

A G E N D A R E P O R T

DATE October 19, 2004

ITEM: ENGINEERING CONTRACT AWARD: NATATORIUM POOL FLOOR REPAIRS, O. F. 1393

INITIATED BY: PARK & RECREATION DEPARTMENT

ACTION REQUESTED: APPROVE ENGINEERING CONTRACT AWARD

PRESENTED BY: JERRY SEPICH, PARK AND RECREATION DIRECTOR

MOTION: "I move the City Commission award a contract in the amount of \$10,000.00 to Lacy & Ebeling Engineering, Inc. for the Natatorium Pool Floor Repairs, O. F. 1393, and authorize the City Manager to sign the engineering contract documents."

PROJECT TITLE: Natatorium Pool Floor Repairs, O. F. 1393

RECOMMENDED ENGINEER: Lacy & Ebeling Engineering, Inc.

CONTRACT AMOUNT: \$10,000.00 (Total Fixed Fee)

BUDGETED FUNDS: Community Development Block Grant (CDBG)

START DATE: October 2004

COMPLETION DATE: January 2005

SYNOPSIS: Under this consultant services contract, Lacy & Ebeling Engineering, Inc. (L&E) will complete the design and contract documents to stabilize the pool deck by backfilling the pipe chase underneath it, and reroute the air ducts at the Natatorium Pool facility. This project comes after a detailed study of the pool's structural problems and further study by City staff and L&E of various methods and materials to solve current safety issues and extend the useful life of the Natatorium.

The consultant services contract and subsequent construction contract will be financed using CDBG funds. Park and Recreation staff applied for and were successful in receiving grant funding for this project.

BACKGROUND: The Morony Natatorium was built in the 1960's, and has been one of the City's key recreational facilities ever since. It is the only year round swimming facility in the area open to the public.

Several years ago, it became apparent that the Natatorium needed significant maintenance work in order to remain in service. The age of the facility along with an environment rich in moisture and chlorine had deteriorated the concrete and steel in the pipe chase that supports the deck around the pool. L&E was contracted in 2002 to evaluate the condition of the concrete and suggest repair measures. Their report, dated December 13, 2002, outlined the problems and recommended that the

decking and the upper portion of the pool walls be removed and replaced. The estimated cost was \$314,146.

With suggestions from Commissioner Rosenbaum, Park & Recreation and Public Works staff evaluated several materials that might be used to backfill the pipe chase and secure the decking rather than replace it. The MSU-Northern and City pools in Havre were also visited, since those pools were of similar design and vintage and experienced similar problems in the 1990's. The result was a report dated January 19, 2004, which evaluated and recommended either sand slurry, urethane foam or urethane/polystyrene backfilling of the pipe chase in order to stabilize and support the decking and pool walls. A rerouting of the ventilation system was also included with these repair options. While probably not as long lived a fix as replacement, the costs of any of these methods were much less than the total replacement option.

L&E then further researched the materials that staff had studied, and has recommended a cemented sand slurry for backfilling the pipe chase. The total project cost, including rerouting of the ventilation system and engineering, was estimated at \$103,330 in the July 13, 2004, report.

This consultant contract will complete the design of pipe chase backfilling and rerouting of the ventilation system, generate contract documents, and assist the City in the bidding and construction inspection phases of the project. The project is scheduled to be bid and awarded in November, with construction scheduled for December 2004.

The project is being managed by the Park and Recreation Department, with assistance from the Engineering Division of Public Works. The Community Development Department administers the CDBG program and will perform grant and other administrative duties.