

RESOLUTION NO. 2022-120

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA RECEIVING AN UPDATE PRESENTATION ON THE SPORTS CENTER, APPROVING EXPANDED ARCHITECTURAL AND PROFESSIONAL SERVICES FOR THE AQUATIC CENTER AND CONNECTOR BUILDING AND APPROVING COAR DESIGN GROUP'S PROPOSAL IN THE AMOUNT OF \$858,500.00 FOR THE EXPANDED SERVICES.

WHEREAS, The City of Marina acquired the former military pool and the adjacent vacant building west of the intersection of 2nd Avenue and 9th Street as part of the closure of the former Fort Ord; and

WHEREAS, plans need to be developed to revitalize the use of the pool building and adjacent former gym building into an aquatic center and sports center; and

WHEREAS, City Council approved a project to analyze alternatives for revitalization of the pool building in the fiscal year 2018-2019 budget; and

WHEREAS, City Council approved a project to analyze alternatives for the former gym building in fiscal year 2019-2020; and

WHEREAS, the City entered in an agreement with Jeff Katz Architecture (JKA) as the prime consultant for the aquatic and sports center planning and analysis; and

WHEREAS, draft aquatic center concepts and financial strategy were presented to the public and an open house and a special City Council meeting on July 23rd, 2019, and input was received at that time; and

WHEREAS, on December 3, 2019, the City Council received a presentation and provided comments on the draft report and financial analysis for the sports center and received an update on the aquatic center plan.; and

WHEREAS, on December 14, 2021, Resolution No. 2021-139, the City Council received presentation on the Sports Center including options to include roller sports in the programmed facilities; and

WHEREAS, the City issued Service Orders through the on-call architectural services to JKA, subsequently renamed to COAR Design Group, in the amount of \$913,500 for architectural design, bidding document preparation, and architectural support during construction for the Sports Center Building Rehabilitation project and schematic and design development to 30% level for the Aquatic Center and outdoor Sports Pavilion; and

WHEREAS, on July 19, 2022, an in-person Marina community engagement for the project was conducted followed by public presentation on July 20, 2022; and

WHEREAS, the rehabilitation of the existing Sports Center and Aquatic Center and construction of new Connector Building is proposed to be named City of Marina Sports Complex Phase 1 Project; and

WHEREAS, the expanded architectural and professional services include architectural design to 100% level, prepare bidding documents and architectural support services during construction for the Aquatic Center, and Connector Building.

WHEREAS, the approval of expanded architectural and professional services and approval of COAR's cost proposal of \$858,500 for a total contract amount of \$1,772,000 (time and materials not to exceed) for the scope of work which includes architectural design to 100% level, prepare bidding documents and architectural support services during construction for the Sports Center, Aquatic Center, and Connector Building for the City of Marina Sports Complex Phase 1 Project and schematic and design development to 30% level for outdoor Sports Pavilion; and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Marina that does hereby:

1. Receive an update presentation for the Sports Center, Aquatic Center, Connector Building and outdoor Sports Pavilion (City of Marina Sports Complex) and associated site work; and
2. Approve expanded architectural and professional services for the Aquatic Center, and Connector building; advancing architectural building and site design to 100% level, preparing bidding documents and architectural support services during construction; and
3. Approve COAR Design Group's proposal of \$858,500 (**EXHIBIT B**) for the expanded architectural and professional services.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 6th day of October 2022, by the following vote:

AYES: COUNCILMEMBERS: Medina Dirksen, Berkley, Biala, Delgado

NOES: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: Burnett

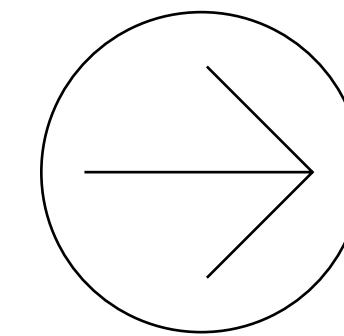
Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk



City of Marina



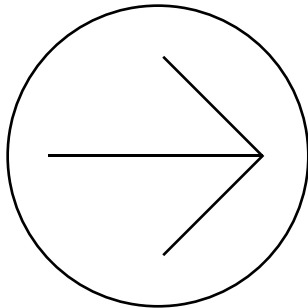
Aquatic and Sports Center City Council Presentation

coar
DESIGN GROUP

ISG
Isaac Sports Group

WTI
WATER TECHNOLOGY INC.

PROJECT TEAM



Matt Kingdon

COAR Design Group



Courtney Sluder

COAR Design Group



Stuart Isaac

The Isaac Sports Group



Steve Crocker

Water Technology Inc.



AGENDA

Project Progress

- » **Schedule**
- » **Community Engagement**
- » **Project Goals**

Proposed Program

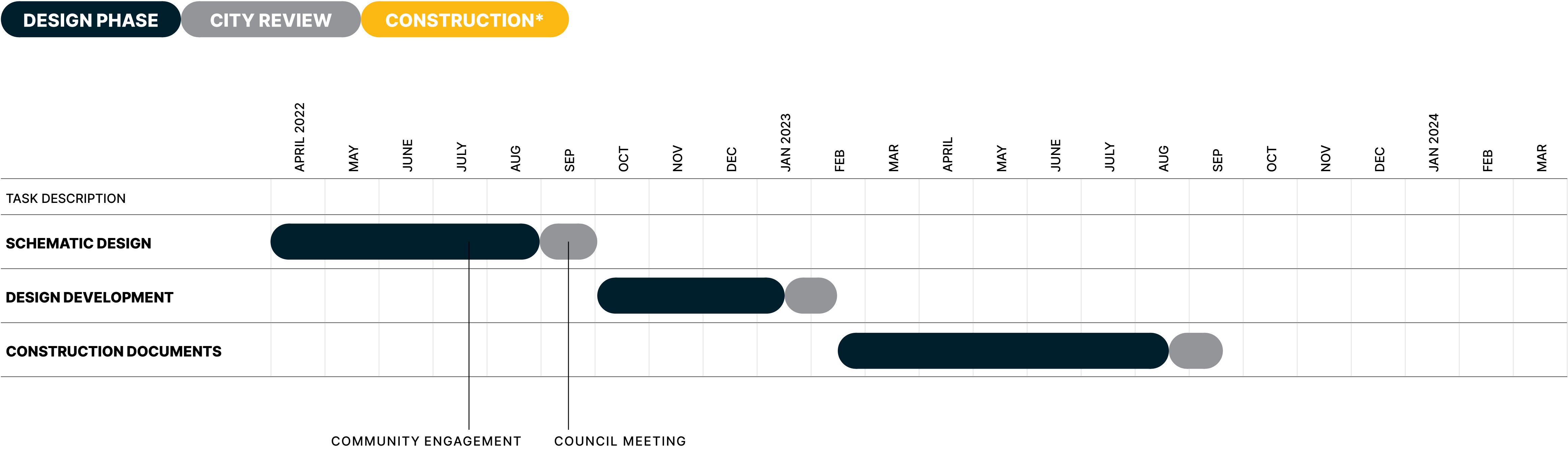
- » **Sports Center**
- » **Aquatic Center**
- » **Connector**
- » **Sports Pavilion**

Phasing Options

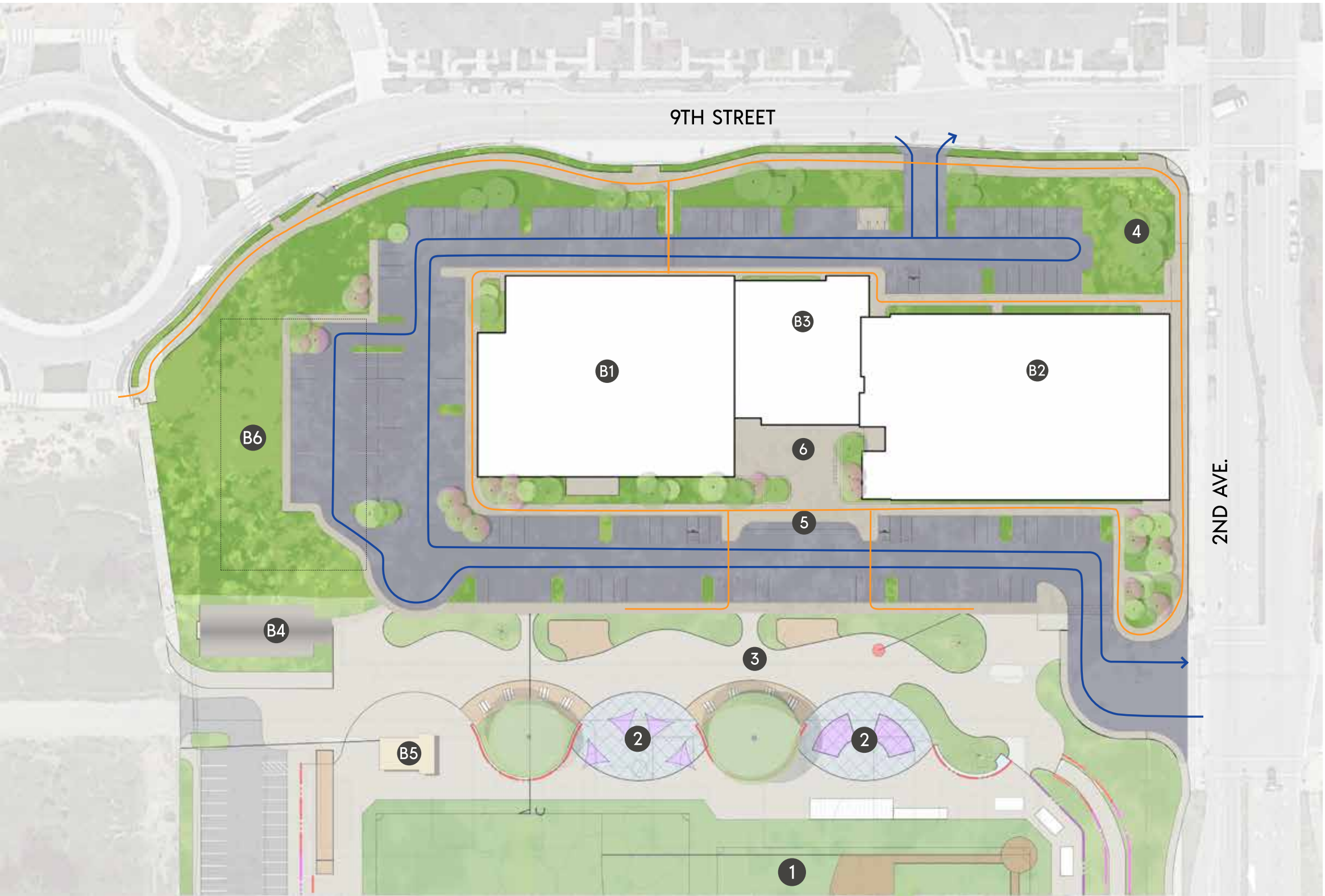
Financial Analysis

Next Steps

PROJECT SCHEDULE



* CONSTRUCTION DURATION PENDING CONFIRMATION OF PHASING



COMMUNITY ENGAGEMENT

- COAR and ISG conducted an open house over the course of two days to gather feedback from the community
- Overall, comments were supportive with majority of concerns related to adjacent park project and exterior aesthetics
- COAR digitized and compiled feedback to incorporate into updated design where possible



MARINA SPORTS & AQUATIC CENTER

NAME: _____

PHONE #: _____

EMAIL: _____

COMMENTS: Roller skate activity inside Sports Center, what is

→ Where would food trucks park for large events.

→ Is there still an interest in roller hockey sports? If not, how can the pavilion be used for activities other than roller hockey, or should it be removed?

→ Cost to repaint lines where basketball & pickleball courts are inside Sports Center if damaged by roller skating.

→ How do you prevent "free loaders" non payers, from entering Aquatic Center & Sports Center through Sports Pavilion connector building.

→ Universal changing areas. Women are always waiting longer for toilet needs.

→ Bathroom facilities for Sports Pavilion. How do people use this facility and not use Sports Center bathrooms that require membership or paid daily use to go inside. Are the bathroom needs of Pavilion users dependent on bath rooms in the open park area.

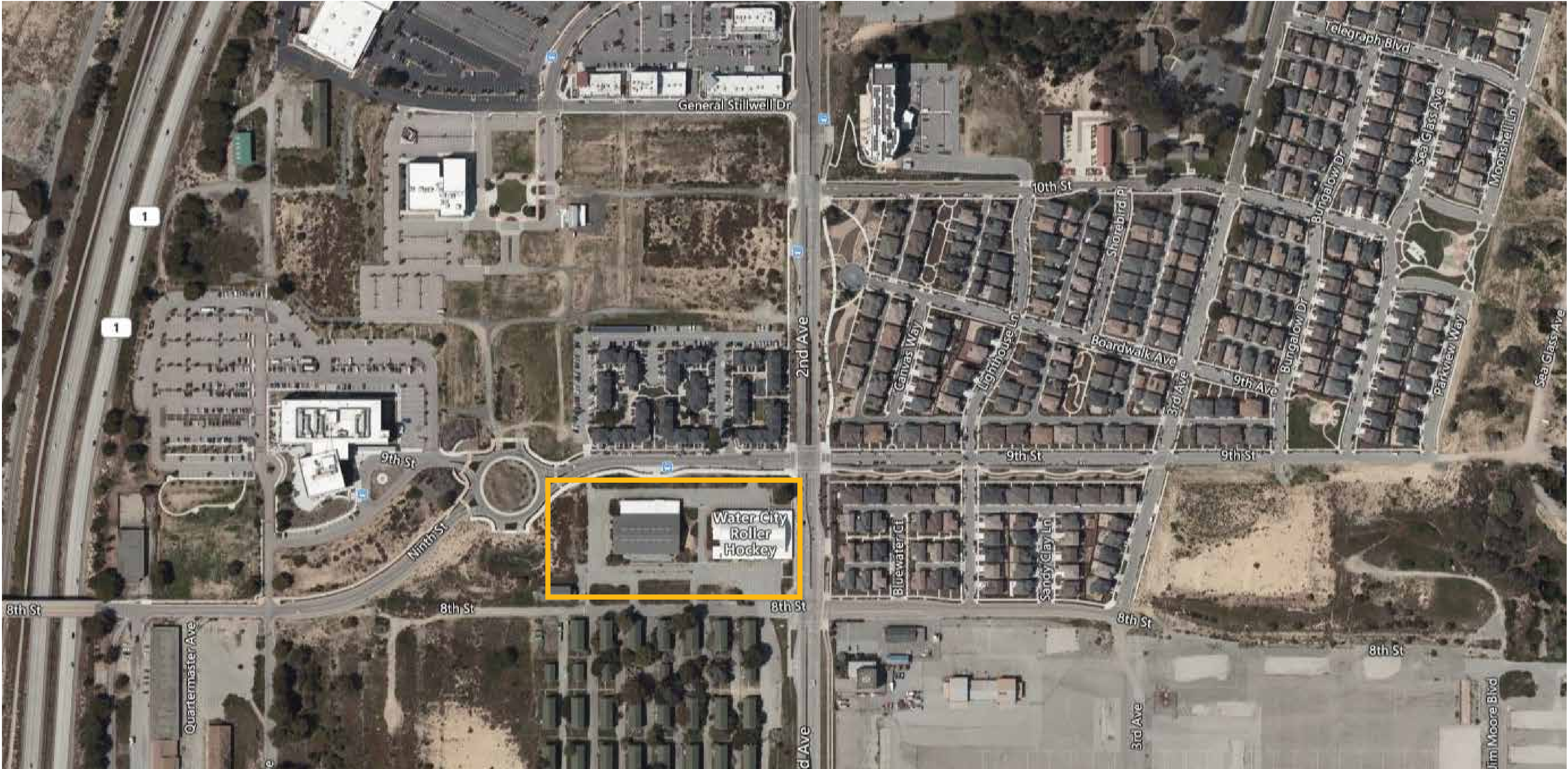


PROJECT GOALS

- Provide expanded sport and recreational activities to a much broader and inclusive range of Marina residents
- Provide expanded access, use, and multi generational programs throughout the day/week
- Concurrent and flexible programming
- Accommodate users of all ages, abilities, and special needs

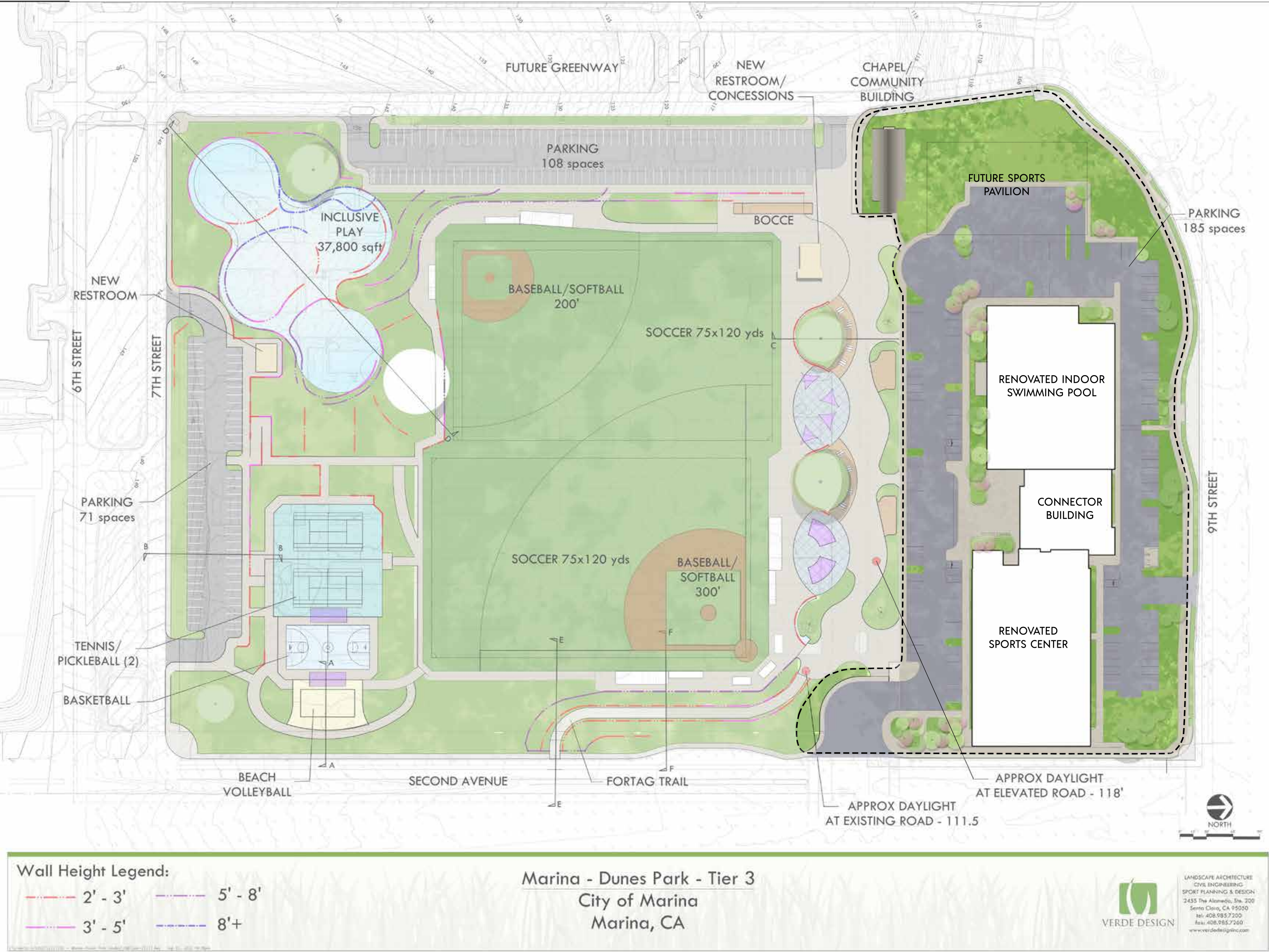


PROJECT LOCATION

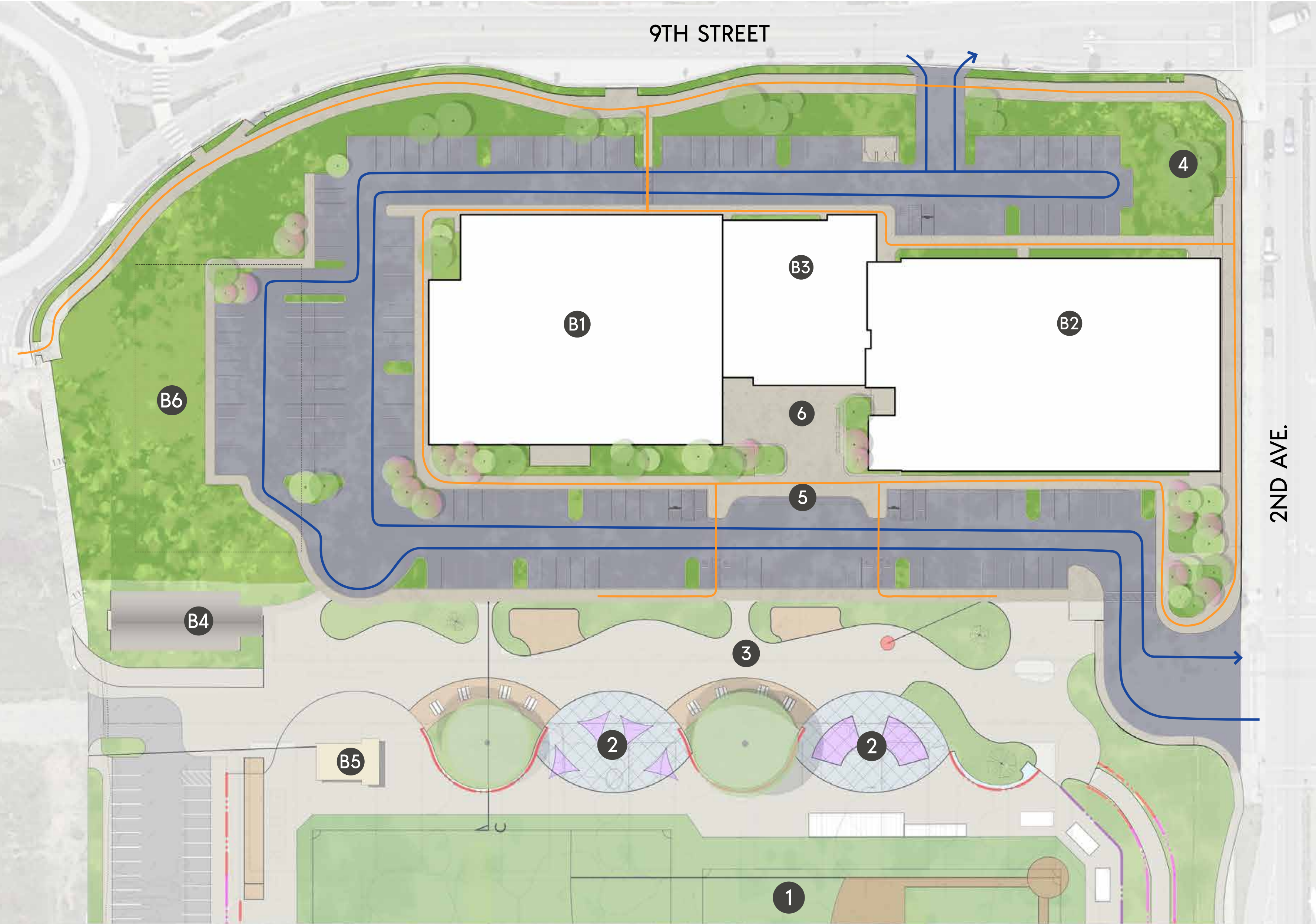


SITE PLAN - OVERALL

Conceptual Plan by
Verde Design



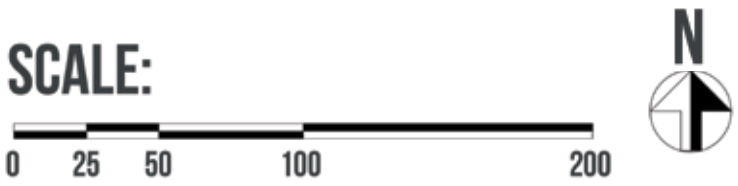
SITE PLAN



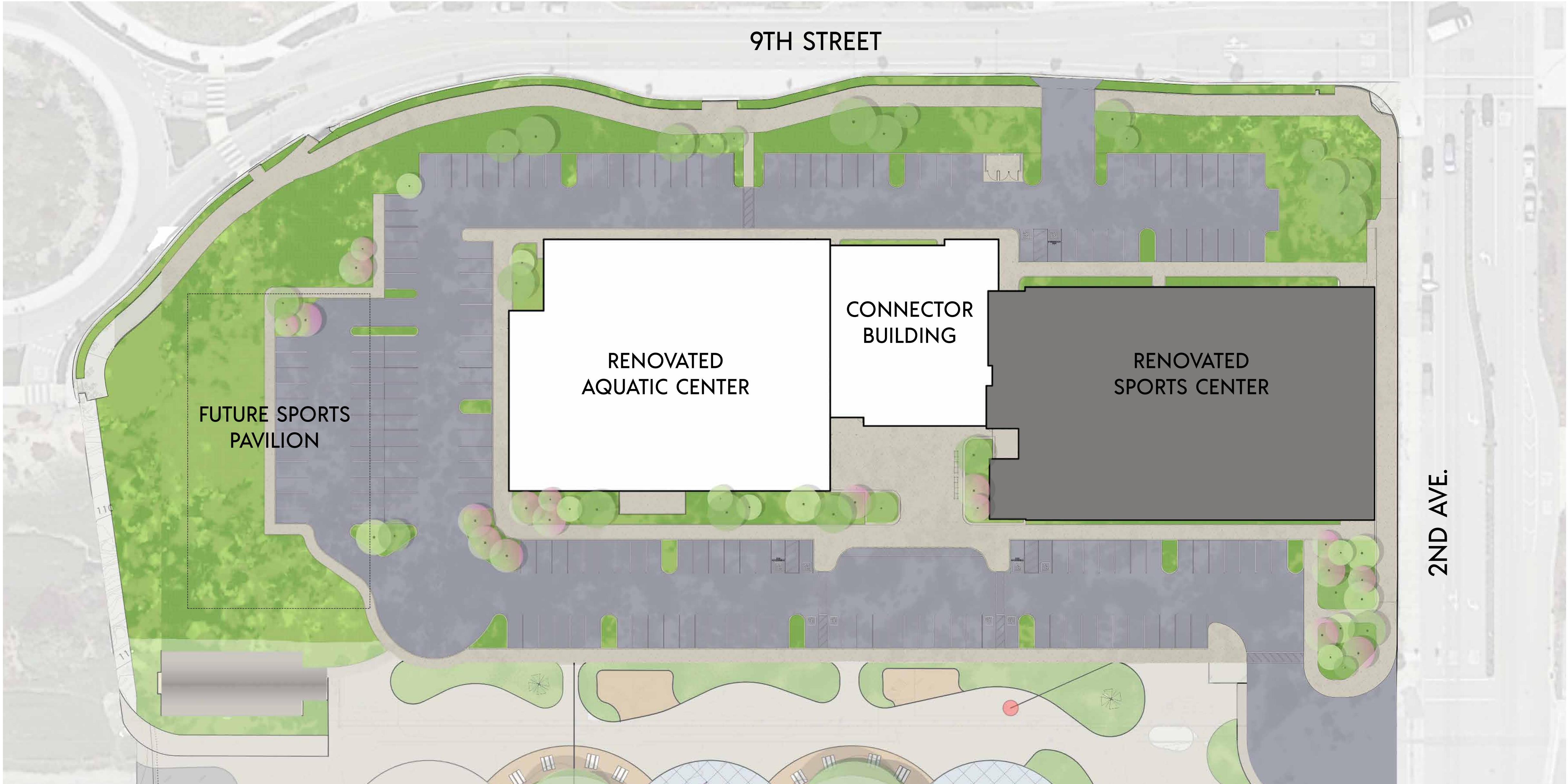
LEGEND

- 1 MULTI-USE FIELD
- 2 PICNIC / LAWN GAME AREA
- 3 PEDESTRIAN WALKWAY / PLAZA
- 4 EXISTING TREE WITH NEW BENCH
- 5 PASSENGER DROP-OFF / PICK-UP
- 6 ENTRY PLAZA
- B1 RENOVATED AQUATIC CENTER
- B2 RENOVATED SPORTS CENTER
- B3 POTENTIAL CONNECTOR BUILDING
- B4 CHAPEL / COMMUNITY BUILDING
- B5 RESTROOM
- B6 POTENTIAL SPORTS PAVILION

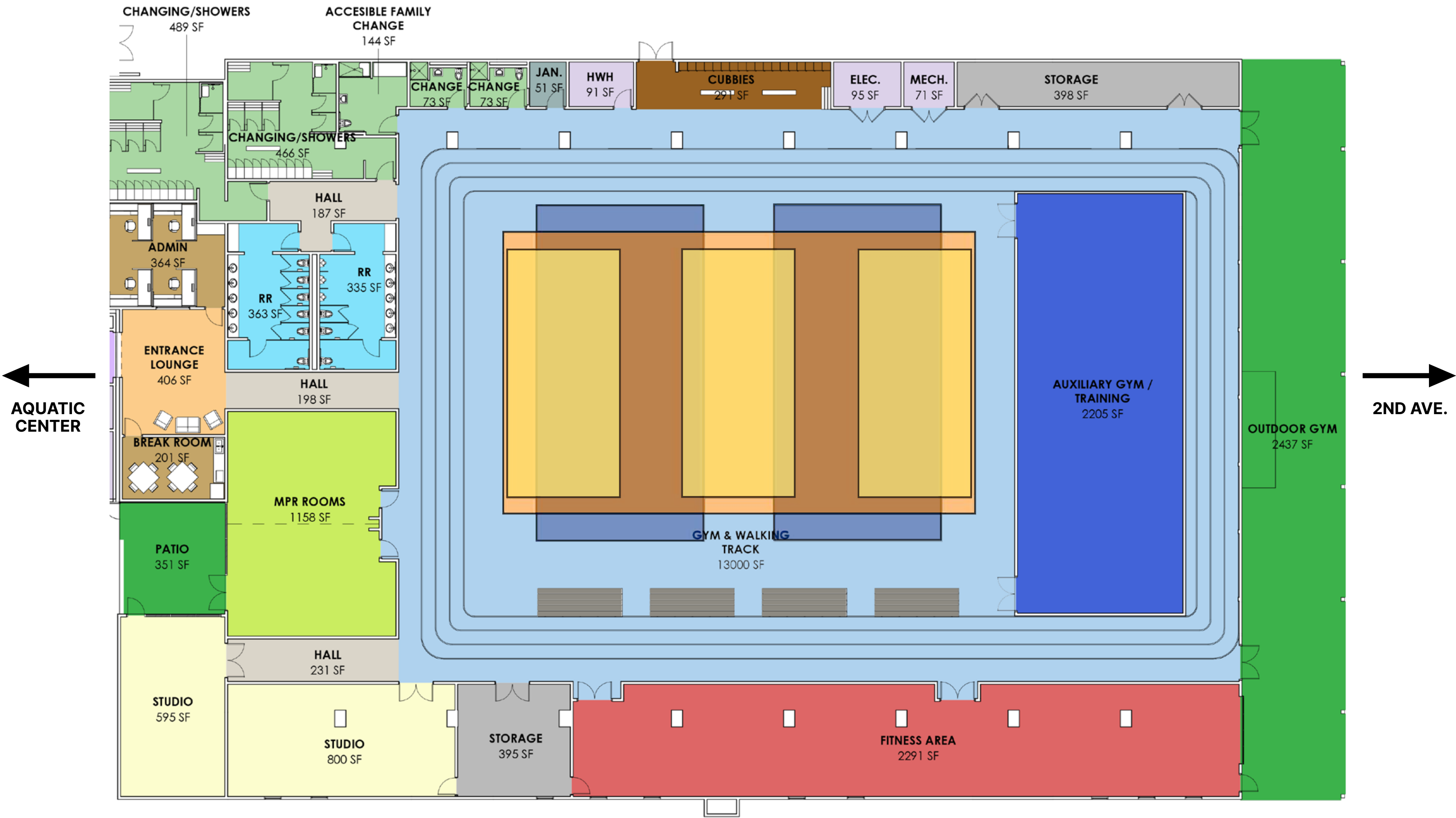
- VEHICLE CIRCULATION
- PEDESTRIAN CIRCULATION



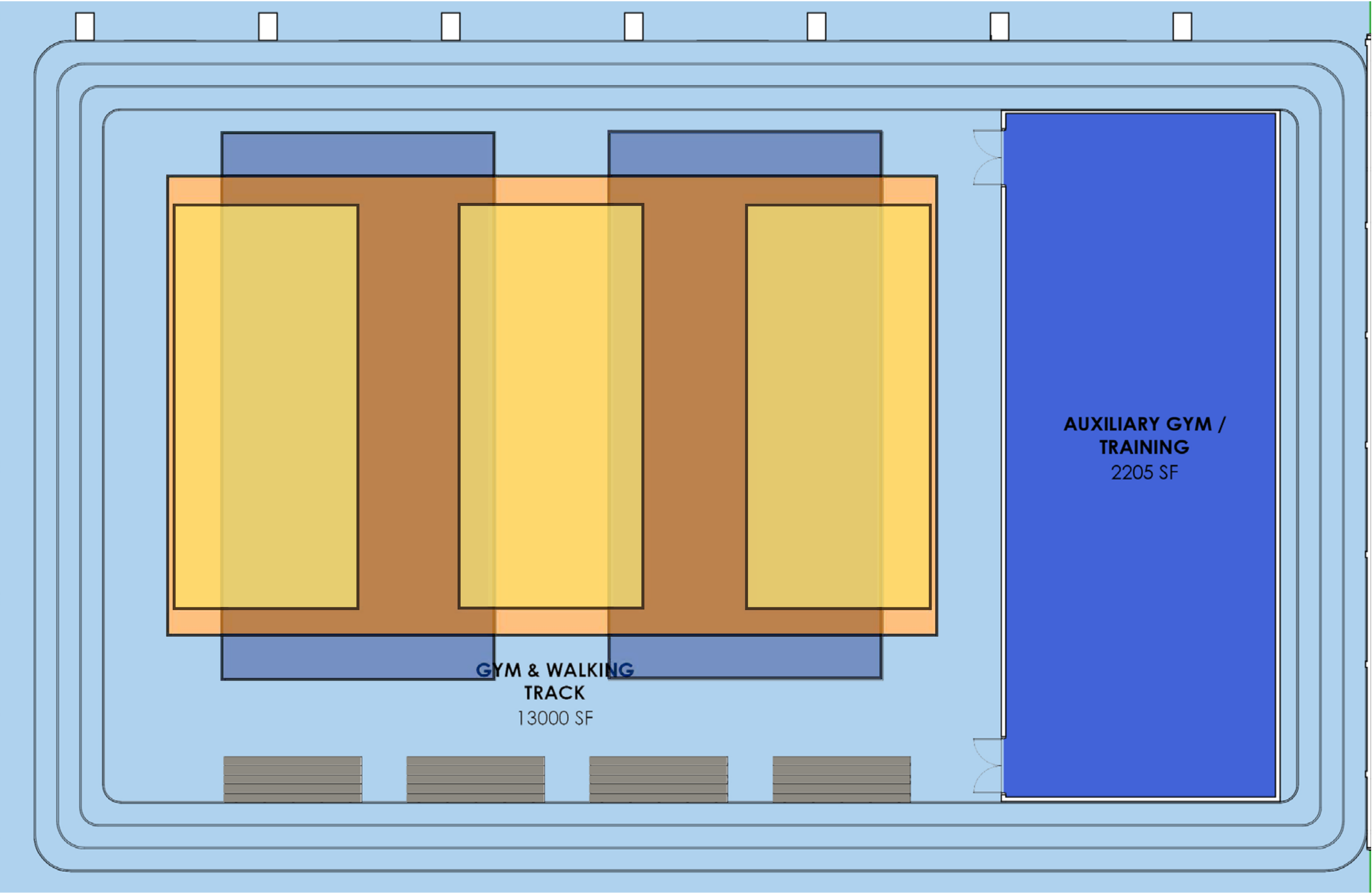
SITE PLAN



SPORTS CENTER - FLOOR PLAN



SPORTS CENTER - COURT PLAN



LEGEND

- HS BASKETBALL COURT
50' X 84'
- VOLLEYBALL COURT
30' X 60'
- PICKLE BALL
20' X 44'

SPORTS CENTER - PROGRAM



SPORT CENTER - INTERIOR RENDERING

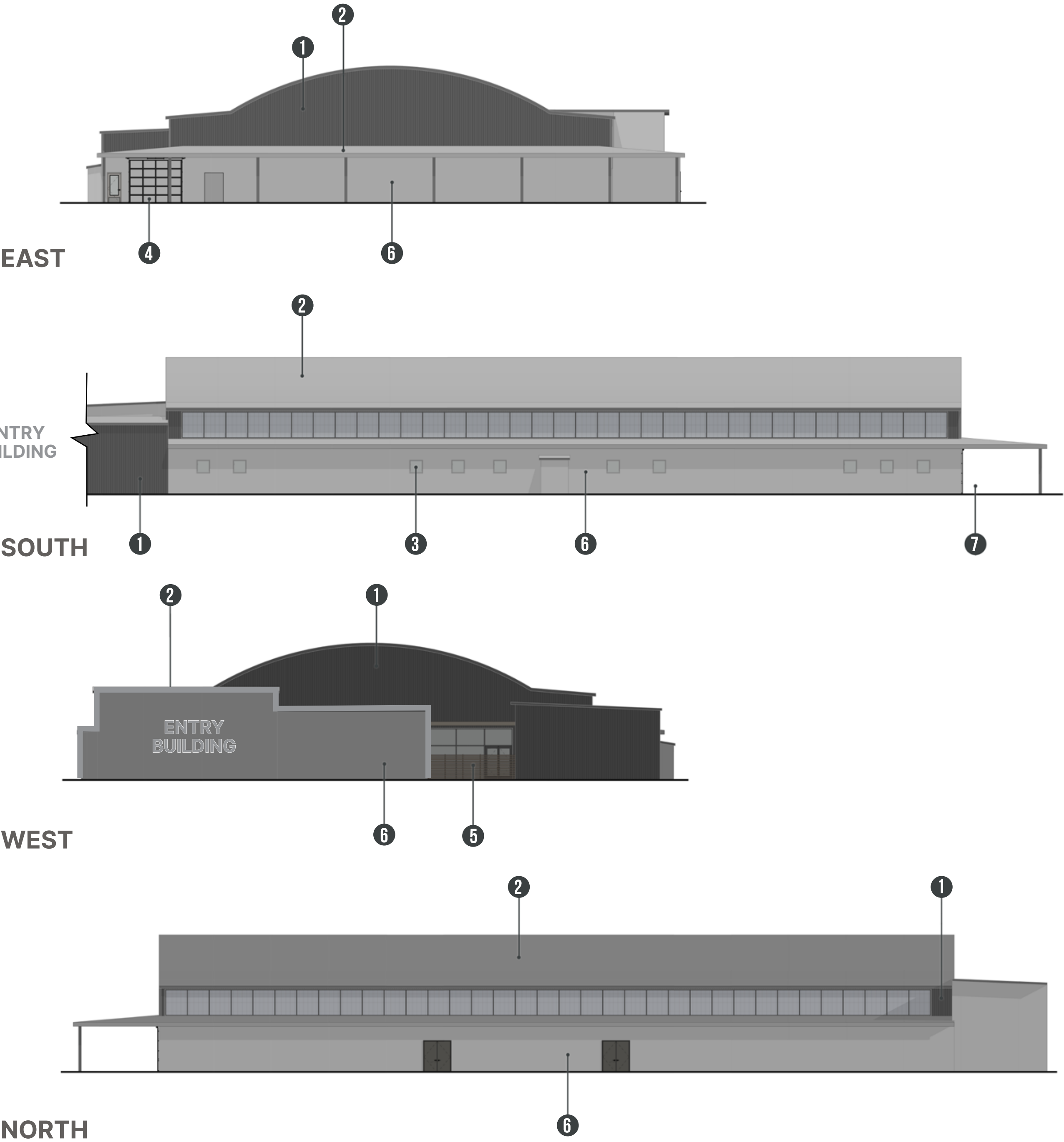
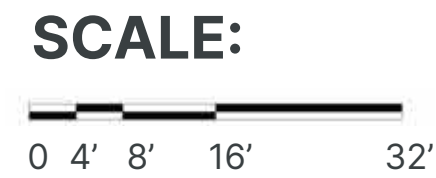


SPORTS CENTER - EXTERIOR RENDERING



SPORTS CENTER - ELEVATIONS & MATERIALS

- 1 CORRUGATED METAL PANEL
- 2 METAL ROOF
- 3 FIXED WINDOW
- 4 OVERHEAD DOOR
- 5 STUDIO/MPR PATIO
- 6 STUCCO
- 7 FITNESS PATIO

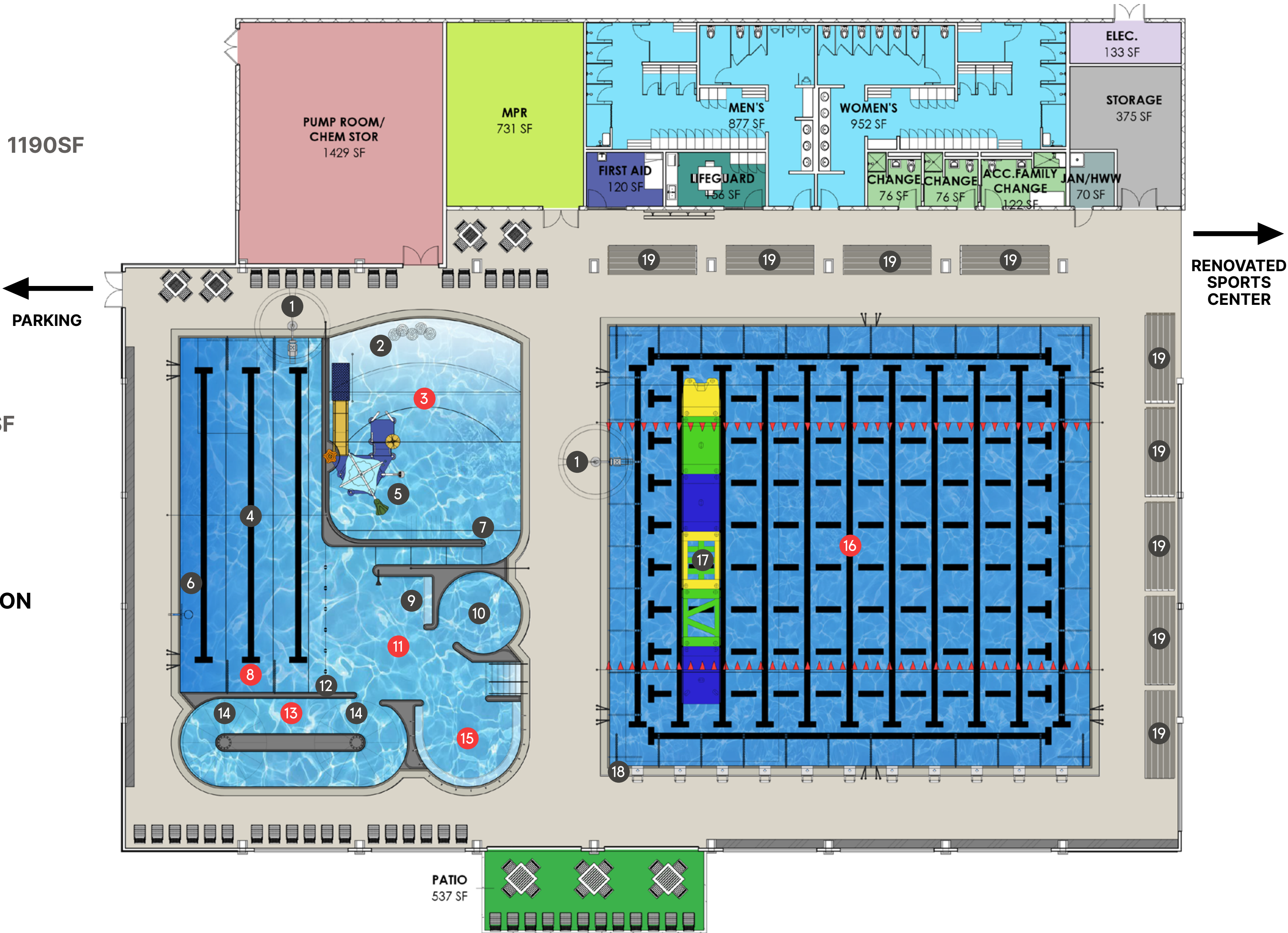


SITE PLAN



AQUATIC CENTER - FLOOR PLAN

- 1 POOL LIFT
- 2 GEYSERS
- 3 BEACH ENTRY & SHALLOW WATER PLAY | 1190SF
- 4 VOLLEYBALL
- 5 PLAY STRUCTURE
- 6 BASKETBALL
- 7 WALL SPRAYS
- 8 20Y LAP SWIM POOL | 1415SF
- 9 UNDERWATER BENCH
- 10 15' DIA. VORTEX
- 11 WELLNESS/INSTRUCTIONAL AREA | 530SF
- 12 MASSAGE JETS
- 13 CURRENT CHANNEL | 73SF
- 14 DONUT SPRAYS
- 15 THERAPY BENCH/SOCIAL AREA | 306SF
- 16 10 LANE X 11 LANE, 25Y X 25M COMPETITION POOL | 6163SF
- 17 WIBIT INFLATABLE OBSTACLE COURSE
- 18 STARTING BLOCKS
- 19 SPECTATOR SEATING



AQUATIC CENTER - PROGRAM



AQUATIC CENTER - INTERIOR RENDERING

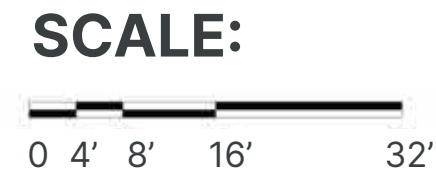


AQUATIC CENTER - EXTERIOR RENDERING



AQUATIC CENTER ELEVATIONS & MATERIALS

- 1 GLASS STOREFRONT
- 2 CORRUGATED METAL PANEL
- 3 TRANSLUCENT FIBERGLASS SKYLIGHT
- 4 ENTRANCE SIGNAGE
- 5 SHINGLE ROOF
- 6 PATIO
- 7 FIXED WINDOW
- 8 LOUVERS
- 9 STUCCO
- 10 FROSTED WINDOWS WITH HORIZONTAL SUNSHADE
- 11 WOOD PERGOLA
- 12 CONNECTOR BUILDING
- 13 OVERHEAD DOOR



HORIZONTAL SUN SHADE



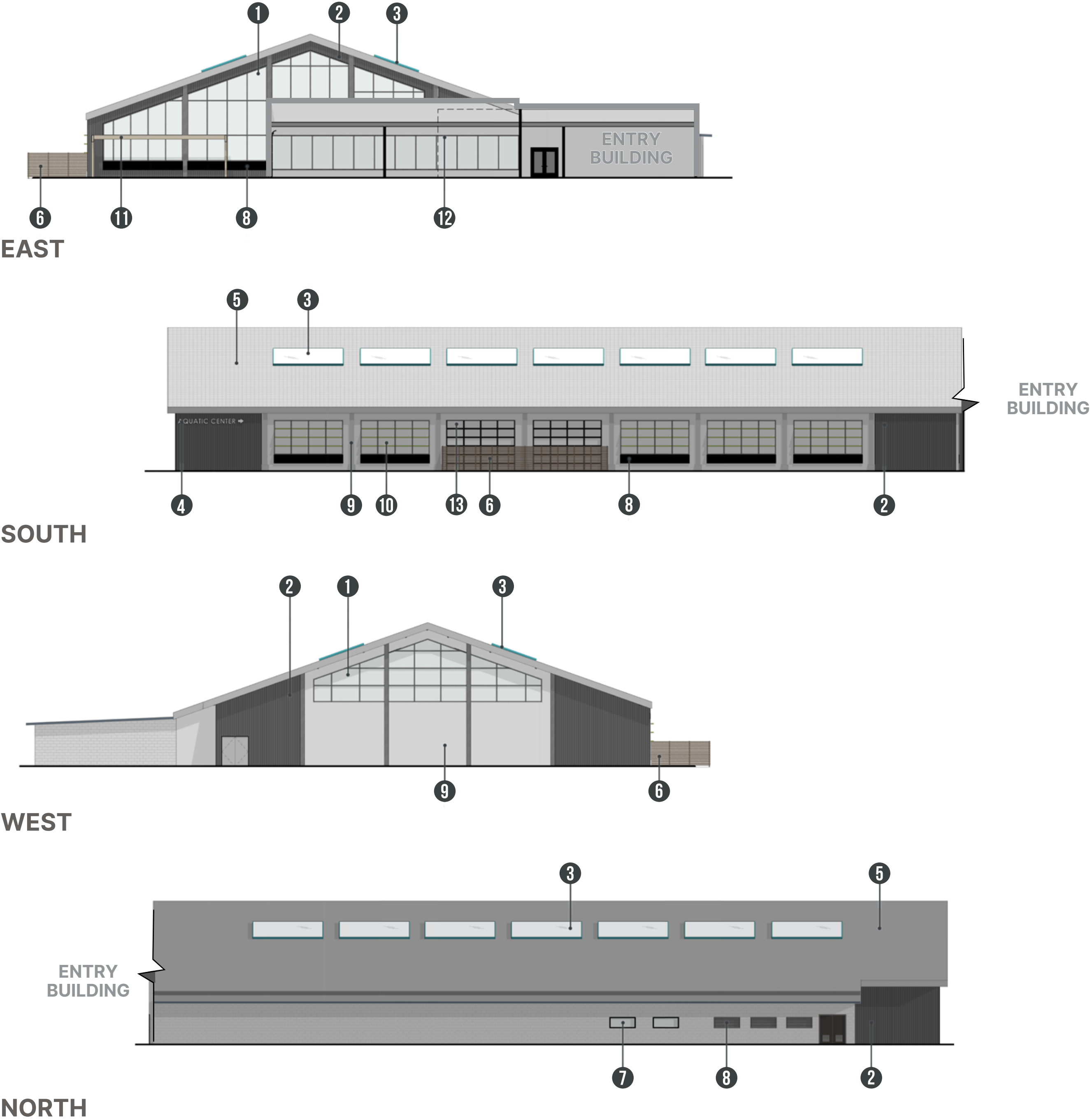
TRANSLUCENT FIBERGLASS PANEL



GLASS STOREFRONT



CORRUGATED METAL PANEL



SITE PLAN

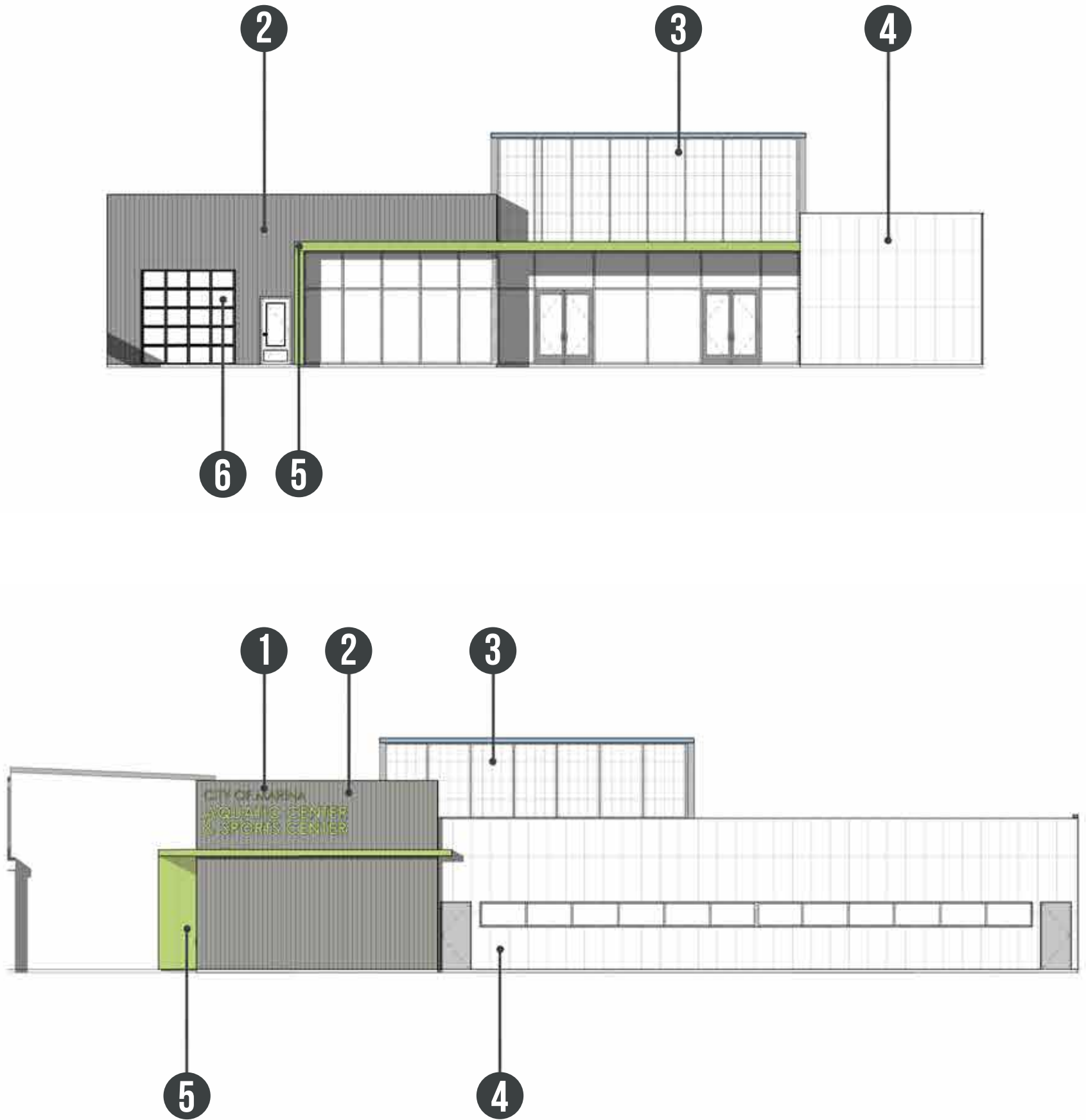


CONNECTOR BUILDING - FLOOR PLAN & ELEVATIONS

- 1 SIGNAGE
- 2 CORRUGATED METAL PANEL
- 3 TRANSLUCENT WALL SYSTEM
- 4 COMMUNITY ART OPPORTUNITY
- 5 PAINTED STANDING SEAM ROOF
- 6 OVERHEAD DOOR

SOUTH

NORTH

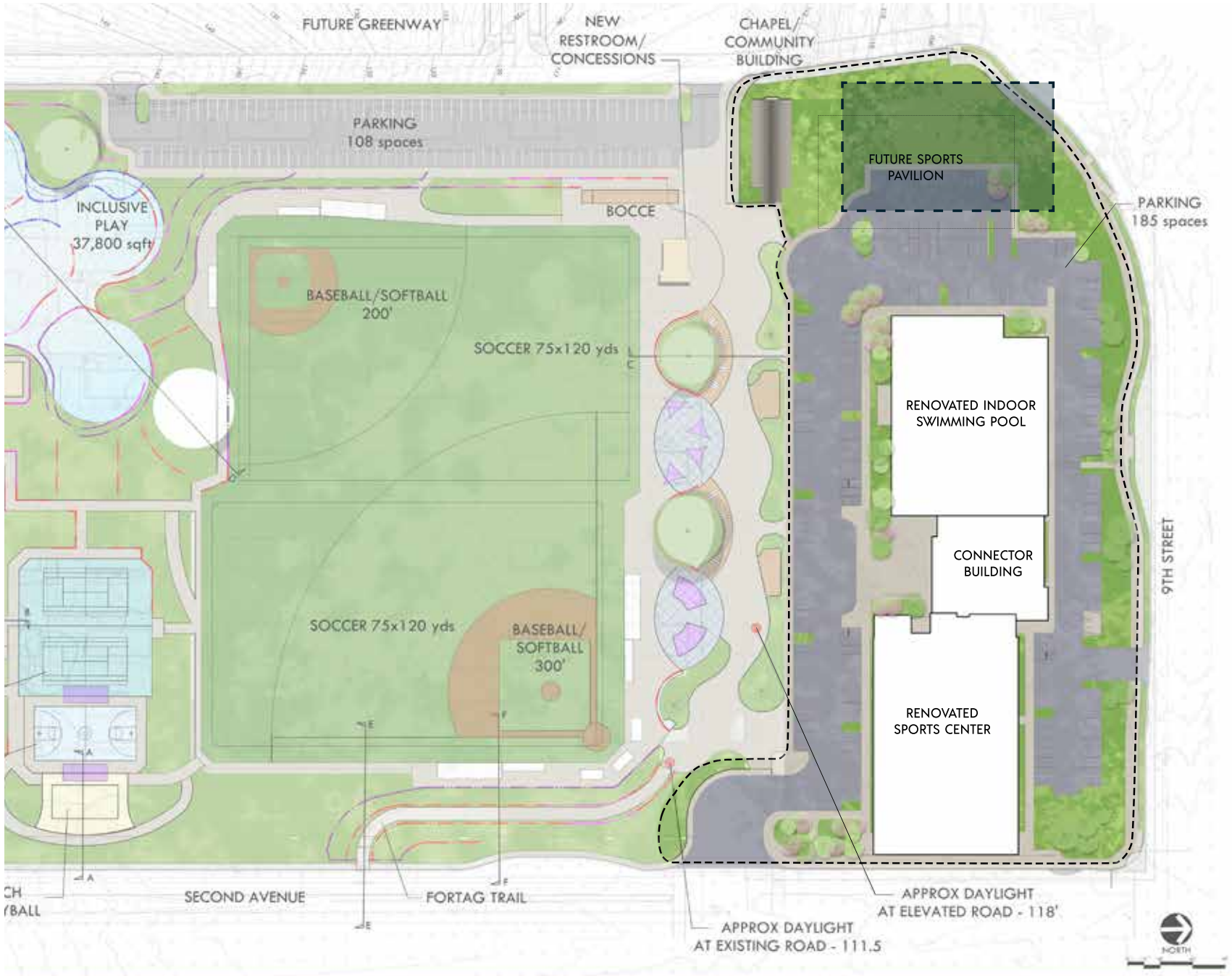


LOBBY- INTERIOR RENDERING



SITE PLAN





Conceptual Plan by
Verde Design



*CONCEPTUAL PLAN FROM CITY OF MARINA PARKS AND
RECREATION MASTER PLAN

SPORTS PAVILION STUDY

- There is limited space on current site for a pavilion and would require relocating the fortage trail
- Master Plan includes an outdoor roller rink at nearby location

Size:

- 180ft x 105ft overall
- 164ft x 80 ft

- Roller sports priority use
- Pavilion can be used for other uses including:
 - Indoor soccer & lacrosse
 - Pickle ball overflow
 - Flexible court space
 - Open air event space



SPORTS PAVILION - FLOOR PLAN & ELEVATIONS

- 1

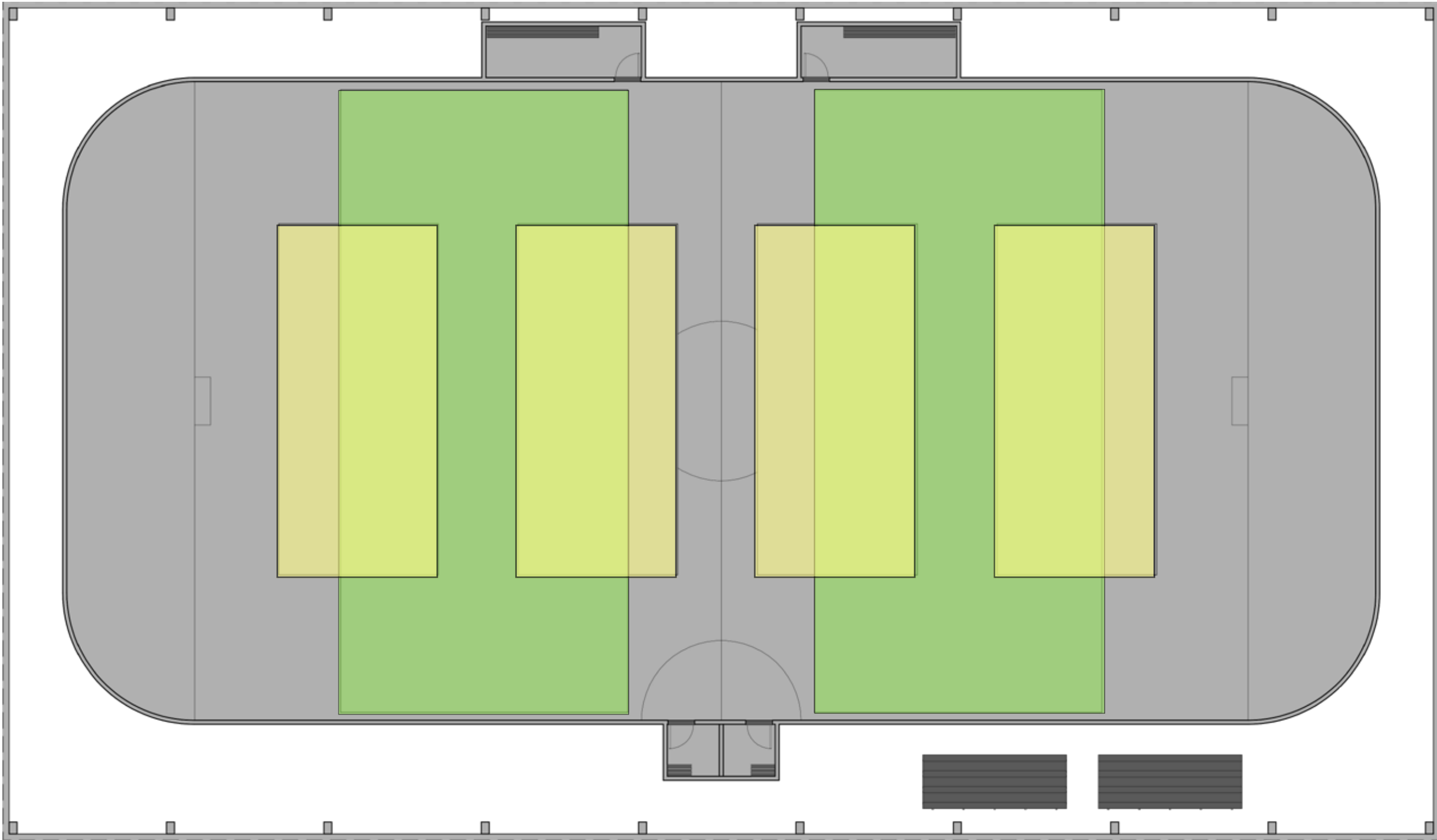
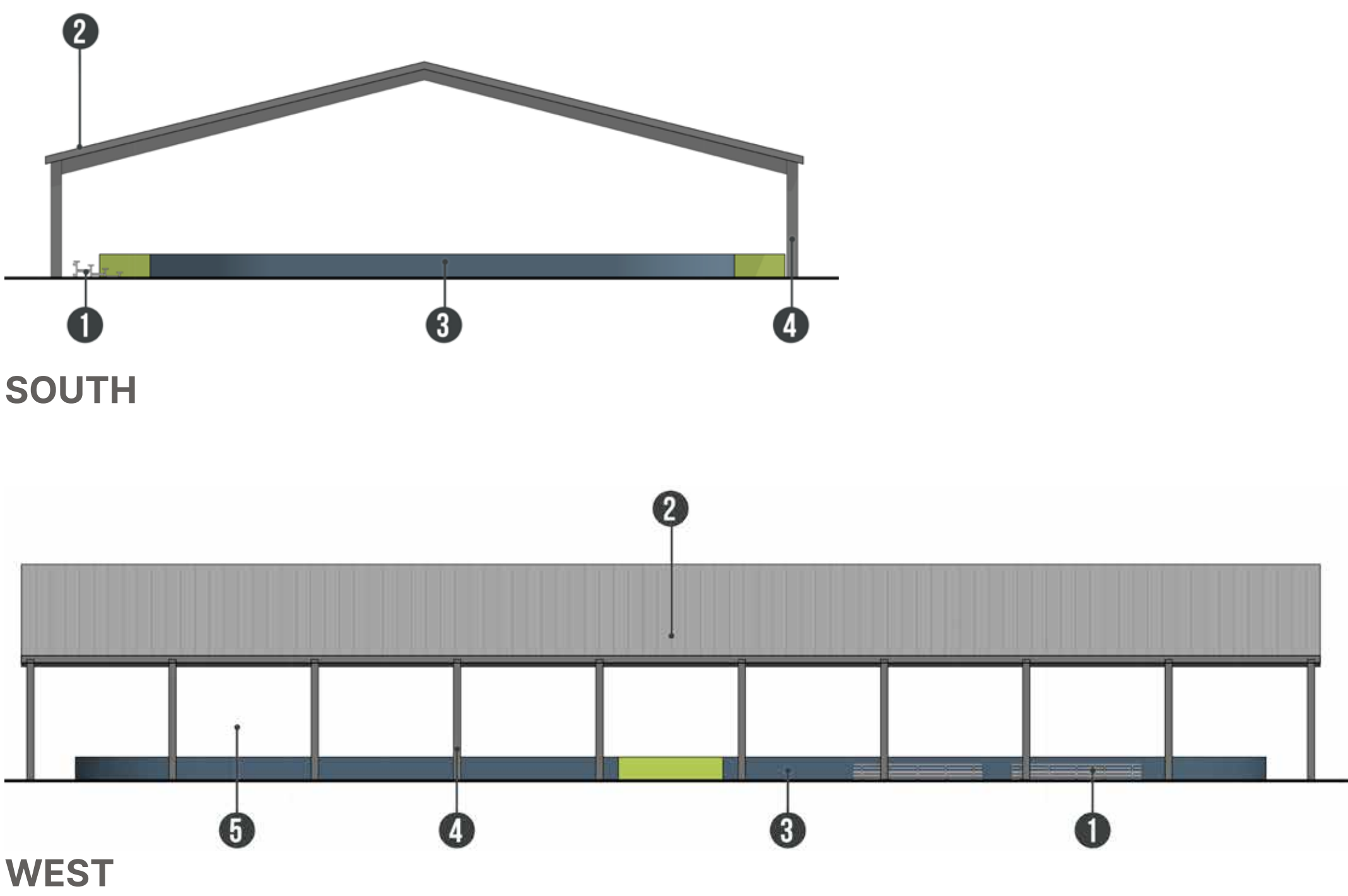
SPECTATOR SEATING
- 2

METAL ROOF
- 3

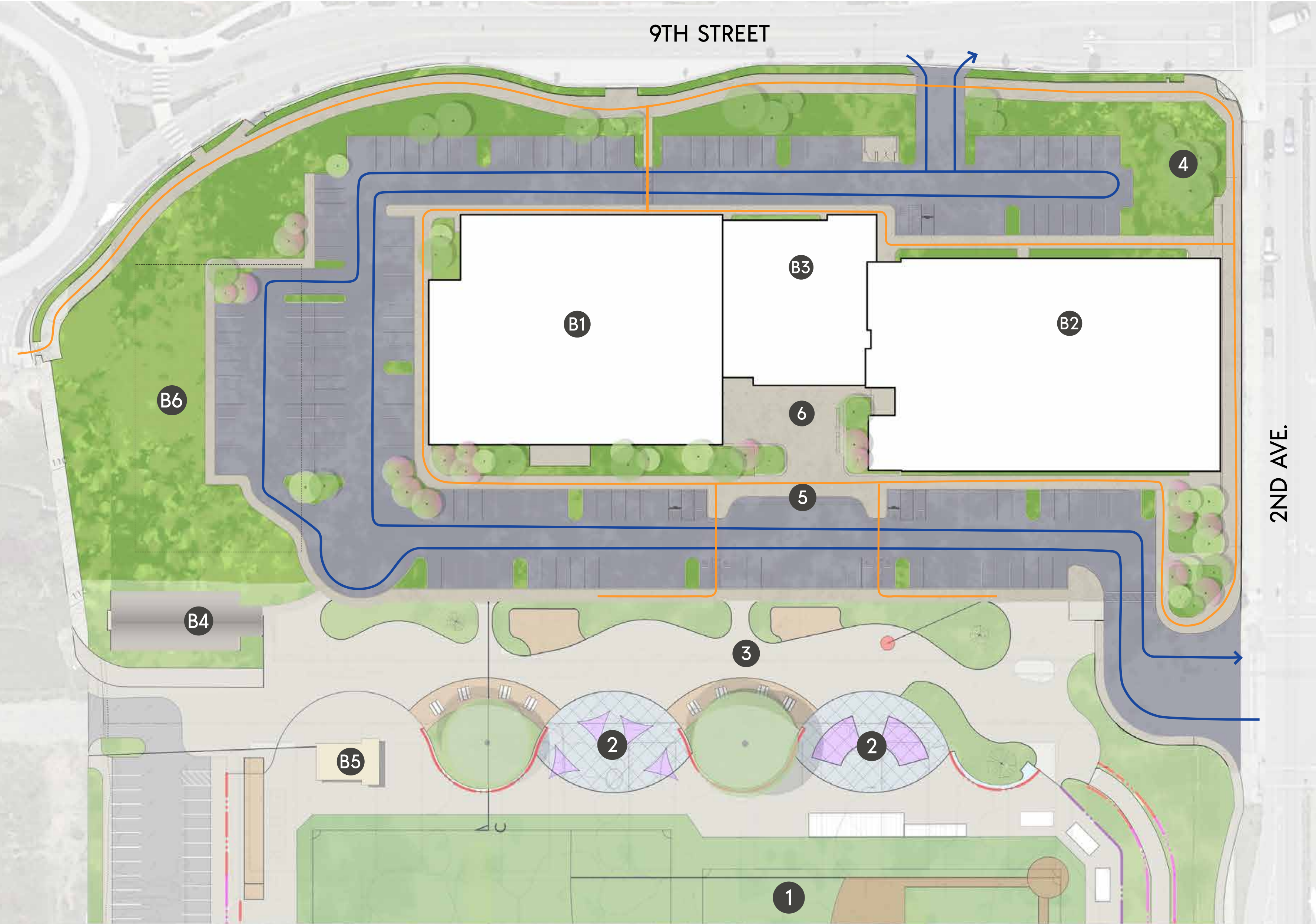
STEEL STRUCTURE
- 4

ROLLER RINK
- 5

RETRACTABLE SIDES
- PICKLE BALL
20' X 44'
- TENNIS
78' X 36'



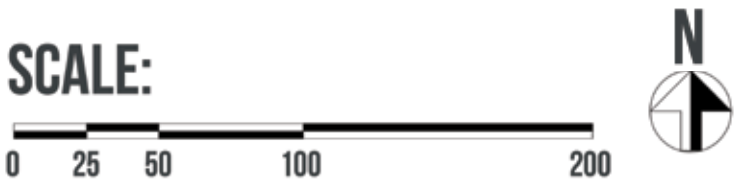
SITE PLAN



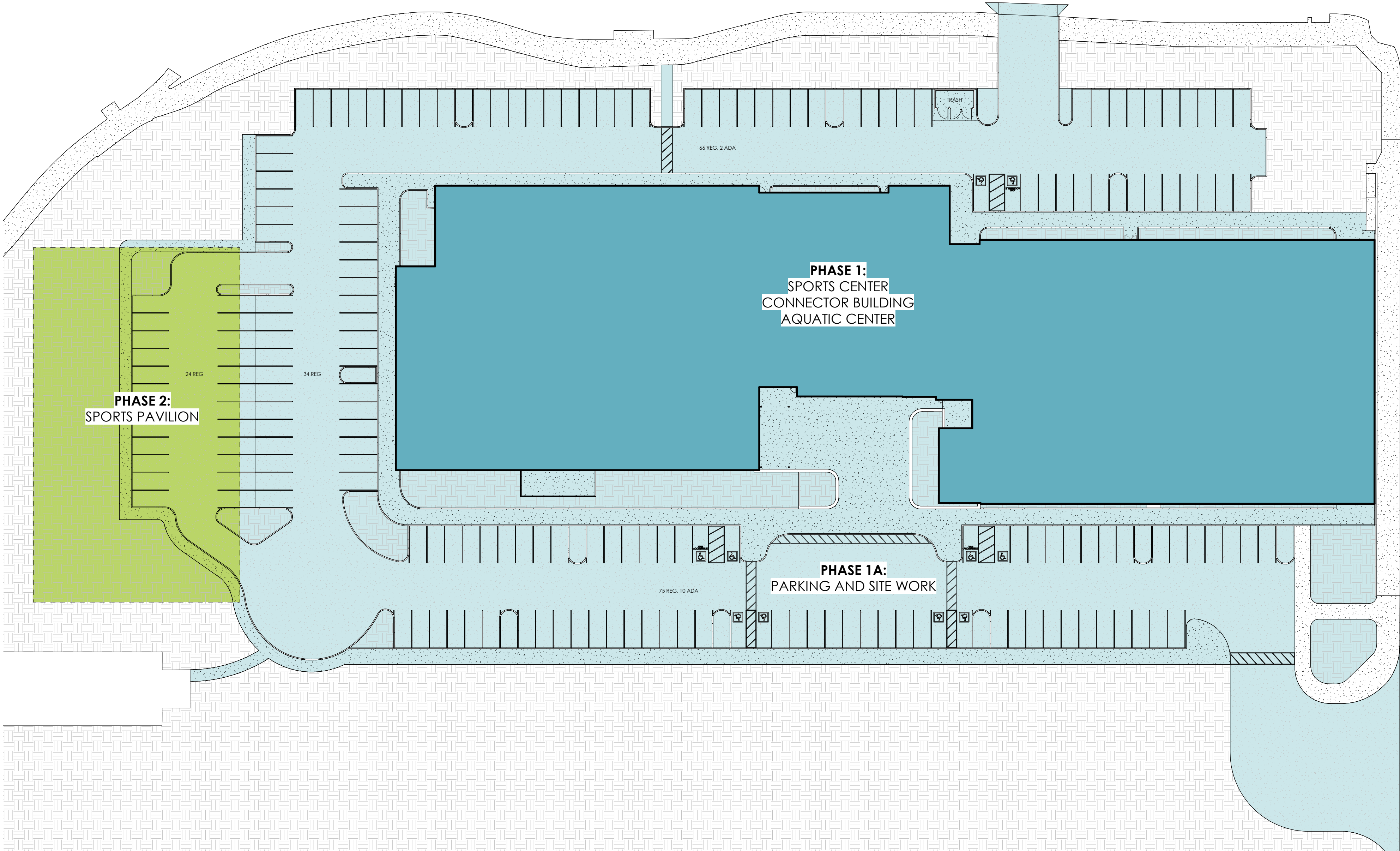
LEGEND

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- VEHICLE CIRCULATION
- PEDESTRIAN CIRCULATION

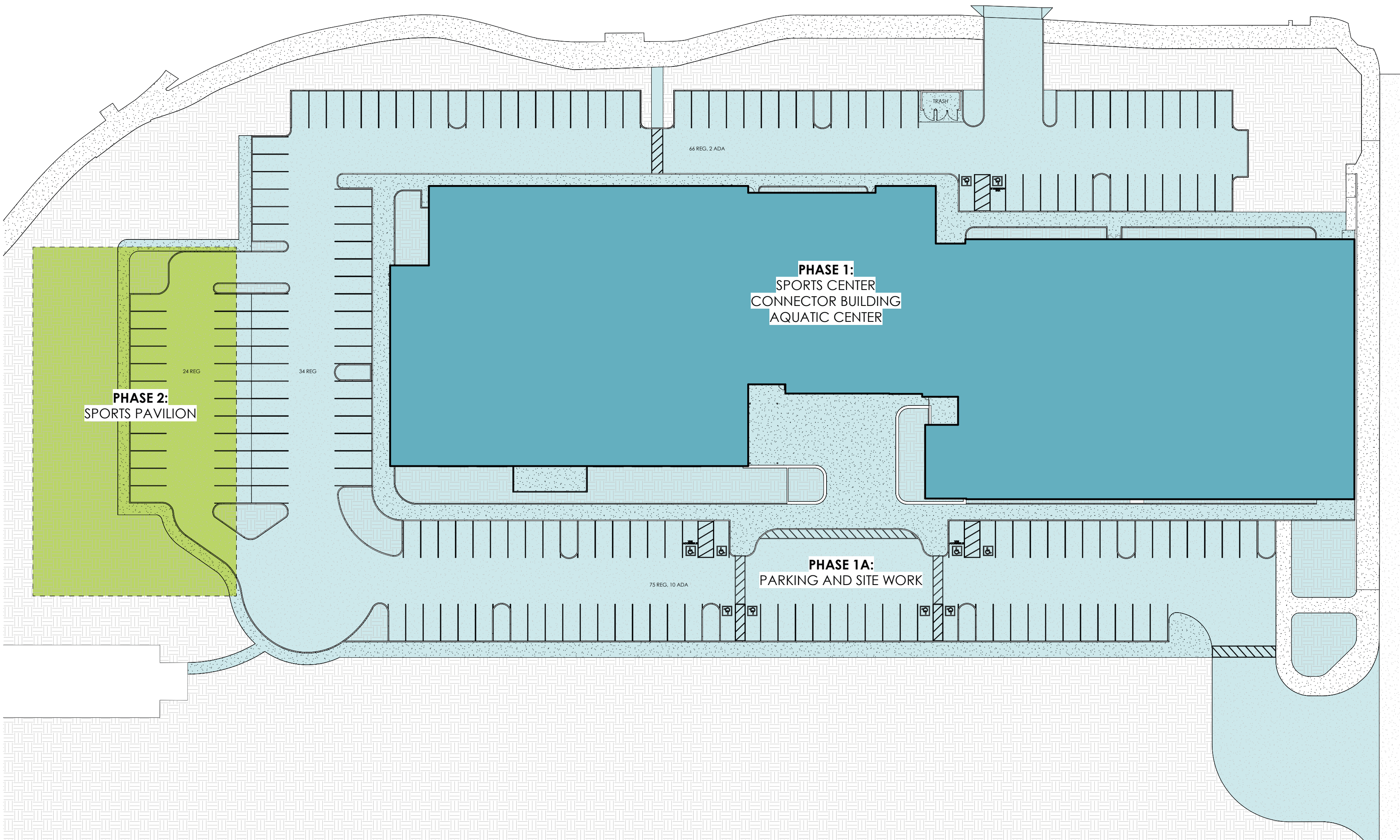


PROPOSED PHASING

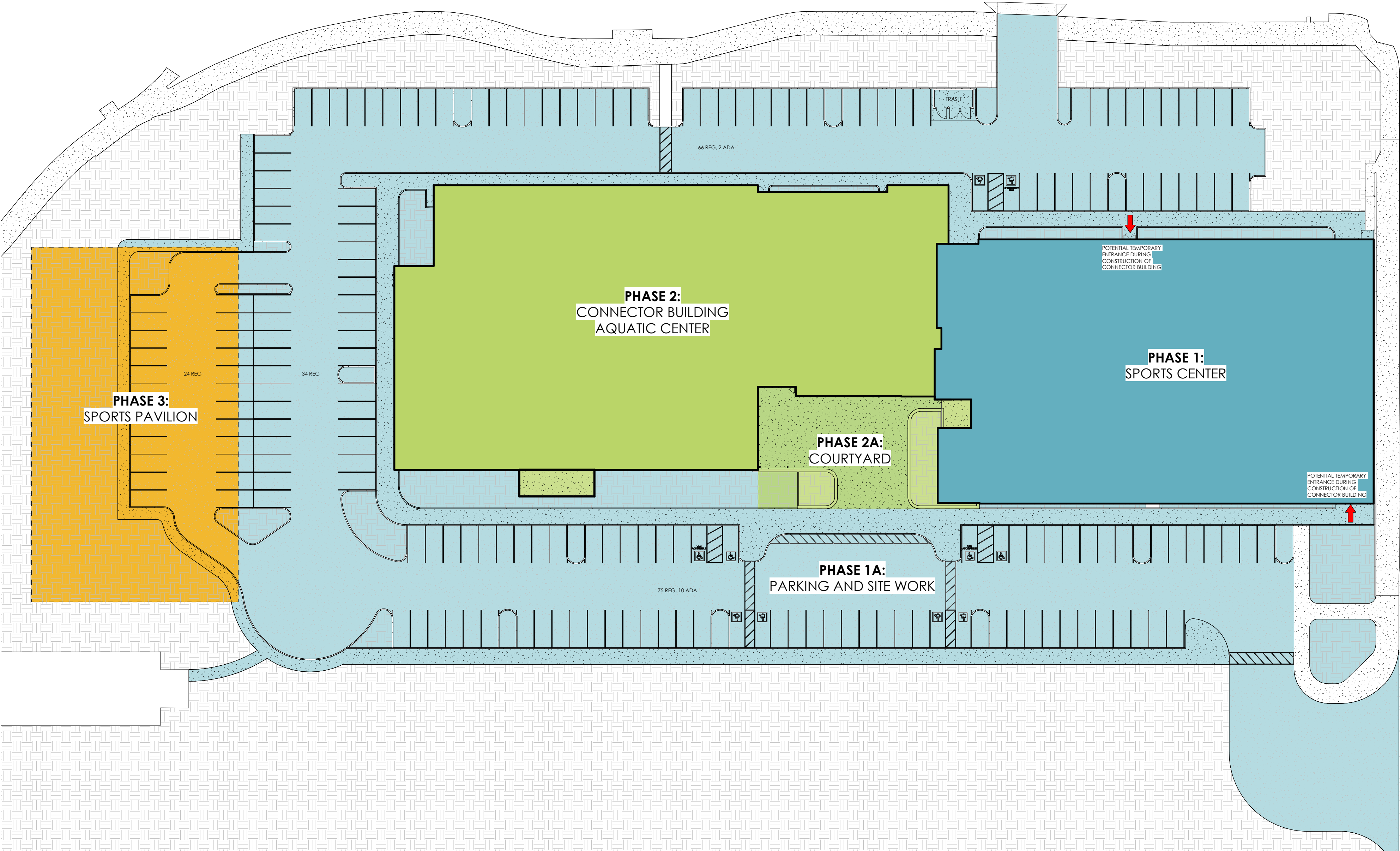


PROPOSED PHASING

<u>SPORTS CENTER</u> APPROX. \$8,400,000
<u>AQUATIC CENTER</u> APPROX. \$11,000,000
<u>CONNECTOR BUILDING</u> APPROX. \$5,000,000
<u>SITE WORK</u> APPROX. \$2,600,000
<u>TOTAL</u> \$27,000,000
<u>SPORTS PAVILION</u> APPROX. \$3,900,000



PHASING OPTION 2



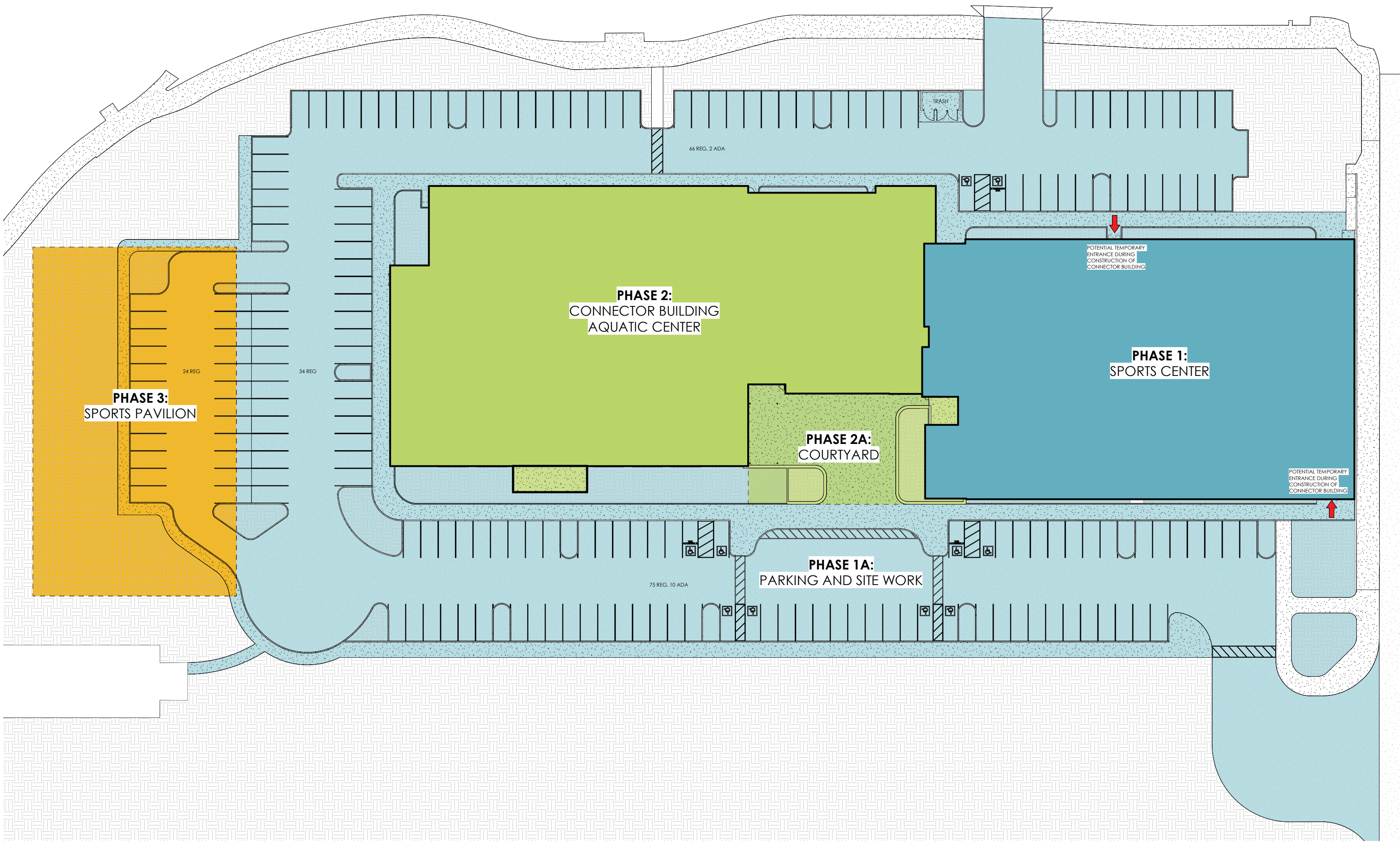
PHASING OPTION 2

**SPORTS CENTER &
SITE WORK**
APPROX. \$12,100,000

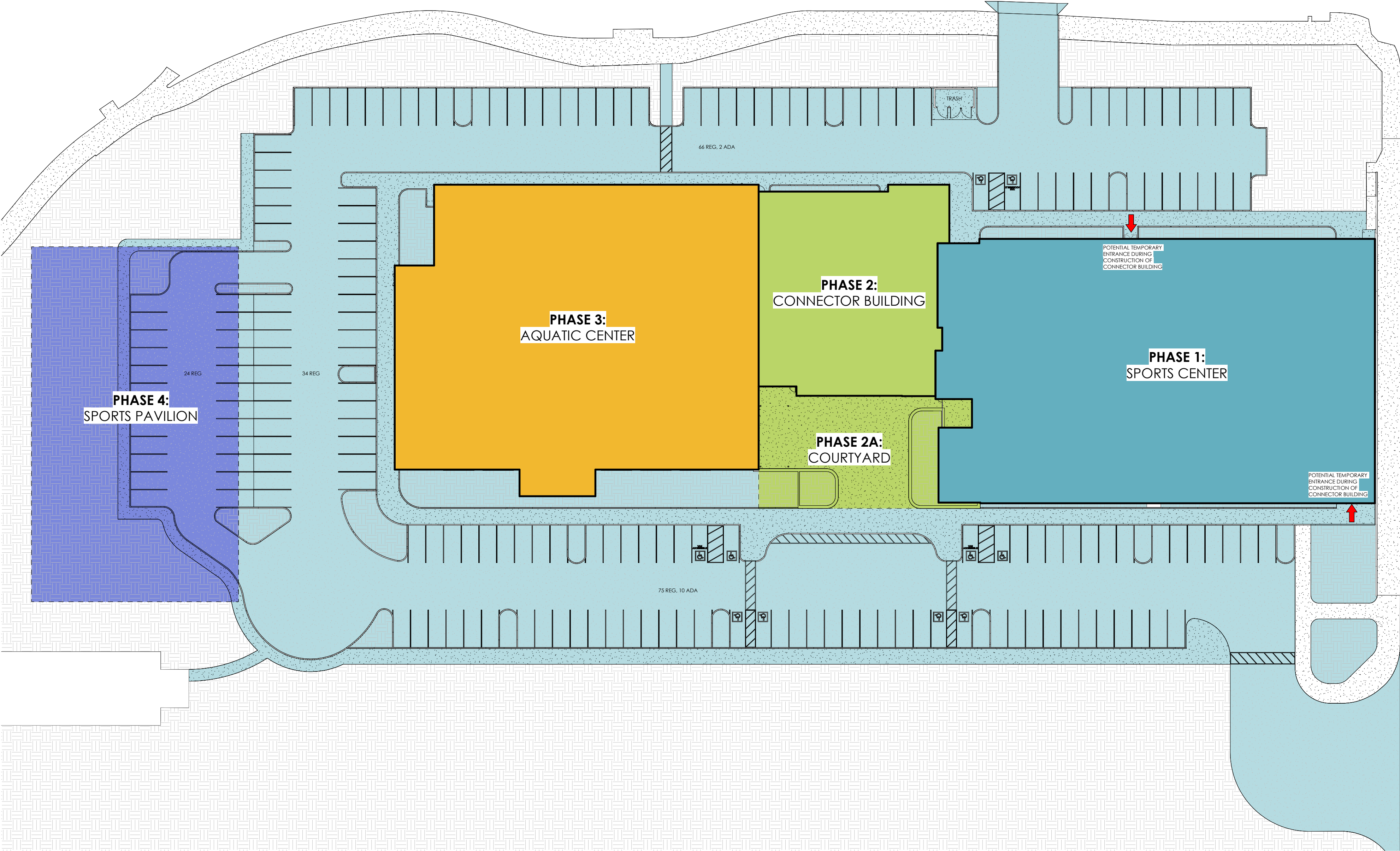
**AQUATIC CENTER &
CONNECTOR BUILDING**
APPROX. \$19,400,000

TOTAL
\$31,500,000

SPORTS PAVILION
APPROX. \$3,900,000



PHASING OPTION 3



PHASING OPTION 3

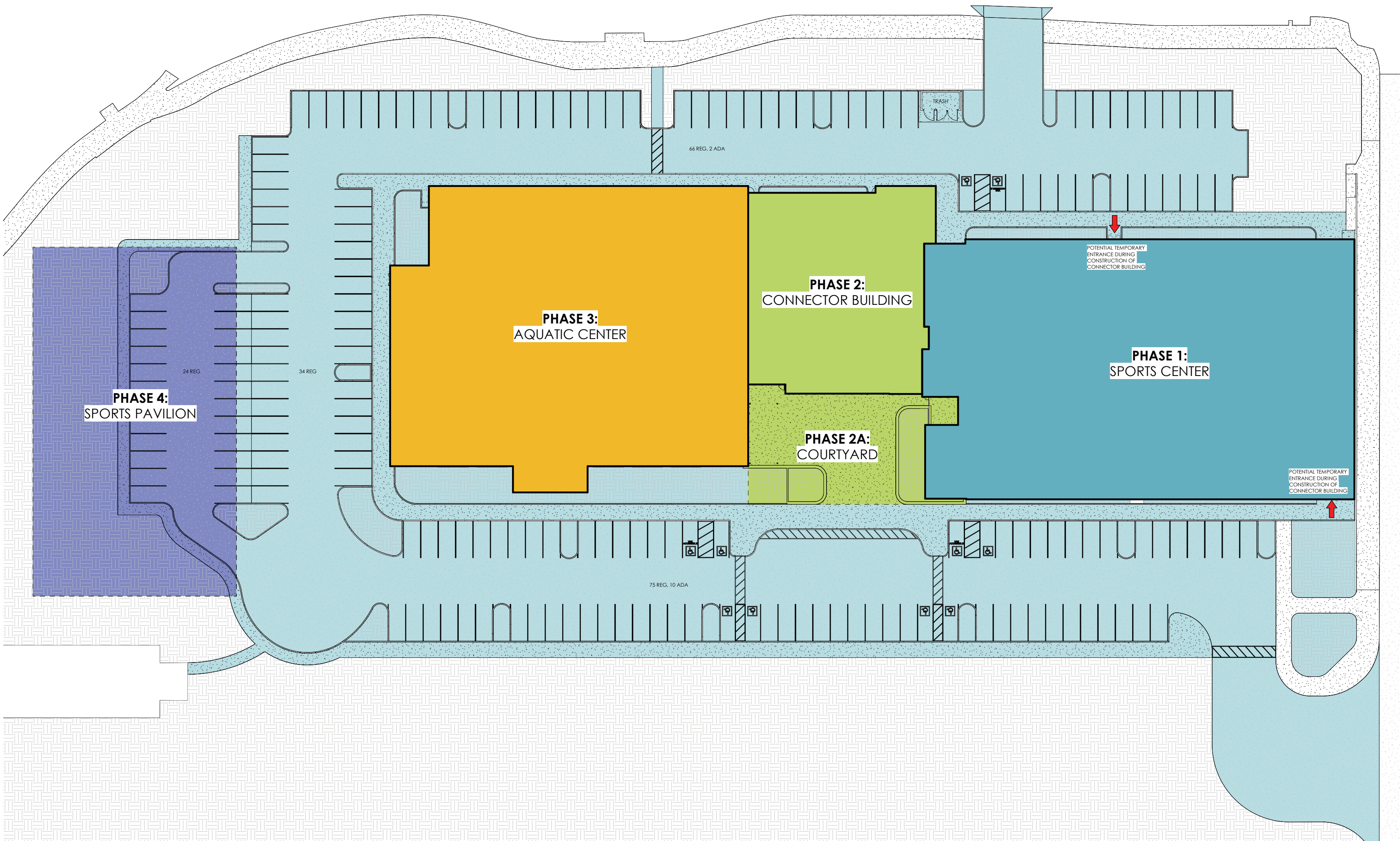
**SPORTS CENTER &
SITE WORK**
APPROX. \$12,100,000

CONNECTOR BUILDING
APPROX. \$5,700,000

AQUATIC CENTER
APPROX. \$16,000,000

TOTAL
\$33,800,000

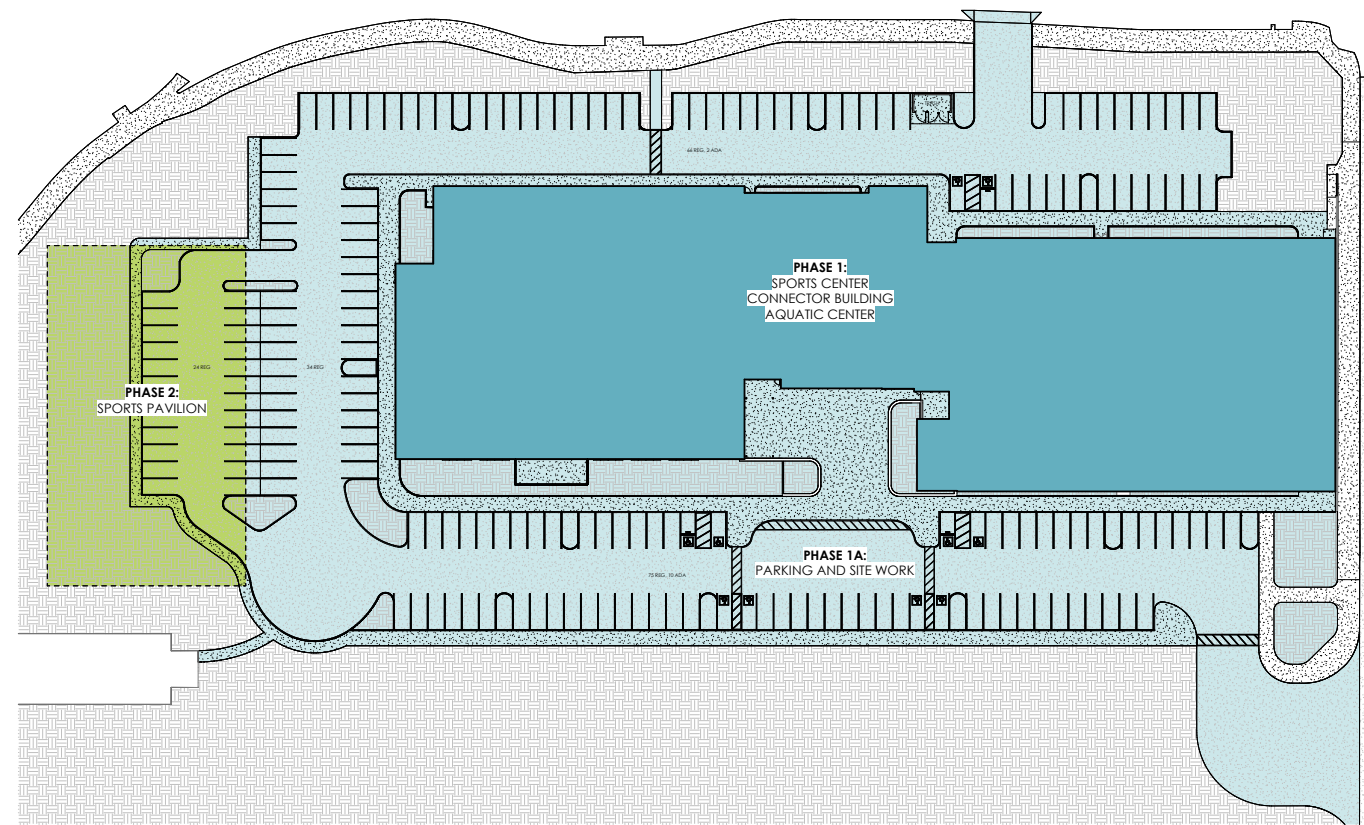
SPORTS PAVILION
APPROX. \$3,900,000



PHASING SUMMARY (NOT INCLUDING SPORTS PAVILION)

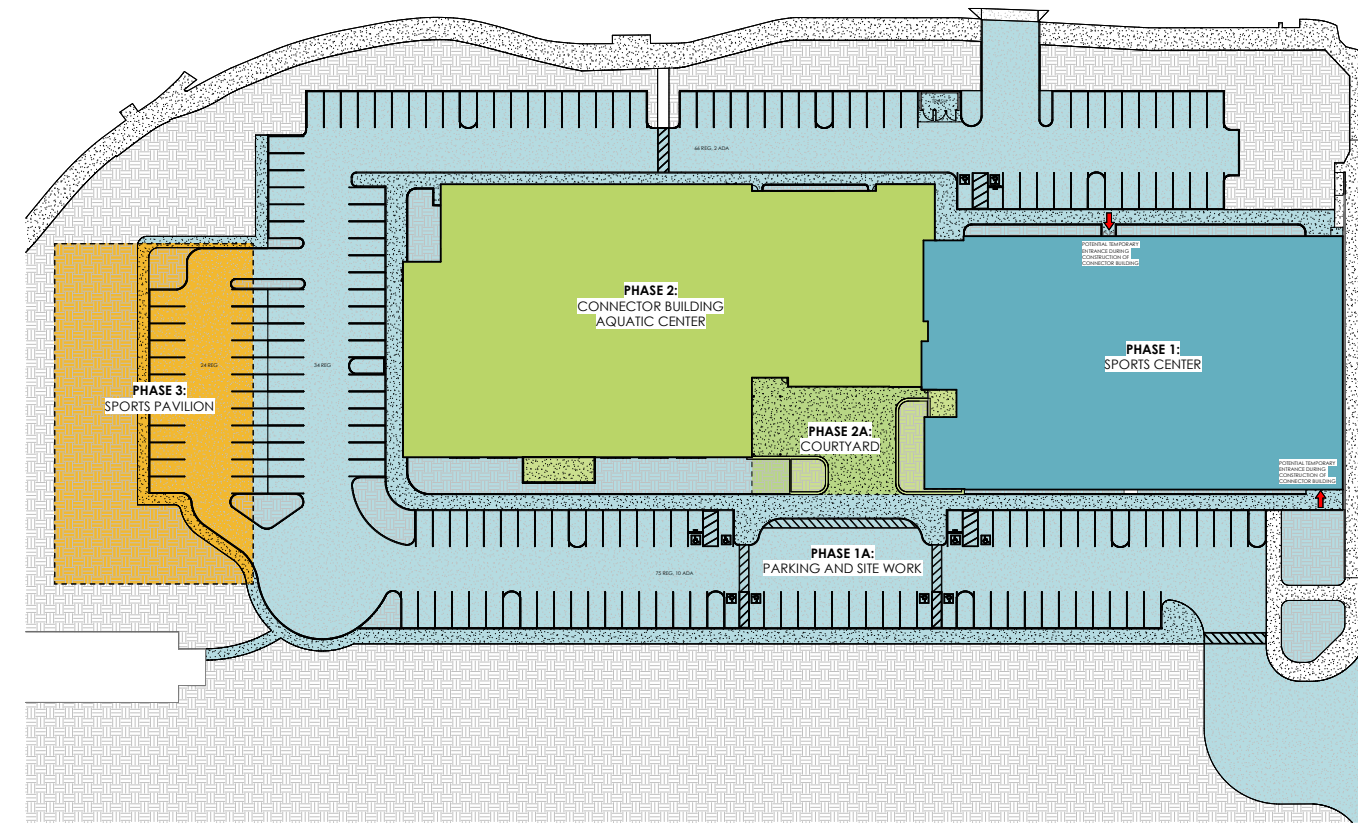
PROPOSED PHASING

- ESTIMATED COST: \$27M
- CONSTRUCTION TIME: 10 MONTHS
- MOST EFFICIENT



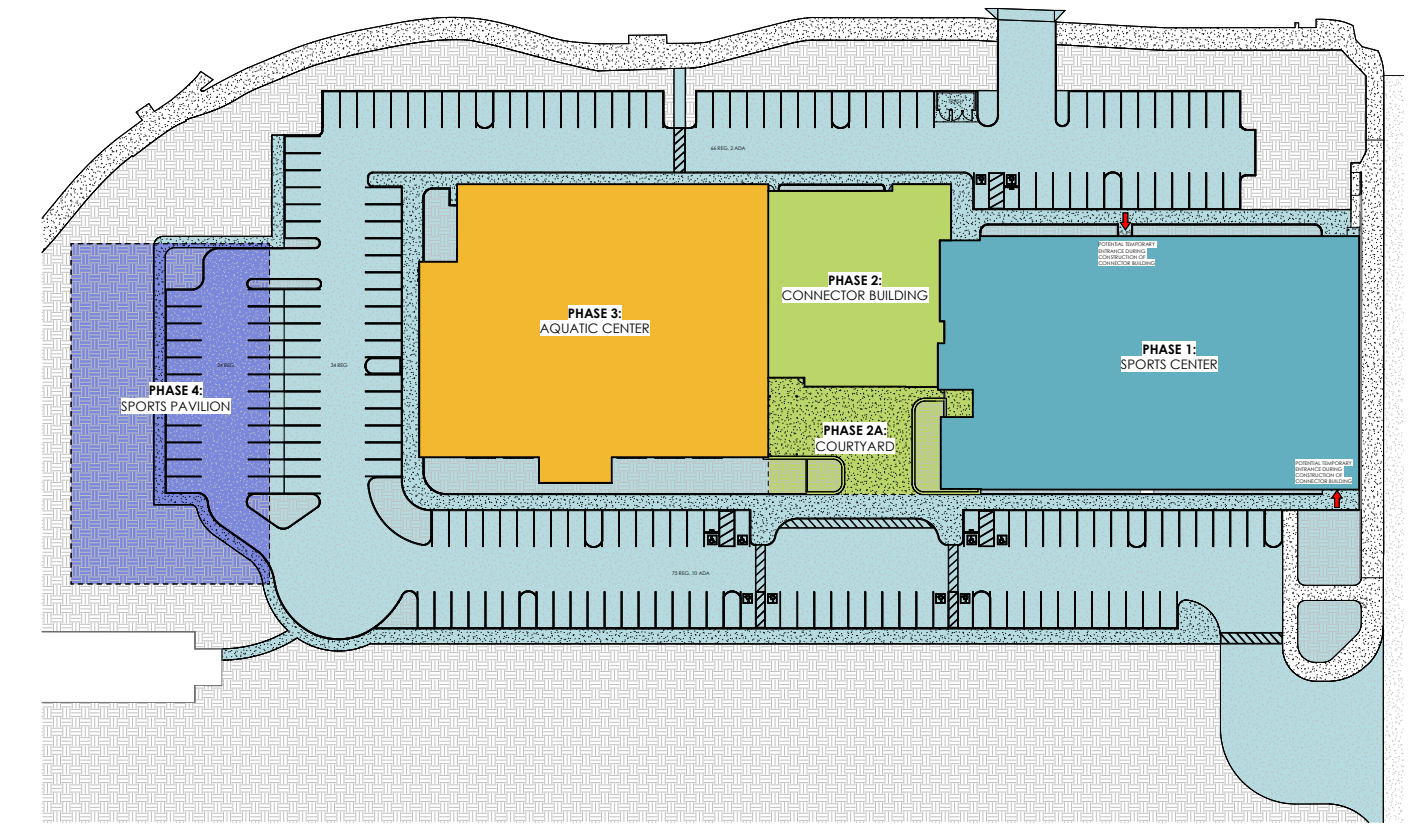
PHASING OPTION 2

- ESTIMATED COST: \$31.5M
- TOTAL CONSTRUCTION TIME: 18 MONTHS
- POTENTIAL ADDED COSTS DUE TO UNKNOWN TIMING/ ESCALATION OF PHASING



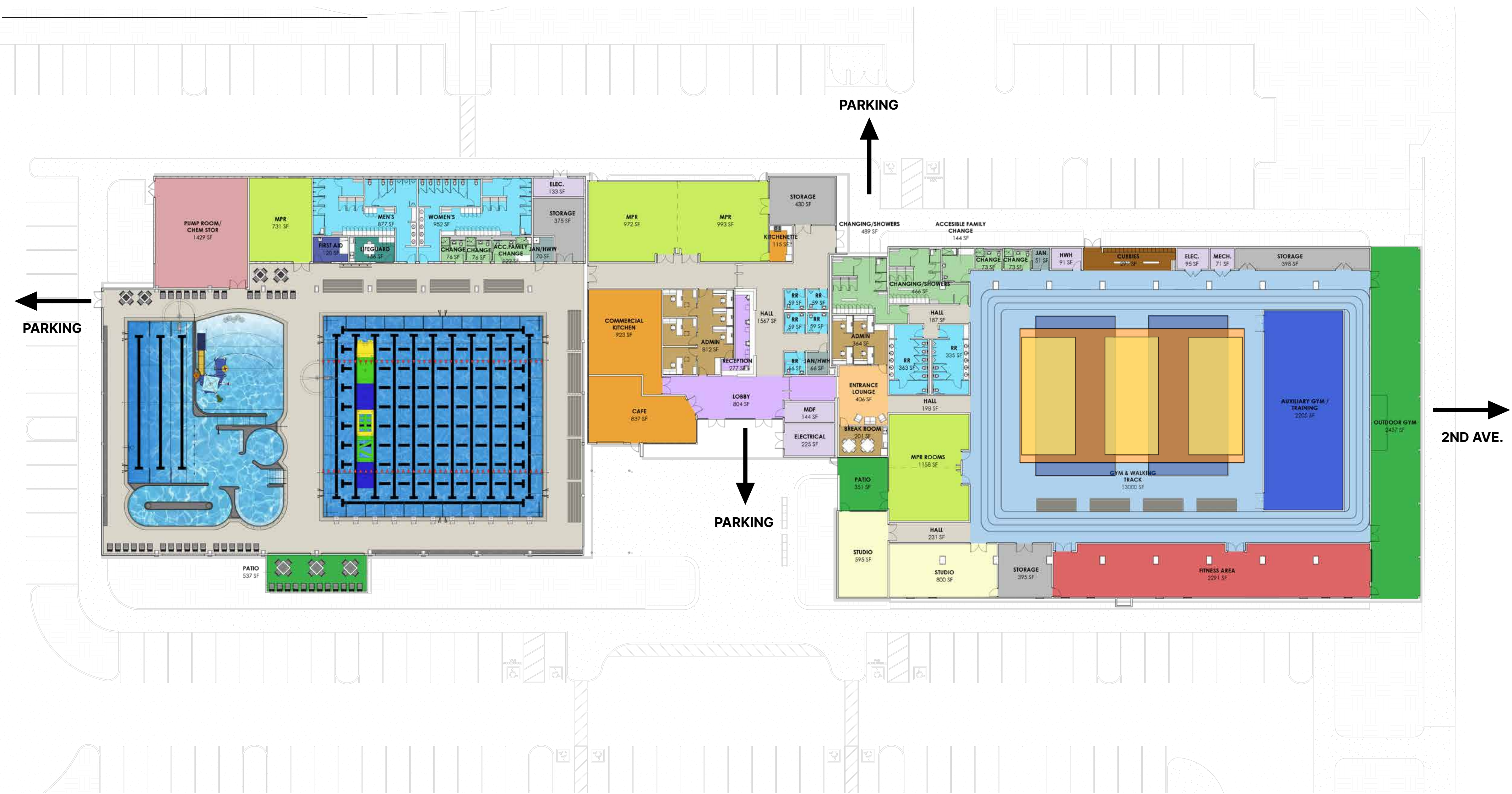
PHASING OPTION 3

- ESTIMATED COST: \$33.8M
- TOTAL CONSTRUCTION TIME: 26 MONTHS
- POTENTIAL ADDED COSTS DUE TO UNKNOWN TIMING/ ESCALATION OF PHASING

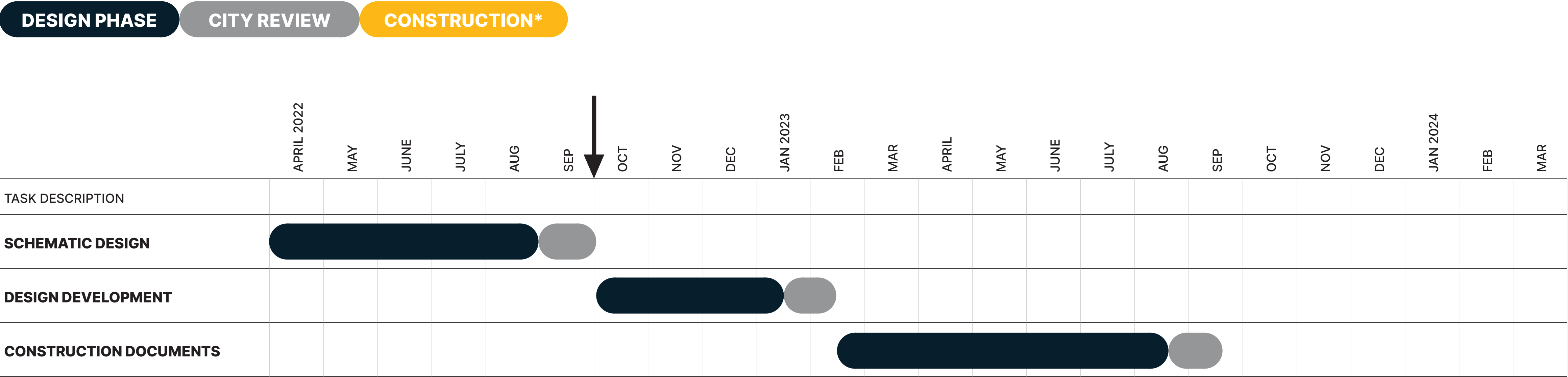


NOTE: AT THIS EARLY DESIGN STAGE WE RECOMMEND AN ADDITIONAL 12% DESIGN CONTINGENCY BE APPLIED TO THE PROJECT BUDGET TO ALLOW FOR UNANTICIPATED DESIGN & ENGINEERING ITEMS TO BE ADDRESSED AS WELL AS FLUCTUATING MARKET CONDITIONS.

OVERALL FLOOR PLAN



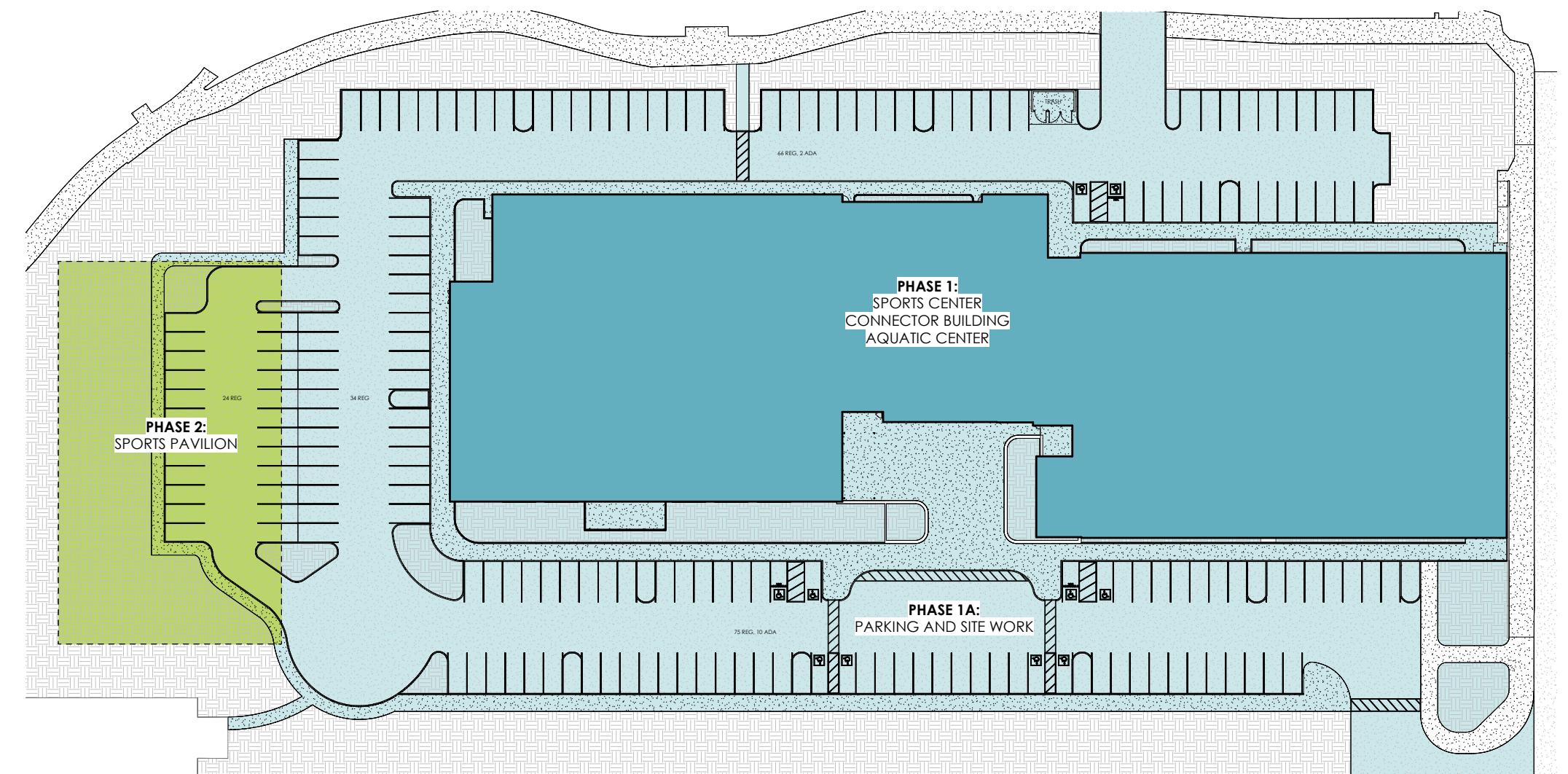
PROJECT SCHEDULE



* CONSTRUCTION DURATION PENDING CONFIRMATION OF PHASING

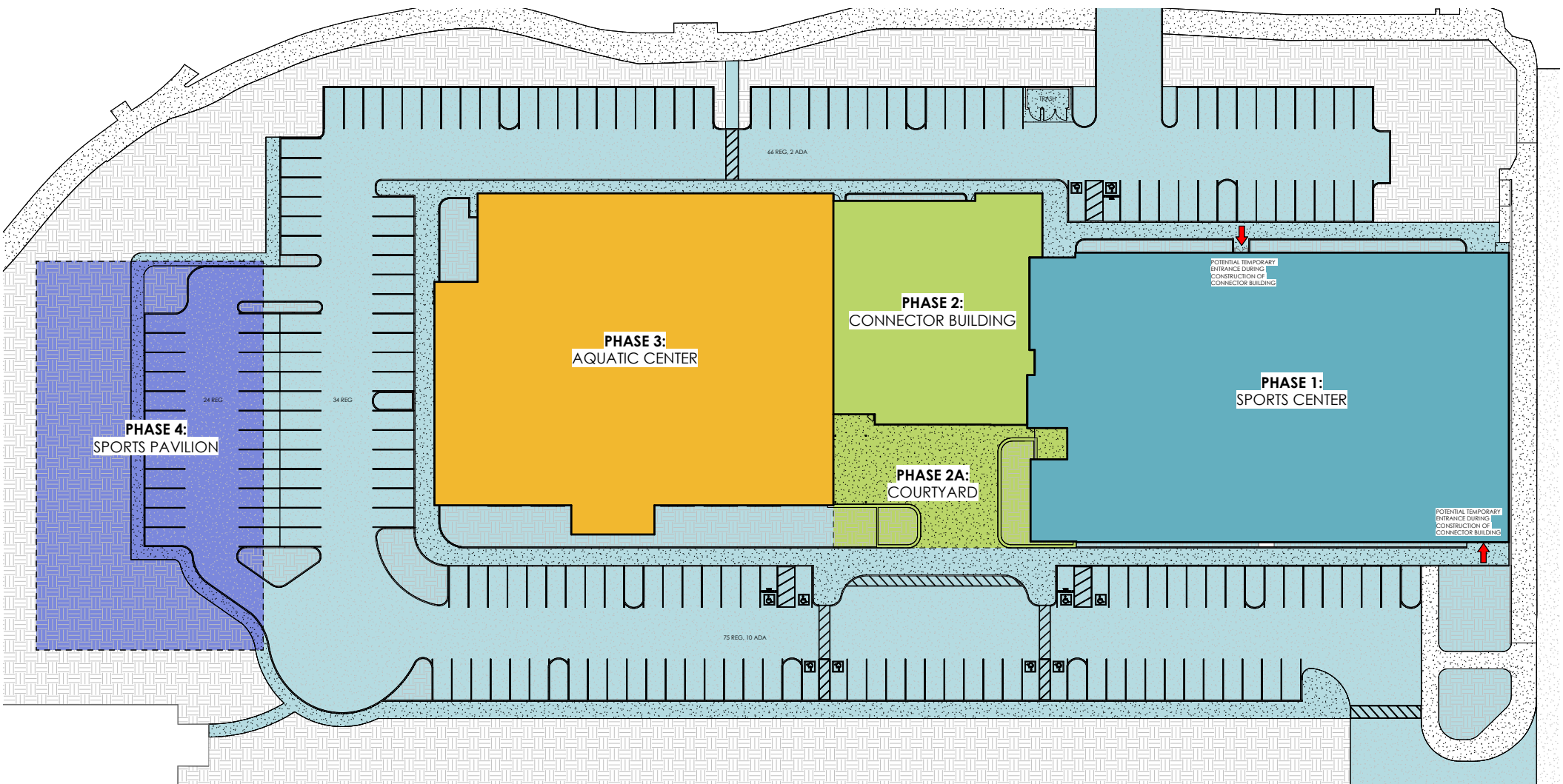
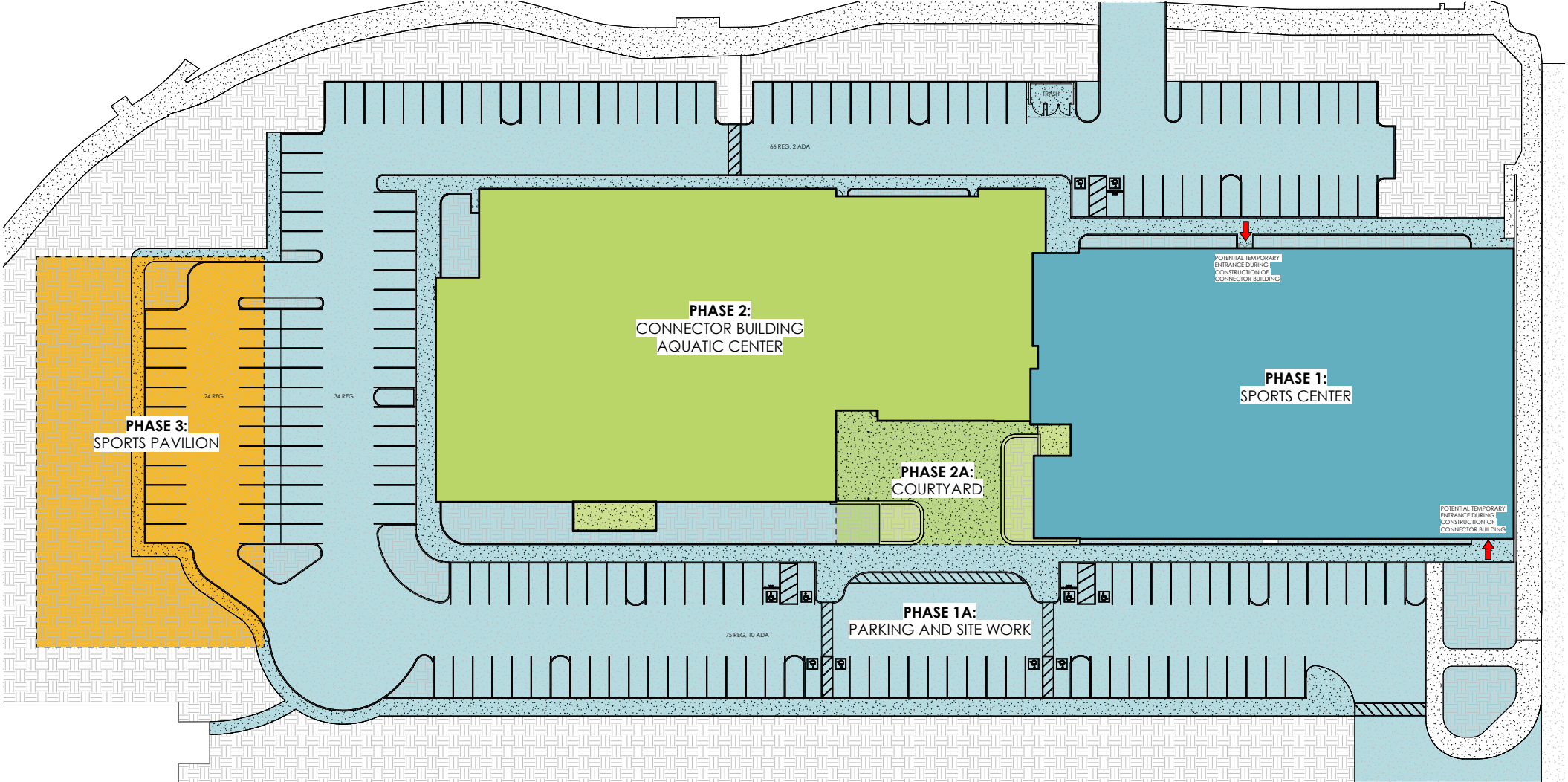
NEXT STEPS: RECOMMENDED

- » Proceed with all design phases for the sports center, aquatic center, connector building, and sitework.
- » Coordinate with concurrent park master plan to ensure a cohesive design and coordinated site work.
- » At the end of the design development phase cost estimates would be updated and potential value engineering options evaluated to keep the project on budget.
- » Sports center, aquatic center, and connector building would then proceed into construction documents, bidding and construction.
- » The sports pavilion design development package would then be available to proceed into further construction documents and engineering whenever funding and resources are available, and site location is determined.
- » This approach best utilizes funding by taking a cohesive approach to the overall design, streamlines construction, separates the sports pavilion that can be constructed in separate phase, as well as allowing the full facility to operate efficiently as one.
- » This approach also limits risk of policy or code changes that could impact the design if project is phased.



NEST STEPS: ALTERNATIVE OPTION PHASED PROJECT

- » Proceed with all design phases of the sports center only.
- » Design would consider site improvements and infrastructure only as required for the sports center project.
- » After completion of schematic and design development, with estimating, the sports center would then proceed into construction documents, bidding and construction.
- » This approach potentially risks rework in future phases (the aquatic center and connector building) of site improvements and/or infrastructure completed as a part of the sports center project.
- » This approach also limits the cohesiveness of the overall design/program solution for both facilities which could impact program spaces, operations, and costs of both facilities.



OVERALL - BUILDING DESIGN - EXTERIOR RENDERING



Thank You.



September 23, 2022

Layne Long
City Manager
City of Marina
211 Hillcrest Avenue
Marina, CA 93933

RE: Architectural Services – Marina Aquatic and Sports Center Design Phase

Dear Layne,

Thank you for the opportunity to provide this proposal for Design and Engineering Consulting services to further develop the current Schematic designs for the existing Aquatic and Sports Center facilities as well as the addition of an Entry Building and assessment of a Sports Pavilion. This proposal includes the following services: Architectural, Landscape Architecture, Structural, Civil, Aquatic, Mechanical and Electrical Engineering services as well as updated financial analysis and programming input from ISG and a specialty kitchen consultant.

We are excited to continue working with the City of Marina on this project utilizing the current programming and design for the rehabilitation of the existing Aquatic and Sports Center buildings, as well as a new Entry building connecting the two facilities and exploration of an ancillary sports pavilion on the site of the former Fort Ord. We estimate the overall construction cost for all project phases to be about \$28 million. This proposal expands the previously proposed services to complete the project as a single phase through construction, except for the Sports Pavilion which will just be completed to a Design Development level per the previous agreement.

We have proposed the following scope of services based on the current Schematic Design and what we believe is necessary to successfully complete this project. However, if there are scope items that are not included, or that are not necessary, we would be happy to re-assess the scope and fee as needed. We will also provide coordination with the surrounding park master plan and assessment of impacts to our project including site circulation, parking, signage, storm water and utilities.

The following sections further outline our intended scope of services for each phase of the project:

SCHEMATIC DESIGN PHASE (Sports Center, Aquatic Center, Entry Building, Sports Pavilion)

Unchanged from previous proposal.

1. Meet with Project Team to discuss any adjustments to the established budget and program as well as potential phasing, schedule and design issues.
2. Develop Community Engagement approach and schedule.
3. Develop existing site and building plans based on field investigation and review of any as-builts.

4. Confirm Aquatic Program, Capacities, and Mechanical Program for the Aquatic Center.
5. Determine overall utility load requirements for the project to ensure adequate capacity for the facilities at the existing point of connection.
6. Determine impacts to Site Utilities including lighting, audio, electrical, gas, sewer and water.
7. Prepare updated program for each facility based on initial project finding, base plans and modified per discussions with the project team and community engagement.
8. Develop aquatic and building design alternatives as necessary and review with the City
9. Create updated base drawings and reconcile with current design (Sports Center, Aquatic Center, Sports Pavilion)
10. Prepare initial Site Planning including preliminary storm water hydrology, fire access, grading, utilities and phasing analysis.
11. Prepare Schematic Site Plan, Floor Plan(s), and initial design model for review.
12. Present to Project Team for schematic design review and approval to proceed with current program and scope extents. At this stage any adjustments to the scope/program should be identified.
13. Refine Schematic Plans to reflect overall scope requirements. These plans will be schematic in nature and are intended only to provide information with regard to overall extent of the project.
14. Prepare basis of design for additional design elements, aquatics, building systems, site lighting, site structures, planting and irrigation, hardscape, and miscellaneous items with imagery where necessary to communicate design approach.
15. Prepare interior and exterior renderings of proposed design and provide an initial walk-thru of the 3D model for design review.
16. Prepare Opinion of Probably Cost and meet with the Project Team to discuss budget, program and design issues.
17. During this phase ISG will build on, update, and enhance its prior work on both the Aquatic Center and the Sports Center. This analysis will consider the combined Aquatic Center and Sports Center option, as well as maintaining independent financial and operational analysis for each facility for comparison. This analysis will also include the analysis of the programming, operational, and financial impact of two new elements: the Sports Pavilion (multi-sport rink configuration) and the Entry building connecting the Aquatic Center and the Sports Center.
18. COAR and ISG will also work with the city to facilitate public and community engagement with stakeholders, users, and community organizations as well as updated market research.
19. This phase is anticipated to be 6 weeks long and include two in-person and two digital meetings.
20. After obtaining approval of Schematic Design, we will proceed into Design Development.

DESIGN DEVELOPMENT PHASE (Sports Center, Aquatic Center, Entry Bldg., Sports Pavilion)

Unchanged from previous proposal.

1. Refine design of each facility (Sports Center, Aquatic Center, Entry Building, Sports Pavilion) to approximately 30% design completion including Site Plans, Architectural Plans, and Engineering Plans.
2. Meet with the Building Department, Health Department and any applicable utility companies or other points of coordination as necessary to establish expectations for the project and understand timelines for incorporation into the project schedule(s).
3. Updated site analysis including delineation of the recommended scope and limit of work relative to the future park project.
4. Prepare preliminary material and equipment selections for review.
5. Prepare updated design renderings and project walk thru.
6. Develop Landscape Planting and Irrigation design.
7. Develop low voltage basis of design with City input as required.
8. Develop and refine plans as needed for each discipline including site plan(s), grading plan(s), utility plan(s), electrical/lighting plan(s), landscape plan(s), mechanical plan(s), structural plan(s) and architectural plans to describe design intent for each of the project elements and systems.
9. Aquatics plans for pool and water features, slide, piping and equipment including Pool Wall Profile, Shapes/Depths, and develop updated Water Activities and Features including the refinement of Mechanical Equipment, Development of Mechanical Equipment Layout and Utility Requirements for new design
10. Prepare preliminary Interior Elevations, Building Sections, Reflected Ceiling Plan and Roof Plan.
11. Preliminary Water, Sewer and Drainage Study.
12. Preliminary Stormwater Control Plan in accordance with City requirements.
13. Prepare preliminary grading, structural, mechanical and electrical engineered plans for the new design
14. Develop project estimate.
15. Provide submittal and presentation to Project Team for design review and approval to proceed with current design direction. At this stage any adjustments to the design and phasing should be identified.
16. This phase is anticipated to be 12 weeks long and include one in-person and two digital meetings.
17. During Design Development ISG will continue to work with the COAR Team to update the program, management, and financial models and analysis based on final design elements. The Services in the Design Development and Construction Phases will also include an analysis of any cost cutting or value engineering based on impact on program, participation, management, and financial operations.

18. This phase also includes Supplemental Topographic Survey as needed to support our specific project needs. These fees have been identified separately.
19. After obtaining approval of Design Development, we will proceed into Construction Documents.

CONSTRUCTION DOCUMENTS PHASE (Sports Center, Aquatic Center, Entry Bldg.)

Revised to include Aquatic Center & Entry Building.

1. Prepare drawings and specifications suitable for permitting and bidding of the improvements to clearly delineate the Contractor's scope of work, including required architectural, civil, structural, mechanical, landscape, aquatic and electrical design (including low voltage).
2. Submittals will be made to the City at 60% CDs, 90% CDs, 100% CDs and will include plans and specifications. A final FOR CONSTRUCTION document set will be distributed for construction once permitting is complete. It is assumed that the City will provide all required General and Supplementary Conditions and Bidding Information.
3. Submit plans to City Building Department for Building permit plan check and perform all required revisions to construction documents based on Building Department's plan check comments (Note: plan check and permit fees are not included).
4. Submit plans to County Health Department for Pool permit plan check and perform all required revisions to construction documents based on Health Department's plan check comments (Note: plan check and permit fees are not included).
5. Prepare final Signage, Fixtures, Furnishings and Equipment plans for the Sports Center.
6. Prepare updated cost opinion at each milestone.
7. Provide drawings and specifications (in electronic format) for bid package. For this proposal it is assumed that the City will advertise, assemble and distribute bid packages to General Contractors.
8. Interpret and clarify contract documents for bidders and assist in issuing addenda as required.
9. Attend a Pre-Bid walkthrough at the site with all interested contractors.
10. Participate in bid review of contractor's detailed cost breakdown and assist the City in evaluation of the bids.
11. This phase is anticipated to be 16 weeks long (from start to permit submittal) and include two in-person and four digital meetings.

CONSTRUCTION ADMINISTRATION PHASE (Sports Center, Aquatic Center, Entry Bldg.)

Revised to include Aquatic Center & Entry Building as well as consultant support.

1. Develop RFI responses as required to support Owner requests and to coordinate Contractor questions in the field
2. Coordinate all RFI review by provided consultants

3. Set Up and Manage an RFI log to enable all stakeholders to verify status
4. Consultant shall provide ASI's as required to reflect changes in scope or modifications made necessary due to changed field conditions based on the direction of the Owner
5. Where required, the ASI's shall include all drawings and specifications required to obtain the construction permits and approvals of the governmental authorities having jurisdiction over the Project.
6. Review Submittals as required by Contract Documents and coordinate all submittal review by provided consultants
7. Set Up and Manage a submittal review document to enable all stakeholders to verify status of submittals
8. Coordination of consultants for support as required on an hourly basis.
9. Provide bi-weekly on-site project support through the course of construction and as requested by the Owner
10. This phase is anticipated to be 40 weeks long and include twenty on site meetings and twenty digital meetings.

ASSUMPTIONS & ADDITIONAL SERVICES

The following items are not included in the Proposed Services but can be provided as additional services only after written authorization is received. Unless a subsequent fixed fee proposal is provided, the work will be done on an hourly basis according to the terms established under our as-needed contract with the City.

Additional Services not included in our proposed scope of work include:

1. Title search and easement identification.
2. Additional design or drawings for tree relocation, temporary irrigation, drainage or detention systems beyond the project boundary. See Exhibit C attached for assumed project boundary.
3. Additional design or drawings for offsite water, sewer or storm drain systems outside the project boundary.
4. Design of fire access, fire access design or agency processing beyond our immediate site area.
5. Site signage design including overall park signage/wayfinding.
6. Assessment of Management and/or Partnership Options, Funding and Sponsorship Opportunities, Economic Impact Analysis or any ISG services during construction or startup.
7. Boundary Survey/Mapping, Traffic Analysis, Signal Design and/or Median Improvements.
8. Off-site Improvements, Work/Design in Public-Right-of-Way
9. Recycled Water Design, Plans, and DEH permitting.
10. Fence, Gate, Perimeter, and/or Retaining Wall Design.

11. Fire Protection Design and Engineering, Flow Test, Fire Sprinkler Design, Sprinkler Demand Calculations (anticipated as a deferred submittal).
12. Environmental Studies and Reports.
13. Geotechnical Engineering and Reports, Infiltration Testing.
14. Evaluation report providing recommendations for pavements, structures, earthworks, utilities, storm water infiltration, etc.
15. Additional Park improvements including playgrounds, sports fields, or site lighting.
16. HVAC studies and Life Cycle Cost Analysis.
17. Noise Studies and/or Acoustical studies and analysis.
18. Revisions to Contract Documents resulting from Owner requested changes to documents previously approved by the Owner, or due to code or zoning changes made subsequent to Owner approval.
19. Preparing separate construction document packages for discretionary permits, alternate bid items or project phasing.
20. Attendance of any public hearings and/or additional meetings other than detailed in this proposal.
21. Services required because of significant changes in the project (not due to the design team's acts or omissions) including, but not limited to, size, quality, complexity, schedule, or the method for bidding and contracting for construction.
22. Processing change requests for Owner requested changes, and for unforeseen site conditions, after bid, including revisions to Contract Documents, processing approval of revisions through the Building Department, and Change Order negotiation.
23. Providing services in conjunction with implementing substitutions proposed by the Contractor and making subsequent revisions to Contract Documents resulting from such.
24. Providing services made necessary by the default of the Contractor, by major deficiencies in the work of the Contractor, or by failure of performance of either the Owner or the Contractor under the Contract for Construction.
25. Providing services in conjunction with arbitration proceedings or legal proceedings, except where the Architect is a party to such proceedings.
26. Providing "Special Inspection" services required by law or the Contract Documents.
27. Preparation of documentation to process the project through the US Green Building Council as a LEED project.
28. Design of photo-voltaic electrical generation systems.
29. Plan check and permit fees are not included and are to be paid by the City.
30. Anticipated Reimbursable Expenses for travel, delivery, printing and reproduction costs have been included in the proposed fee. Expenses will be billed as they are accrued at a rate of 1.15 times the expense.

Marina Aquatic & Sports Center
 September 23, 2022
 Page 7

We propose to provide the stated basic services on an hourly time and materials basis not to exceed a fee of One Million Seven Hundred Seventy-Two Thousand Dollars (\$1,772,000.00). Invoices will be submitted monthly for the hours of work accrued during the month on any particular phase.

The breakdown for the proposed services is as follows:

	PREVIOUS	UPDATED	CHANGE
Schematic Design Phase	\$ 154,200.00	\$ 154,200.00	\$ NA
Supplemental Survey	\$ 7,900.00	\$ 7,900.00	\$ NA
Design Development Phase	\$ 362,000.00	\$ 362,000.00	\$ NA
Construction Documents Phase	\$ 293,400.00	\$ 914,000.00	\$ 620,600.00
Construction Administration Phase	\$ 84,500.00	\$ 320,100.00	\$ 235,600.00
Included Reimbursables	\$ 11,500.00	\$ 13,800.00	\$ 2,300.00
Total	\$ 913,500.00	\$1,772,000.00	\$ 858,500.00

All travel and reimbursable costs have been anticipated/included in this proposal and any additional terms are consistent with our as-needed contract.

Below we have listed potential services that could arise through the development of the project. We have estimated fees for these services if deemed necessary and directed by Owner to proceed:

Vehicular Access Point to 9 th Street	\$ 18,500
Existing Sewer Main Relocation	\$ 15,000
Traffic Assessment(s)	\$ 4,500

We appreciate the opportunity to present this proposal and we are excited about the opportunity to continue to work with you on this project. If you have any questions regarding this proposal, please do not hesitate to contact me at (619) 698-9177.

Respectfully,



Matt Kingdon
 Principal

Marina Sports Aquatic Center

July 19, 2022 Public Engagement Workshop Community Center Comments

Name	Contact Information	Comment	Notes
(Mr.) Leslie Asher	Phone: 530.386.4451 Email: LeslieAsher@Outlook.com	From previous email correspondence with the City: Could the city include tennis courts in its plans for parks that it will develop in the roller rink/Dunes neighborhood? Might city-maintained tennis courts make the city more attractive to its current and potential residents? From workshop: I still hope that tennis courts will be part of the new park at the Dunes, as Terry Siegrist had suggested they'd be (in an email on March 20, 2021).	Terry Siegrist to Leslie Asher via email 3/20/2021: It was good talking to you and as promised I followed up on your request and am happy to report that the city park in its approved concept designs by the city council the park does have two multi use Tennis/Pickle Courts include as part of the park concept plan. It was further clarified in email correspondence that dimensions would be painted on the court surfaces for both tennis and pickleball and nets would be connected to benches for adjusting net heights (34" for pickleball, 36" for tennis). *Fields not in COAR's project scope*
Grace Silva-Santella	Phone: 831.238.4286 Email: ssgardens2@gmail.com	Roller skate activity inside Sports Center, what is 1) Cost to repaint lines where basketball & pickleball courts are inside Sports Center if damaged by roller skating; 2) How do you prevent "free loaders," non payers, from entering Aquatic Center & Sports Center through Sports Pavilion connector building; 3) Universal changing areas. Women are always waiting longer for toilet needs; 4) Bathroom facilities for Sports Pavilion. How do people use this facility and not use sports center bathrooms that require membership <u>or</u> paid daily use to go inside. Are the bathroom needs of Pavilion users dependent on bathrooms in the open park area; 5) Where would food trucks park for large events; 6) Is there still an interest in roller hockey sports? If not, how can the pavilion be used for activities other than roller hockey. or should it be removed?	Back of card has these words: sports pavilion & MBM
Sheila Baker	Phone: 831.917.4191 Email: ssan1013@yahoo.com	No water hockey at all only skate + actual sports center. For our community!!	
Steve Parkes	Phone: 831.238.1546 Email: stevenparkes@gmail.com	Very interested in pickleball. I'm on the board for the Monterey Bay Pickleball Club. As you know it is a fast growing sport. Great exercise for seniors and great for personal interaction.	
Delmar King	Phone: 831.7472245 Email: anointeddk@gmail.com	Great plan/Marina needs all it can get	
N/A	N/A	Overall everything looks good so far but what about some kind of outdoor field. There is no info really about the look and status of that despite one of the boards mentioning a multi use field but not showing it on the map. I understand it is a separate project but it would be beneficial to have that field built in conjunction with the rest of the facilities. The field at Marina Vista now for soccer is really the best option for youth soccer but is not ideal. I hope the multi-use field can progress quickly.	*Fields not in COAR's project scope*
Karen Anderson	Phone: 510.672.0220 Email: kla1105@earthlink.net	Really cool concept plans for both old facilities! My quick calculation of the increase to my property taxes for a \$50M bond is 10%: \$595k assess valuation; current prop. taxes of \$6.6k/year; new increase looked to be \$600 per year.	
Mike Kennedy	Phone: 408.569.9548 Email: mgk333@sbcglobal.net	Will the existing equestrian trail on 9th Street be extended to the sports/aquatic center?	
Lisa Rike	Phone: 238.0161 Email: lmrike@yahoo.com	Love the zero depth pool. Looking forward to a pool I don't have to drive 20+ minutes to use with kids.	
Rob Weisskirch	Phone: 384.6443 Email: montereybayrob@gmail.com	Please consider collaboration with CSUMB. The students can easily overrun the Marina Sports Center, given its newness. With the CSUMB gym/pool and montage nearby - Marina needs to consider how collaboration could enhance service provision and the structure. Parking needs greater attention to assure the inflow/outflow as families drop kids off. Integration with outdoor space and the adjacent accessible playground is critical. There does not appear to have accounted for that possibility. Are there additional plans for growth? How long will this serve Marina?	
Daniel Muñoz	Phone: 551.696.9748 Email: dan_muñoz@hotmail.com	We need help with fields for our children now!! Soccer fields and we have never built a softball only field in the city!! Girls need a place to play softball!!	*Fields not in COAR's project scope*
Amanda and Daniel Muñoz	Phone: 551.696.9748 Email: dan_muñoz@hotmail.com	We were hoping to receive more information and details in regards to the sports fields that were considered in the original plans. City and school districts fields within Marina are unsafe for our youth to play. We continue to lose our student athletes to other cities and if we want to continue to build our community, we need to invest in our youth!	*Fields not in COAR's project scope*
Carrie Burley	Phone: 831.331.6484 Email: carrie@marinasoccer.com	Would like to see local problems solved. Fields for leagues need to be settled before moving onto/ other projects. As soon as changes are made I would support other projects like sports and aquatic center for families.	*Fields not in COAR's project scope*
Myra M Maedo-Malaga	Email: myra.malaga@gmail.com	Please consider 4 pickleball courts in the new sports complex in Marina. My grandson Joel as a 4th grader was taught the sport of pickleball by his school teacher. His teacher elaborated on a lesson to his students: play pickleball with your grandparents and you will grow up with a spirit of joy, plus good will within your family stretching three generations. Marina needs a sense of "Belonging" and we can accomplish this goal thru pickleball.	

Darius Rike	Email: darike@yahoo.com	I attended the public information session on July 19th and liked what I saw. A couple comments. I like all the elements but would REALLY like to see the aquatic center get done more than anything else. While Marina often does not have great weather for an outdoor pool it would be great if the aquatic center building could be constructed in a way that one side (downwind and toward green space) could be opened when the weather was nice to give the sense of an outdoor pool.	
Liesbeth Visscher	Email: liesbethvisscher@yahoo.com	It is exciting to see the plans for the Sports Center, Aquatic Center, and Connector Building. Here are a few remarks/suggestions: •Connector Building: As stated by several attendees of the presentation in July, the design of the connector building is "underwhelming". •Connector Building: Please reconsider the 2-story option because that would provide opportunities to offer seating with views looking into the pool and into the sports center. It would also make it possible to move the walking track to the 2nd story so that walkers can use it without "cross traffic". •If a one-story connector building is the only option, I suggest opening it up with windows looking out, at least at the front of the building, and into the pool- and sports areas. •Maybe there can be a bar where guests can purchase coffee or wine, and then take their drinks to seating areas with views of the pool or the sports center? •Does anyone know whether part of the historic bar of the Fort Ord Officers' Club is still available? If I'm not mistaken, the bar at "The General" at Demetra Restaurant came from that club and is only part of the longer original bar. That would be a beautiful reference to the history of this area and buildings. •Connection between Connector Building and future Sports Park: Please provide raised paving to show that this is a PEDESTRIAN area. Move some of the parking spaces to make it even safer. Car drivers should be aware that pedestrians have the right of way in this "entrance area". Plant some more trees there (closer to the road). •Bicycle parking: Please provide lots of space for regular and electric bicycles. And potentially also electric scooters like the ones that were being offered at CSU MB and Marina before the pandemic. It might be good to add bicycle parking ALSO at the back entrance, make a safe connection with the bicycle path/ sidewalk on 9th Street for bicyclists and pedestrians. Same as suggested for the front: move 1-2 parking place, provide raised pavers to indicate it is a PEDESTRIAN area. •Outdoor seating area for cafe: decide whether it needs to be fenced off, to protect patio furniture, or can be open, maybe with fixed picnic tables & benches. The space East of the Aquatic Center will be out of the wind, at least most of the time, and will have sun - except on foggy days. •Offer seating under that beautiful cypress tree at the corner of 9th Street/ 2nd Avenue. (I now notice that this accidentally has been labeled as "2nd Street"). •Install a couple of EV chargers in parking lot? This can "lure" electric car drivers from Highway 1 into Marina. The cafe in the sports center can be a good destination, plus the nearby Dunes shopping center. "Electrify America" offers 2 (or even 3) years of FREE charges to new non-Tesla EV owners. Our city should try to get those chargers! At the moment, Pacific Grove and Watsonville are the closest Electrify America charging stations. •Sports Center: please add ballroom- and line/square dancing to the programs.	Drawing comments: - Widen sidewalks along eastern edges of building, push parking more east, and add street trees - Add glass for views on eastern portion of connector building

September 29, 2022,

Item No. **11a**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of October 6, 2022

**CITY COUNCIL TO CONSIDER ADOPTING RESOLUTION NO. 2022-,
RECEIVING AN UPDATE PRESENTATION ON THE SPORTS CENTER,
APPROVING EXPANDED ARCHITECTURAL AND PROFESSIONAL
SERVICES FOR THE AQUATIC CENTER AND CONNECTOR BUILDING AND
APPROVING COAR DESIGN GROUP'S PROPOSAL IN THE AMOUNT OF
\$858,500.00 FOR THE EXPANDED SERVICES.**

REQUEST:

It is requested that the City Council consider approving and adopting Resolution No. 2022- , for the following actions:

1. Receiving update presentation, **EXHIBIT A**, for the Sports Center, Aquatic Center, Connector Building and outdoor Sports Pavilion (City of Marina Sports Complex) and associated site work.
2. Approving expanded architectural and professional SERVICES for the Aquatic Center, and Connector building; advancing architectural building and site design to 100% level, preparing bidding documents and architectural support services during construction.
3. Approving COAR's proposal of \$858,500, **EXHIBIT B**, for the expanded architectural and professional services.

BACKGROUND:

In June 2005, the City of Marina adopted a Parks and Recreation Facilities Master Plan (the Master Plan). The Master Plan adopted a mission statement that says, "The City of Marina is committed to establishing and maintaining facilities, parks and services that enhance the quality of life for all ages, cultural origins and abilities." The Master Plan identified key goals pertaining to parks and recreation facilities and included: developing a centrally located recreation center complex for use by Marina citizens that includes an indoor swimming pool, gymnasium, basketball court, volleyball, and racquetball courts. (Goal 2; Objective 2-2). The Master Plan also established a goal to develop adequate level of funding for parks and recreational facilities now and in the future. (Goal 6; Objective 6-1, Policy 6-1).

When preparing the Master Plan, a survey was conducted at that time and distributed to 4,500 homes. Approximately 321 people responded to the survey and 85% wanted a centralized recreation center, with an indoor pool as the highest rated use at 50%, followed by an indoor gym, volleyball, and racquetball at 40%.

In 2009, the City developed a Parks and Recreation Facilities Strategic Implementation Plan (the Implementation Plan) to provide a guiding document for strategic implementation for siting, constructing, and programming of the City's parks and recreation facilities. The Implementation Plan had a goal to create a unified city by linking Central Marina with Southern and Northern Marina as the City grows and develops and a key component of this was to develop a quality recreation complex to accommodate recreation programs for people of all ages. The Implementation Plan recommended that the highest priority be placed on the following parks and facilities to augment the existing system:

1. Sports Complex with indoor swimming pool, gymnasium, and fitness center
2. Athletic Fields Complex - with baseball, soccer fields, fitness course and concession stand.

The Implementation Plan identified various funding options to develop these facilities and parks.

- Impact fees
- General Fund (unallocated fund balance)
- Grants and corporate sponsorships
- Certificates of Participation
- Bond financing
- School joint use agreements
- Public/Private partnerships
- Special District Tax (Mello Roos)
- User fees

After 1994 when the former Fort Ord military base closed, the former military gym building and the adjacent indoor pool west of the intersection of 2nd Avenue and 9th Street were transferred to the City of Marina. Since that time, the pool building has remained vacant and deteriorated over time. The adjacent building was converted into a roller-skating arena and had been operated by a private business. Both buildings were deteriorating quickly on the outside. In 2014, a grant was secured to put new roofs on both buildings, paint the outside, fix broken windows and doors and secure the buildings from vandalism. This was the first step in stabilizing these buildings for future use.

The City commenced a park planning process in 2018 for various park improvements including the sports center and aquatic center within the park at The Dunes. An open house on parks design was held on November 13th, 2018. At the open house, community members viewed plan sheets that showed the parks and bubble diagrams containing elements identified in master plans. The participants also had a pallet of park amenities to select from for possible inclusion. Staff and the consultant team received input from forty-four participants. The input was reviewed by staff and selection of elements were incorporated into draft conceptual parks plans for the park at The Dunes.

The City Council approved in the budget for fiscal year 2019-2020 a project to analyze the revitalization and renovation of the indoor pool and sports center buildings. Jeff Katz Architecture (JKA) was hired as the prime consultant for the aquatic and sports center planning and analysis. The JKA team also includes Water Technology Inc, and Isaac Sports Group for the aquatic and financial planning elements of the projects.

The draft aquatic center concepts and financial strategy were presented to the public at an open house and a special City Council meeting on July 23, 2019. Input was received from both the public and the City Council. The City Council directed staff to complete final concepts plans for the aquatic center and to also develop a draft concept plan for a recreation sports complex at the former Water City Roller Hockey site along with a proposed financial and funding strategy.

On December 3rd, 2019, City Council received a presentation and provided comments on the draft report and financial analysis for the sports center and received an update on the aquatic center plan.

The City Council considered options for funding and addressing blight removal on former Fort Ord properties at the February 17th, 2021, City Council meeting. At that meeting, questions were asked whether roller hockey and leisure roller skating could be incorporated into the Sport Center. Staff was directed to work with JKA to update the sports center report including a financial analysis to include roller sports.

As part of the fiscal year 2021-2022 and fiscal year 2022-2023 budget that City Council approved on October 5th, 2021, \$3.5 million from blight removal escrow bond proceeds was appropriated to move the sports center through design and into construction.

On December 14, 2021, Resolution No. 2021-139, the City Council received presentation on the Sports Center including options to include roller sports in the programmed facilities. The City council directed staff and its consultant to begin design of the Sports Center, Aquatic Center, and an outdoor Pavilion for a possible 2022 bond; the outdoor pavilion was to be weather safe as reasonable; and that \$3.5M budgeted is spent for the design of the new sports center and other two buildings and for the staff and consultants to include upgrading to a commercial kitchen.

The report concludes that the addition of a competitive roller sports rink into the Sports Center would require eliminating or significantly reducing important program space in the Sports Center including auxiliary gym, cardio/strength workout spaces, fitness studios, classes, multi-function room, family, and gender-neutral changing rooms and main gym area functions. Examples of uses potentially eliminated from the auxiliary gym include turf space for soccer, lacrosse, field hockey, and batting cages etc. The loss of these uses represents a significant decrease in the total resident users as well as the multi-generational use of the Sports Center. Maintaining the roller sports rink design in the Sports Center would result in a reduction of the projected daily users by 51% and a reduction in annual revenue by \$493,000.

The Report recommends construction of a separate Pavilion in a future phase if roller sports is considered. Leisure roller skating can be accommodated in the current Sports Center design.

The City issued Service Orders through the on-call architectural services to JKA, currently renamed to COAR Design Group, in the amount of \$913,500 for architectural design, bidding document preparation, and architectural support during construction for the Sports Center Building Rehabilitation project and schematic and design development to 30% level for the Aquatic Center and outdoor Sports Pavilion.

On July 20, 2022, an in-person Marina community engagement meeting for the project was conducted followed by public presentation. There were 25 and 21 attendees of the community engagement and public presentation, respectively. Questions and comments were received at the community engagement as well as through an email account created specifically for this project. Questions and comments are tabulated and included as **EXHIBIT C**.

ANALYSIS:

The rehabilitation of the existing Sports Center and Aquatic Center and construction of new Connector Building is proposed to be named the City of Marina Sports Complex Phase 1 Project.

The updated Sports Complex plans, report and financial analysis have been prepared to a Schematic Design level and are included in the presentation, **EXHIBIT A**. A presentation on the updated Sports Complex plans, report and financial analysis will be made by staff and consultants.

The current design includes a recommended 'Connector' or Entry Building that would consist of approximately 8,500 square feet of new construction between the two existing buildings to provide a centralized entrance to both facilities as well as additional space to support both facilities including: centralized office space for shared staff, front desk and access control, restrooms, additional storage, additional multi-purpose space to be used as rentable/revenue generating space for either facility, and a commercial kitchen to support community programs and the included café. The financial analysis reflects the added value of this additional space and program and the design of both the Aquatic and Sports Center benefit from utilizing this additional space rather than trying to accommodate all the suggested programming within the existing footprint(s).

The expanded architectural and professional services include architectural design to 100% level, prepare bidding documents and architectural support services during construction for the Sports Center, Aquatic Center, and Connector Building. This also includes the design of required site improvements including the surrounding parking lot. Elements of the future park master plan have been incorporated into the current design and will continue to be coordinated to ensure a cohesive overall park design.

FISCAL IMPACT:

An additional \$858,500.00 will be spent for the expanded architectural and professional services. The total architectural and professional services with COAR is for a time and material not to exceed \$1,772.000.

Funding for the aquatic and sports center studies were included in the Capital Improvement Program budgets for fiscal years 2018-2019 and 2019-2020. Funding for design of the Sports Center improvements was approved as part of the fiscal year 2021-2022 and fiscal year 2022-2023 budget.

The updated construction costs estimate is \$26,923,344 for the City of Marina Sports Complex Phase 1 Project which have increased since the initial costs estimates which were: \$3.5 - \$5.0 million for the Sports Center; \$8.0 - \$10.0 million for the Aquatic Center; and \$3.0 million for the connector building.

While staff will not be requesting final decisions on funding the complete project, staff will be making a presentation that will review funding options and alternatives.

CONCLUSION:

This request is submitted for City Council consideration and comment.

Respectfully submitted,

Elvie Morla-Camacho, P.E., QSD
Project Management Services Wallace
Group

REVIEWED/CONCUR:

Brian McMinn, P.E., P.L.S.
Public Works Director/City Engineer
City of Marina

Layne P. Long
City Manager
City of Marina