, PLLC of Durham, as the most qualified and responsive company to perform the Campus Hills Pool Dehumidification Improvements design services. The Project Management staff has negotiated a design fee for investigations, design, and construction administrative services for the improvements. The Project consultant team includes: Durable Design, PLLC (Architect), Sigma Engineered Solutions, PC (Mechanical, Electrical and Plumbing Engineer), Coulter Jewel Thames, PA (Civil Engineer and Landscape Architect), LHC Structural Engineers, PC (Structural Engineer), and Harris Cost, LLC (Cost Estimating). These services will address the site's deficiencies, code compliance issues, and accessibility for a healthy working and recreational environment.

Sigma Engineered Solutions, PC, of Morrisville, was the MEP (Mechanical, Electrical, Plumbing) engineering study design team member, and will be the primary sub-consultant to this proposed contract with Durable Design, PLLC.

Per the study, published in May 2015:

- The HVAC System serving the Campus Hills Aquatic Center is in extremely poor condition. As a consequence, the Natatorium experiences poor air quality, inadequate air circulation, and difficulty in maintaining appropriate temperature and humidity levels.
- The HVAC unit is undersized and highly inefficient, resulting in excessive energy consumption. The system was installed in 2004 and has experienced multiple refrigerant leaks and substantial corrosion on all components exposed to the air stream.
- Chloramine concentrations at the pool level and in the exhaust stream have resulted in corrosion of equipment and citizen and employee complaints.
- The Natatorium lighting fixtures do not appear to be properly rated and/or sealed to protect internal components. They appear corroded and are energy inefficient.
- At least one interior roof drain leader was replaced, but leaks continue into the pool area.

Professional Services for the project will include mechanical, electrical, architectural, and site improvements related to dehumidification, improved air quality, natatorium lighting, leaking interior roof drain leaders, addition of code-compliant ramps at existing emergency exits from the natatorium and gymnasium, and repainting of the natatorium ceiling, which has been discolored from the poor air quality.

Issues/Analysis

The failing dehumidification unit was identified in the May 2015 study as the most pressing deficiency at the Campus Hills Aquatic Center. The poor air quality in the natatorium has resulted in corrosion of equipment and complaints from citizens and employees. The emergency exits from the natatorium and the gymnasium currently have exterior stairs and are therefore not ADA compliant. This proposed project will correct these deficiencies and prevent further corrosion through improved air quality. The City anticipates that the dehumidification unit, currently located in a mechanical room, will be moved outside to a concrete pad. This mechanical room will then be available for storage of pool equipment.

The proposed schedule for the design and construction of the project is as follows:

Notice to Proceed (NTP) to Design	May 2016
Schematic Design Drawings (1 month)	June 2016
Design Development Drawings and Site Plan (2 ½ months)	August 2016

Construction Documents (2 ½ months)	November 2016
Bidding and Contracting for Construction (4 months)	April 2017
Material procurement and Construction (6 months after NTP to Construction)	

Alternatives

One alternative would be to not proceed with design services at this time. However, this is not recommended by staff. Moving as soon as possible into the design process is in the City’s best interest. As seen over the last several years with rising construction costs, the value of construction dollars erodes quickly over time. To ensure the City gets the most value from the existing appropriated funds for this project, staff recommends moving forward with this agreement for design services. This system is currently functioning at a substandard level; if it fails altogether, the pool will have to be closed until the issues can be addressed at a later date.

Financial Impact

In FY 15-16, the Capital Improvement Project (CIP) portfolio included an approved amount of \$643,000.00 for the design and construction of a new dehumidification system at Edison Johnson Pool (which was deemed more critical), and the design of the Campus Hills Pool new dehumidification system. In October 2015, the City contracted with Sigma Engineered Solutions, PC in the amount of \$39,000.00 for the Edison Johnson system design, a project which did not include an architectural component. That project is progressing well, and construction is planned for spring 2017. A CIP request for \$915,600.00 has been submitted for FY 16-17, which includes funding for the construction phase at Campus Hills and replacement of the natatorium lighting at Edison Johnson Pool.

Expenditures Related to the Design Services for Campus Hills Pool

\$ 104,650.00	Design Services
\$ 15,700.00	Design Contingency
\$ 120,350.00	Total

Funding and Expenditures Summary CH002:

Misc Debt / FY15-16 CIP	3000H002 – CH002	\$643,000.00
FY 16-17 CIP Request	3000H002 – CH002	\$915,600.00
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Total appropriated funds		\$1,558,600.00

Funding Uses Summary:

<u>Edison Johnson Pool:</u>		
Design Services	3000H002-731003	\$39,300.00
Anticipated Site Plan Services		\$ 6,250.00
Design Contingency	3000H002-731900	\$ 3,750.00
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Subtotal Design Services		\$ 49,300.00
Other Owner’s Expenses	3000H002-731000	\$ 31,900.00
Construction Budget	3000H002-731000	\$ 335,800.00
Construction Contingency	3000H002-731900	\$35,000.00
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Edison Johnson Project Budget		\$452,000.00

Campus Hills Pool:

Design Services	3000H002-731003	\$104,650.00
Design Contingency	3000H002-731900	\$ 15,700.00
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Subtotal Design Services		\$120,350.00
Other Owner's Expenses	3000H002-731000	\$ 220,250.00
Construction Budget	3000H002-731000	\$ 696,000.00
Construction Contingency	3000H002-731900	\$70,000.00
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Campus Hills Project Budget		\$1,106,600.00
Total Project Budget		\$1,558,600.00

SDBE Summary

The Equal Opportunity/Equity Assurance Department reviewed the proposal submitted by Durable Design, PLLC of Durham, NC to determine compliance with the Small Local Business Enterprise Program Ordinance and the Ordinance to Promote Equal Business Opportunities in City Contracting. It was determined that Durable Design, PLLC is in compliance with the Small Local Business Enterprise Program Ordinance and the Ordinance to Promote Equal Business Opportunities in City Contracting.

SLBE REQUIREMENTS

Durable Design is a certified SLBE firm.

SDBE REQUIREMENTS

No MSDBE or WSDBE goals were set.

WORKFORCE STATISTICS

Workforce statistics for Durable Design, PLLC are as follows:

Total Workforce	3	
Total Females	2	(67%)
Total Males	1	(33%)
Black Males	0	(0%)
White Males	1	(33%)
Other Males	0	(0%)
Black Females	0	(0%)
White Females	2	(67%)
Other Females	0	(0%)

Attachments: Contract