



DATE: March 20, 2022

TO: Mayor and Members of the City Council

VIA: Stefan Chatwin, City Manager

FROM: Derek Schweigart, Parks and Recreation Director
Justin Lai, Senior Engineer

SUBJECT: AWARD OF AN AGREEMENT FOR CONSTRUCTION MANAGEMENT
AND SUPPORT SERVICES WITH GRIFFIN STRUCTURES FOR THE
RECREATION CENTER REBUILD PROJECT (CIP 301-678)

RECOMMENDATION

It is recommended that the City Council adopt the attached resolution authorizing:

1. The Mayor to execute the attached agreement with Griffin Structures in the amount not-to-exceed \$1,890,000 to provide construction management and support services for the Recreation Center Replacement Project (CIP 301-678); and
2. A project contingency in the amount of \$283,500 with authority given to the City Manager to execute contract amendments up to the contingency amount.

EXECUTIVE SUMMARY

The Recreation Center is nearly 50 years old and necessary investment in infrastructure improvements are required to meet current structural, seismic, and programmatic needs; as well as emergency shelter readiness. CIP 301-678 involves the replacement of the City's Recreation Center using a build-to-budget approach.

Execution of the consultant agreement with Griffin Structures will allow the process for the new Recreation Center to proceed. The consultant agreement will include pre-construction assistance, plan checking, bidding, construction management, project closeout, post construction and warranty inspections. Griffin Structures was selected from six (6) firms that submitted proposals. The fees in the amount of \$1,890,000 have been negotiated and determined reasonable based on the scope of services. Funding in the amount of \$2,173,500 is available in the approved project budget for construction

management services. With the execution of the agreement, Griffin Structures will begin work to perform pre-construction support services.

BACKGROUND

In 2016, the City Council began exploring a rebuild of the Recreation Center. The City Council first authorized a Recreation Center Master Plan Study as a component of the Fiscal Year (FY) 2016-2017 budget and received extensive public outreach during that time as a first step in developing a Recreation Center Master Plan. In FY 2017-2018, the project was added to the 5-Year Capital Improvement Program to identify initial and on-going funding for the project and the City Council took further steps to identify the issues and estimated costs to address the Center and its surroundings to meet the current and future recreation needs of the community. In FY 2018-2019, the City Council received the Conceptual Design Plan Report and in 2019 agreed on a design concept, but ultimately opted for a "build to budget" project scope and the project was also placed on hold.

In 2021, the City Council requested to revisit the Recreation Center Project. At the regular City Council meeting on August 2, 2021, staff provided a status update on the project including an update on the project's community engagement process and draft Recreation Center and Parks System Survey. The community survey was used to validate programming and use options, and how those may have changed as a result of the COVID-19 pandemic. At City Council Special Meeting on January 31, 2022, staff presented the survey results including funding options and additional information regarding the build process and design options. The City Council accepted the survey results and proposed to move forward with the "build-to-budget" option with a not-to-exceed budget of \$55 million.

On November 21, 2022, the City Council awarded the professional design, bidding, and construction support services to Group 4 Architecture, Research + Planning, Inc. Group 4 Architecture will also be preparing the analysis of the environmental review for the project. The project is currently in the program confirmation/schematic design phase, which began in January 2023, and expected to extend through construction of the project which is anticipated to be completed in 2026.

ANALYSIS

On December 5, 2022, the City Council adopted Resolution No. 2022-133 authorizing staff to issue the Request for Proposal (RFP) to provide construction management support services for the Project.

The RFP was posted on the Foster City website and distributed to consulting firms. The City received six (6) proposals by the end of the advertisement period. Staff reviewed the submitted proposals based on a qualification-based selection process and narrowed it down to the following three (3) firms for an in-person presentation and interview:

- Gilbane Building Company

- Swinerton Management & Consulting
- Griffin Structures

An evaluation committee that included representation from the Public Works Department, Parks and Recreation Department, and Group 4 Architecture attended the interview. Following the interview process, the evaluation committee deliberated and determined Griffin Structures to be the best firm for the project. Griffin Structures has put together an exceptional team of consultants encompassing all the necessary fields to complete the project. They are a well-established company with significant experience performing similar work on like projects throughout the peninsula. Out of all the firms, Griffin Structures understood Foster City's needs and were the most qualified.

The proposal from Griffin Structures was reviewed and the fee negotiated in the amount of \$1,890,000. The fees were determined reasonable and fall within the customary range for construction management services of this magnitude and terms of the discounts were determined reasonable.

The scope of services for this project includes pre-construction assistance, plan checking, bidding, construction management, inspections, project closeout, post construction, warranty inspections, etc.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Approval of this agreement for pre-construction services with Griffin Structures is not subject to review under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et. seq.), including without limitation, Public Resources Code section 21065 and California Code of Regulations 15378 as this is not a "project" that may cause a direct, or reasonably foreseeable indirect, physical change in the environment. The environmental analysis for the Recreation Center Rebuild Project itself is being conducted by Group 4 Architecture.

FISCAL IMPACT

The proposed fees in the amount of \$1,890,000 have been negotiated and determined reasonable based on the scope of services. Additionally, a project contingency in the amount of \$283,500 or 15% of the contract amount is recommended to pay for additional services to mitigate unforeseen tasks or for additional services that may be required.

The City Council's approval of the attached resolution will allow staff to proceed with the pre-construction portion of the project. Staff anticipates that the construction management phase and closeout will be completed by June 2026.

CITY COUNCIL VISION, MISSION, AND VALUE/PRIORITY AREA

Facilities and Infrastructure

Attachments:

- Attachment 1 - Resolution
- Attachment 2 - Agreement