



# SAN BRUNO RECREATION & AQUATIC CENTER

Construction Advisory  
Committee Update

November 15, 2023





# AGENDA

1. Construction Update and Look Ahead Schedule
  - a) Project Information Update
  - b) Completed and Ongoing To Date
  - c) Schedule Overview and Outlook
  - d) What's Happening in the Next 30 Days and Beyond?
  - e) Public Outreach
  - f) Change Order and Project Budget Update
  - g) Project Contingency
2. Questions

# Construction Update and Look Ahead Schedule



## PROJECT INFORMATION



**Start Date:** September 2021



**Project Completion:** Q1 2024 (Projected)



**Estimated Cost Completed To Date: 87.80%**



**EarthCam Link:** [https://share.earthcam.net/RecCenterBuild/rec\\_center\\_build/camera/view\\_1](https://share.earthcam.net/RecCenterBuild/rec_center_build/camera/view_1)



# Construction Update and Look Ahead Schedule

## *COMPLETED/ ONGOING TO DATE*



### OVERALL UPDATE

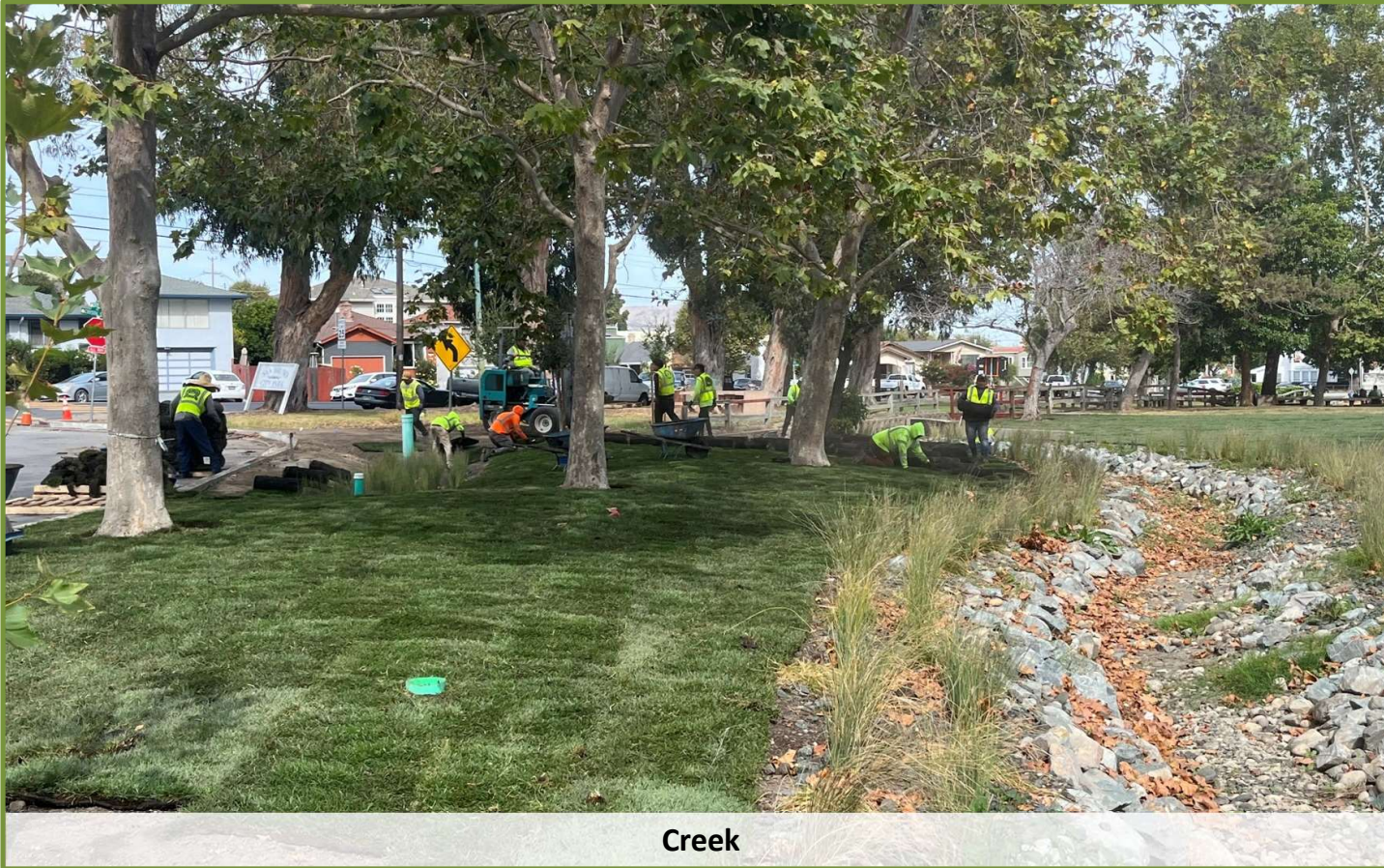


# Construction Update and Look Ahead Schedule

## *COMPLETED/ ONGOING TO DATE*

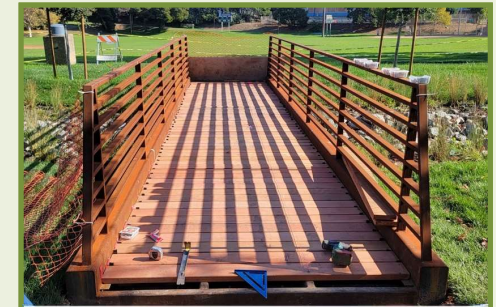


### OFFSITE UPDATE: CREEK WORK



#### Completed/ Ongoing

- Landscaping complete
- Temporary Fence removed
- Pedestrian Bridges installed
- Bridge Decking ongoing



Bridge Wood Decking



KEY MAP

# Construction Update and Look Ahead Schedule



## *COMPLETED/ ONGOING TO DATE*

### ONSITE UPDATE: FLAT AND HIGH ROOFS



Natatorium, Gymnasium, and Community Hall Roofs

#### Completed/ Ongoing

- Metal Roof Work completed
- Roof Gas Pipe completed
- Community Hall Roof TPO completed
- Mechanical Roof TPO in progress



Roof - Plan View

# Construction Update and Look Ahead Schedule

## *COMPLETED/ ONGOING TO DATE*



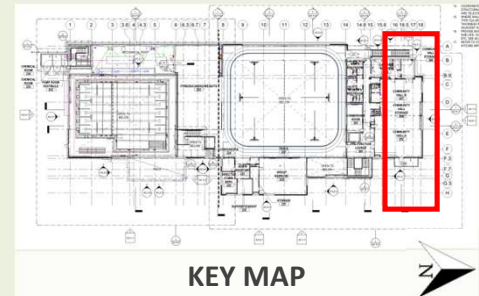
### ONSITE UPDATE: EXTERIOR WALLS - NORTH



North Elevation

#### Completed/ Ongoing

- EIFS – Wall Finish completed
- Stone Veneer completed
- Windows completed
- Scaffolding removed
- ACM Panels ongoing



KEY MAP

# Construction Update and Look Ahead Schedule

## *COMPLETED/ ONGOING TO DATE*



### ONSITE UPDATE: EXTERIOR WALLS - EAST



Main Entrance

#### Completed/ Ongoing

- Window Sunshades installed
- Stone Veneer installed
- EIFS Base Coat (Main Entrance) ongoing
- Scaffolding removed



Seat Wall



KEY MAP

# Construction Update and Look Ahead Schedule

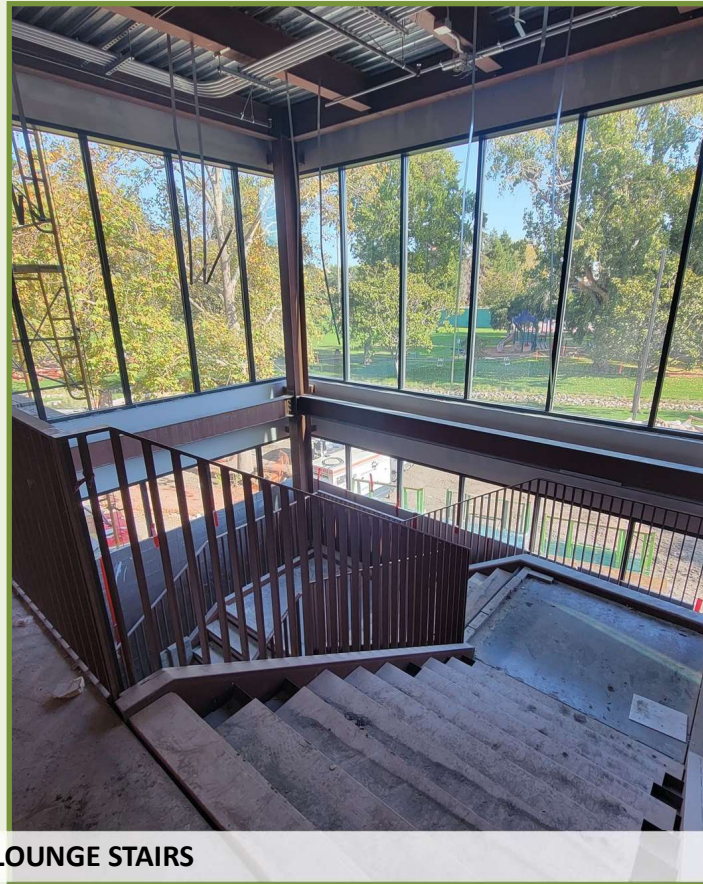
## *COMPLETED/ ONGOING TO DATE*



### ONSITE UPDATE: COMMUNITY LOUNGE STAIRS



COMMUNITY LOUNGE STAIRS

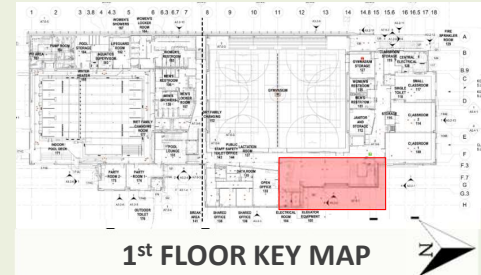


#### Completed/ Ongoing

- Stair Railings
- Stair Landings
- Community Lounge Windows
- Drywall
- Elevator Cab installation ongoing



Elevator Cab



1<sup>st</sup> FLOOR KEY MAP

# Construction Update and Look Ahead Schedule

## *COMPLETED/ ONGOING TO DATE*



### ONSITE UPDATE: 1<sup>st</sup> Floor Restrooms and 2<sup>nd</sup> Floor Catering Kitchen



1<sup>st</sup> Floor - Small Classroom Restroom



2<sup>nd</sup> Floor - Catering Kitchen

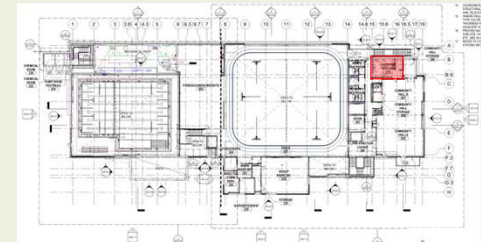
#### Completed/ Ongoing

##### 1<sup>st</sup> Floor Restrooms

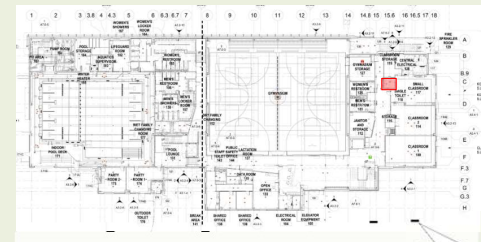
- Sink and toilet installation ongoing

##### Catering Kitchen

- Exhaust Hood installed
- Tiling ongoing



2<sup>ND</sup> FLOOR KEY MAP



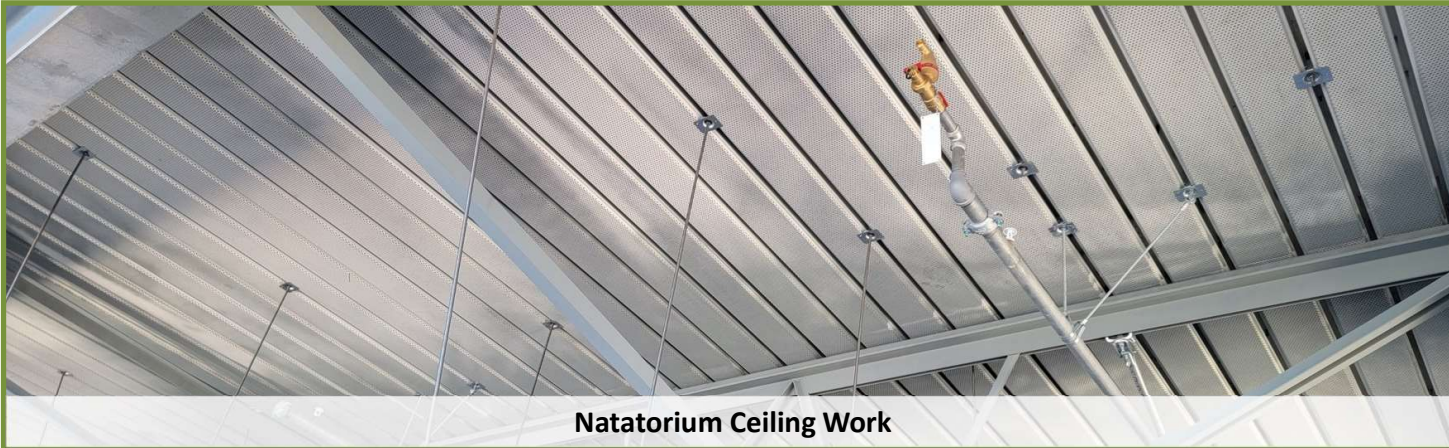
1<sup>st</sup> FLOOR KEY MAP

# Construction Update and Look Ahead Schedule

## *COMPLETED/ ONGOING TO DATE*



### ONSITE UPDATE: NATATORIUM



Natorium Ceiling Work

#### Completed/ Ongoing

##### Natorium Ceiling Work

- Sandblasting of trusses completed
- Fire Sprinkler Pipe Installation ongoing
- Rust Proof Paint completed
- MEP Installation ongoing

##### Indoor Pool

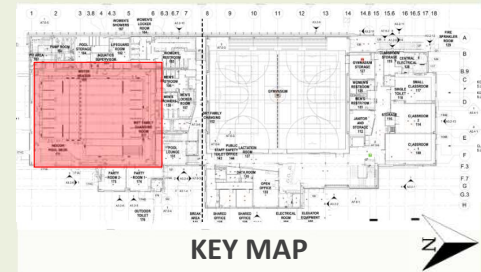
- Pool Deck Electrical ongoing
- Concrete Cantilevered Gutter poured
- Installation of Pool Equipment is ongoing
- Installation of deck drain is in progress



Indoor Pool



RENDERING - NORTHEAST



KEY MAP

# Construction Update and Look Ahead Schedule

## *COMPLETED/ ONGOING TO DATE*



### ONSITE UPDATE: GYMNASIUM

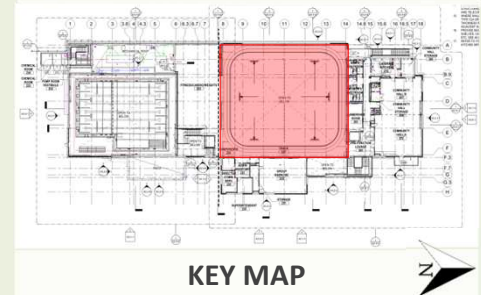


#### **Completed/ Ongoing**

- Painting of Ceiling
- Painting of Railing
- Basketball Backstops have been installed
- High Gym Lights ongoing



RENDERING



KEY MAP

# Construction Update and Look Ahead Schedule

## *COMPLETED/ ONGOING TO DATE*



### ONSITE UPDATE: POOL PUMP ROOM AND ELECTRICAL ROOM



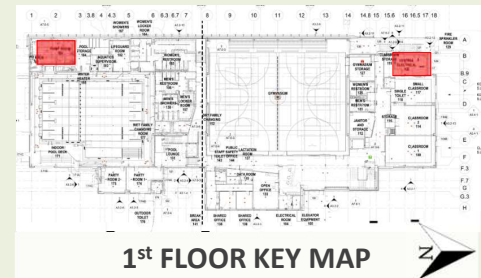
POOL PUMP ROOM



CENTRAL ELECTRICAL ROOM

#### Completed/ Ongoing

- Pool Equipment installation in progress
- Switchgears and Panelboards in progress
- Conduits ongoing
- Pulling of Wires ongoing



1<sup>st</sup> FLOOR KEY MAP

# Construction Update and Look Ahead Schedule

## *COMPLETED/ ONGOING TO DATE*



### OFFSITE UPDATE: CHEMICAL ROOM



#### Completed/ Ongoing

- Chemical room subgrade completed
- Chemical room foundation poured
- Concrete Block Wall



# Construction Update and Look Ahead Schedule

## *COMPLETED/ ONGOING TO DATE*



### OFFSITE UPDATE: OUTDOOR POOLS



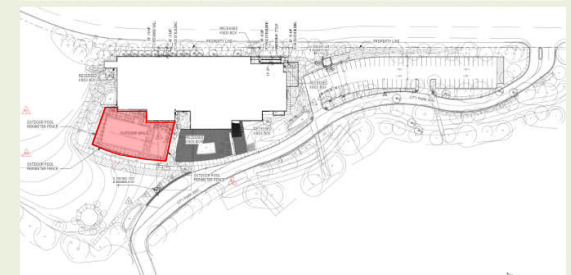
Outdoor Pools

#### Completed/ Ongoing

- Pool shells Completed
- Gutter poured and tiled
- Tile work at water line
- Tiling for lanes
- Pool Retaining Wall Footing poured
- Pool Retaining Wall Formwork ongoing
- Wall Electrical Conduits Ongoing
- Fence Post Ongoing



RENDERING - NORTHEAST



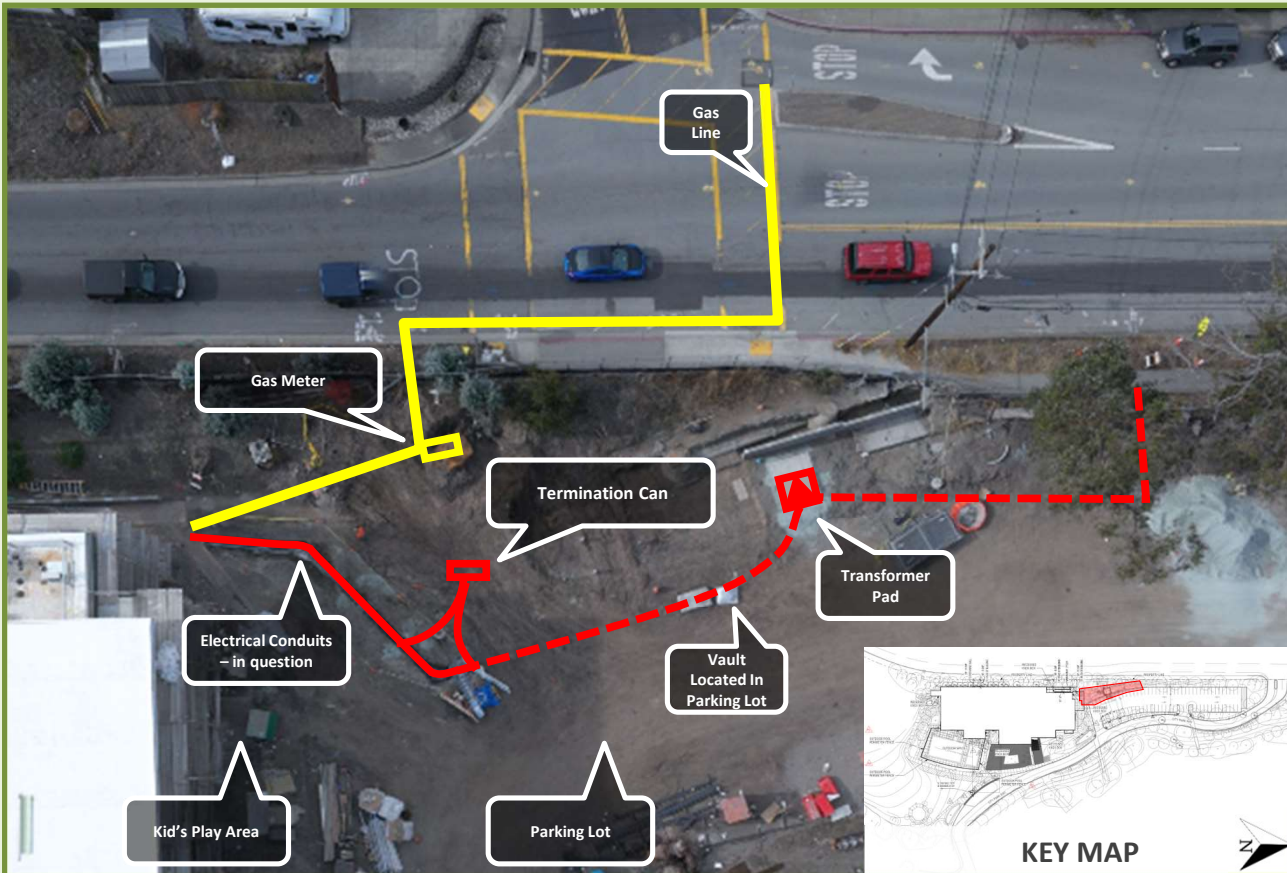
KEY MAP

# Construction Update and Look Ahead Schedule

## *COMPLETED/ ONGOING TO DATE*



### OFFSITE UPDATE: PG&E



#### PG&E Electric

- Installed Conduits, Vaults, and Transformer Pad
- Working with PG&E to meet Wet Utility Clearance requirements by adding Termination Can
- Contractor using temporary generator to operate pool equipment and test specific equipment when needed to maintain progress

#### PG&E Gas

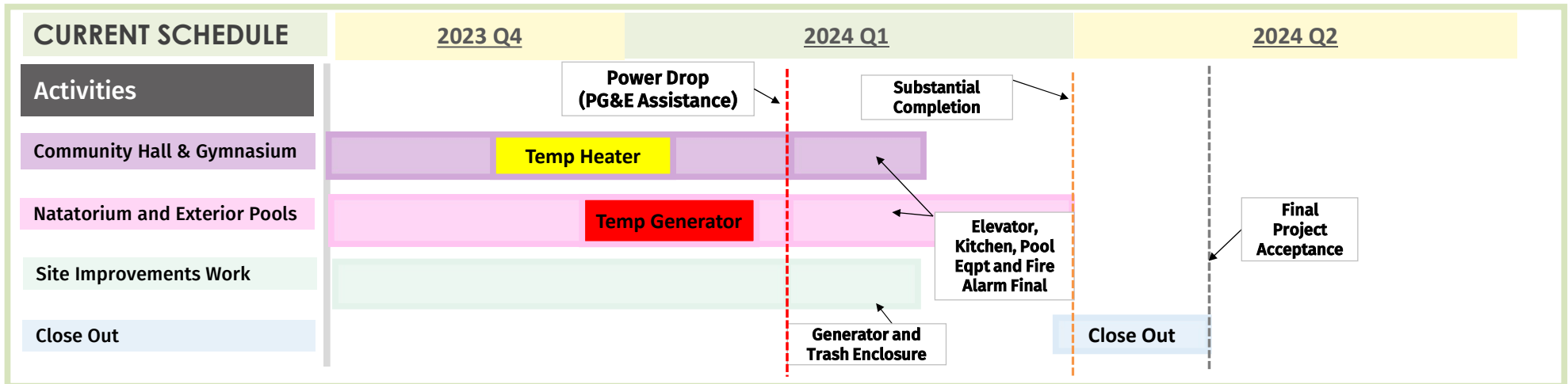
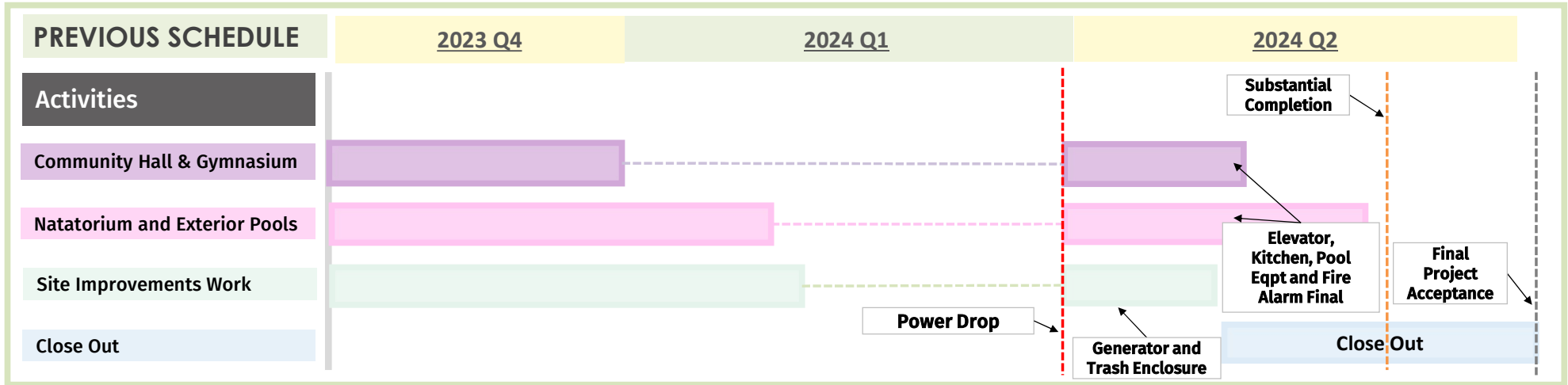
- PG&E approved Gas meter location to advance the work
- Working with PG&E for gas installation
  - Trenching is underway (Crystal Spring)
  - Contractor implementing temporary heater and temporary power to maintain heat and humidity for installation of the Gymnasium's wood floor

#### LEGEND

- Completed Electrical Trench
- Electrical Conduits – PG&E Design
- Gas Line – in progress

# Construction Update and Look Ahead Schedule

## *SCHEDULE OVERVIEW AND OUTLOOK*



# Construction Update and Look Ahead Schedule

## *WHAT'S HAPPENING THE NEXT 30 DAYS AND BEYOND?*



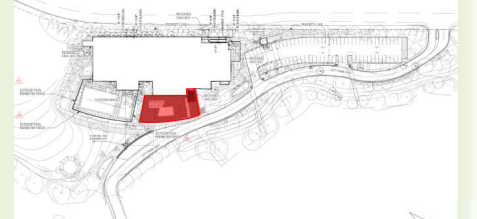
### COMMUNITY PLAZA



COMMUNITY PLAZA

#### Upcoming

- Main Entrance
- Plaza Grading
- Plaza Ret Slab
- Stair Railings
- Unit Pavers



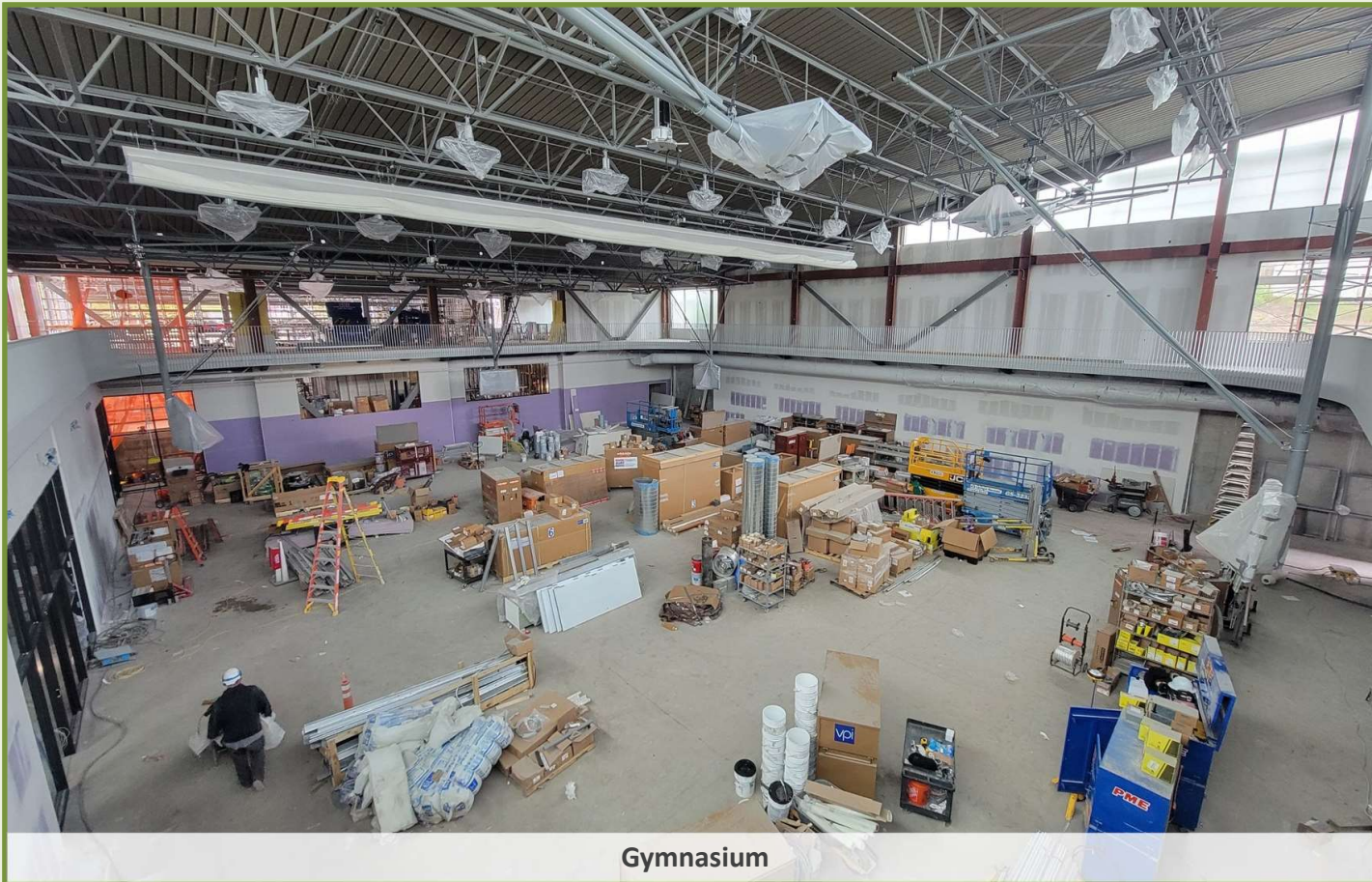
KEY MAP

# Construction Update and Look Ahead Schedule

## *WHAT'S HAPPENING THE NEXT 30 DAYS AND BEYOND?*

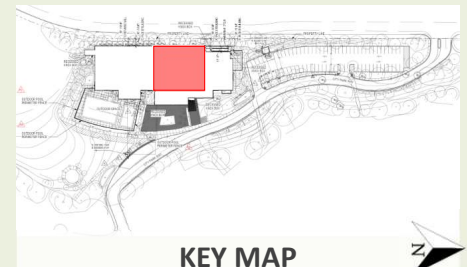


### Community Hall and Gymnasium



#### Upcoming

- Temporary Heater
- Athletic Wood Gym Flooring
- Bleacher
- Striping
- MEP/ Fire Sprinkler Testing
- Elevator #1 Testing (Temporary Generator)
- Kitchen Completion and Testing

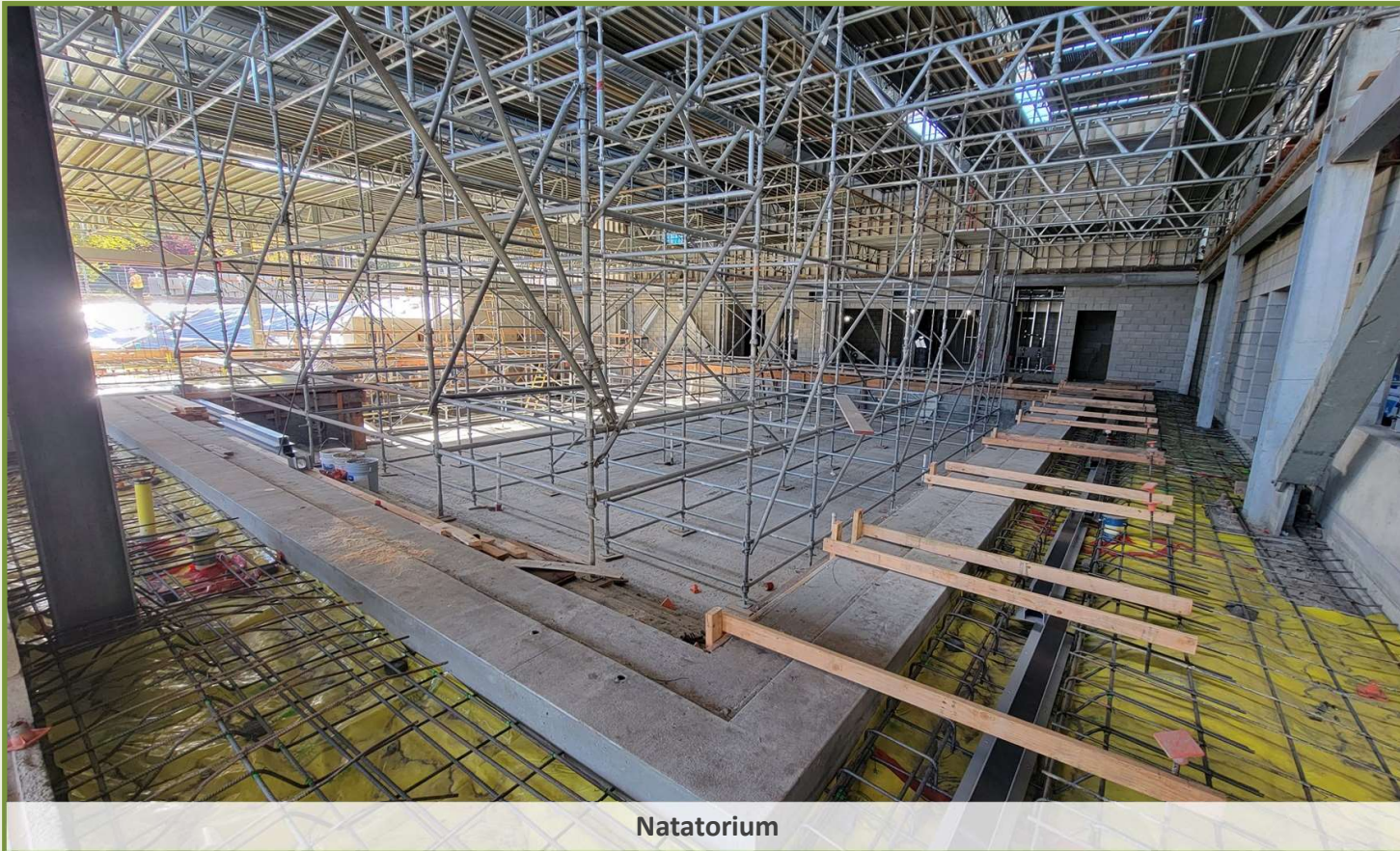


# Construction Update and Look Ahead Schedule

## *WHAT'S HAPPENING THE NEXT 30 DAYS AND BEYOND?*



### Natatorium



Natatorium

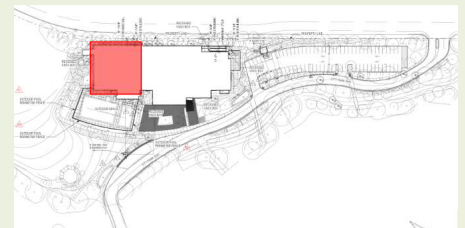
#### Upcoming

##### Ceiling Work

- MEP in the Ceiling
- Painting Ceiling and Pipes
- Remove Scaffoldings

##### Pool Work

- Pool Deck Drains
- Pool Deck Rebar and Concrete
- Pool Equipment Installation
- Pool Tiles
- Temporary Generator for Pool Equipment
- Plaster/Fill/Start Up/Cure



KEY MAP

# Construction Update and Look Ahead Schedule

## *WHAT'S HAPPENING THE NEXT 30 DAYS AND BEYOND?*



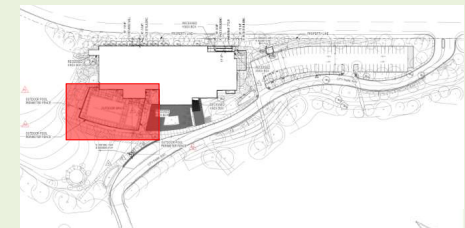
### RETAINING WALL AND OUTDOOR POOLS



Retaining Wall and Outdoor Pools

#### Upcoming

- Outdoor Pool Perimeter Wall / Fence
- Pool Deck
- Pool Plaster/Fill/Start Up
- Pool Equipment (Temporary Generator)



KEY MAP

# Construction Update and Look Ahead Schedule

## *WHAT'S HAPPENING THE NEXT 30 DAYS AND BEYOND?*



### NATATORIUM, CHEMICAL ROOM, AND OUTDOOR POOLS AREA



Natatorium

#### **UPCOMING**

##### Natatorium Exterior

- Solar Panels
- Scaffolding Removal
- Walls and Glass Walls

##### Chemical Room

- Chemical Room CMU Walls
- Path to Senior Center

##### Landscaping Work

- Rotary Pavilion Foundation
- Bioswale
- Irrigation
- Erosion Protection (Storm Water Pollution Prevention)



KEY MAP

# Construction Update and Look Ahead Schedule

## *WHAT'S HAPPENING THE NEXT 30 DAYS AND BEYOND?*



### PARKING LOT/CITY PARKWAY/TRAFFIC SIGNAL



Parking Lot

#### **UPCOMING**

##### Parking Lot

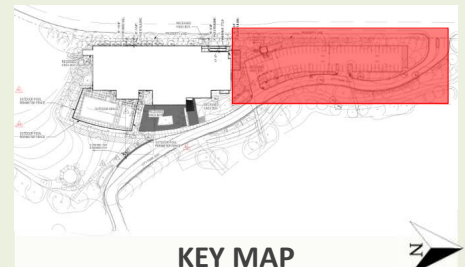
- Removal of Trailers
- Complete grading and base rock
- Concrete sidewalk
- Paving
- Trash and Generator Enclosure

##### City Park Way

- Paving

##### Traffic Signal

- Mobilization in the next 30 days
- Installing signal foundation
- Concrete Sidewalk



KEY MAP

# Construction Update and Look Ahead Schedule

## *PUBLIC OUTREACH*

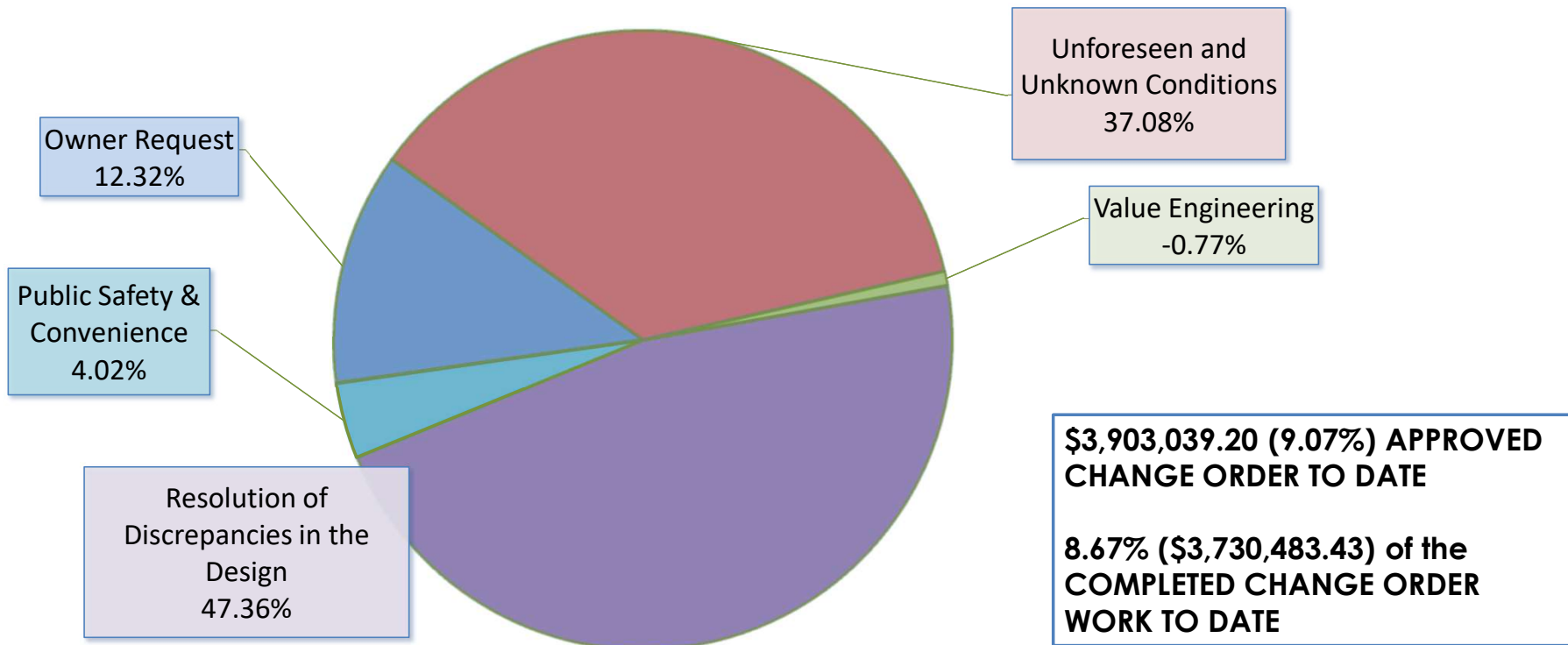


- Project Website is regularly updated
- Portable Changeable Message Boards will be used for Future Road Closures
- Detour Signs will be placed as needed
- Communicate with Google Navigation system as needed
- Field Contact Numbers are available on all project signs and City Website
- Daily onsite representative is available at the trailer office
- Calls and emails are being answered and addressed
- City Park Way daytime closure will continue for Paving City Parkway
- Crystal Springs Road closures to accommodate PG&E work
  - Nearby schools are being informed

# Construction Update and Look Ahead Schedule



## Change Order Report



# Construction Update and Look Ahead Schedule

## Project Budget Update



### Total Project Budget:

- \$62,290,228.00

### Total Expenses To Date:

- \$51,590,060.59 (84.23%)

### Pre-Construction Phase Cost Total:

- \$6,770,384.00

### Construction Phase Cost To Date:

- \$44,819,676.59

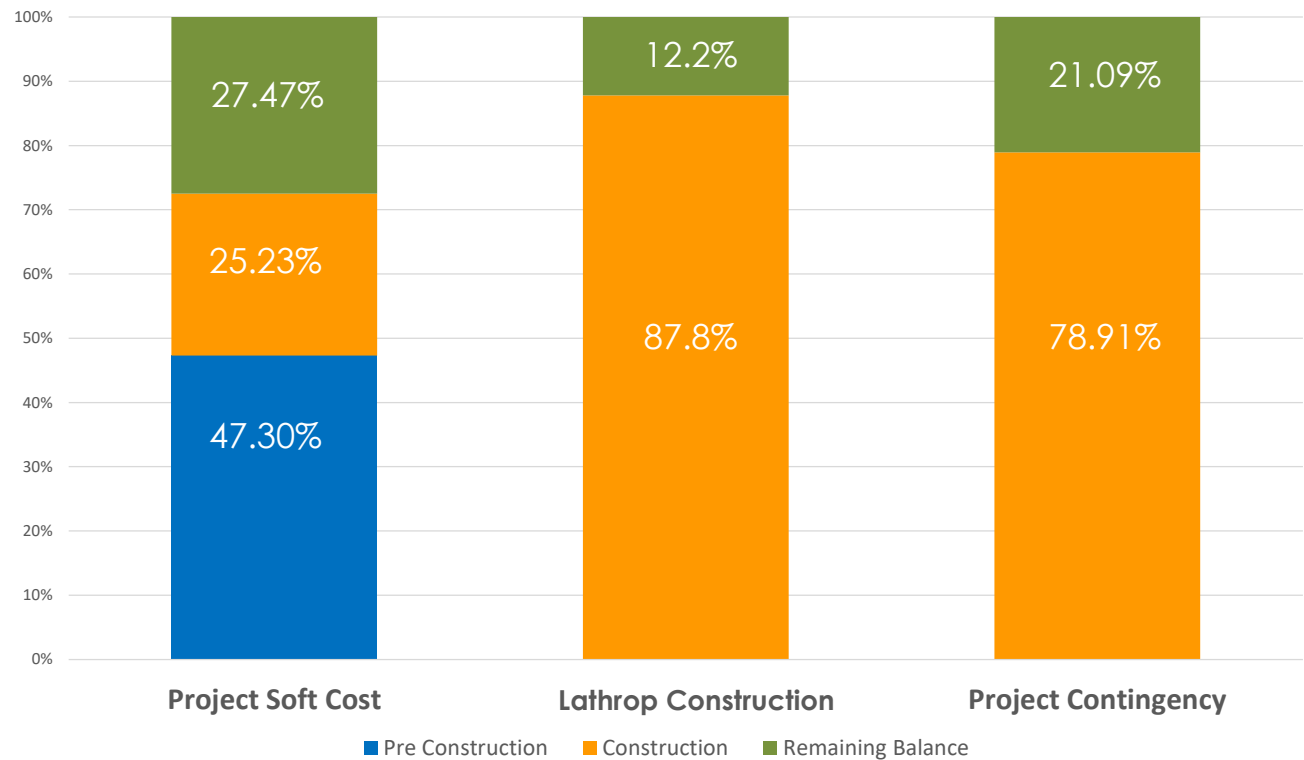
### SOFT COSTS

- Design (Group 4)
- Environmental
- Project Manager (Conzor)
- Construction Manager (Griffin Structures)
- Geotechnical, T&I, Waterproofing, Commissioning Services
- Lara Field Parking Lot
- Traffic Signals, Sewer, Water, Sidewalk, CityNet Fiber
- Temporary Space During Construction
- Furniture Fixtures and Equipment
- Electronic systems and special equipment
- Utility company connection and services
- Fees/ Administration/ Business Plan
- Additional Crystal Springs Tree Removal
- Beckner Shelter Projects

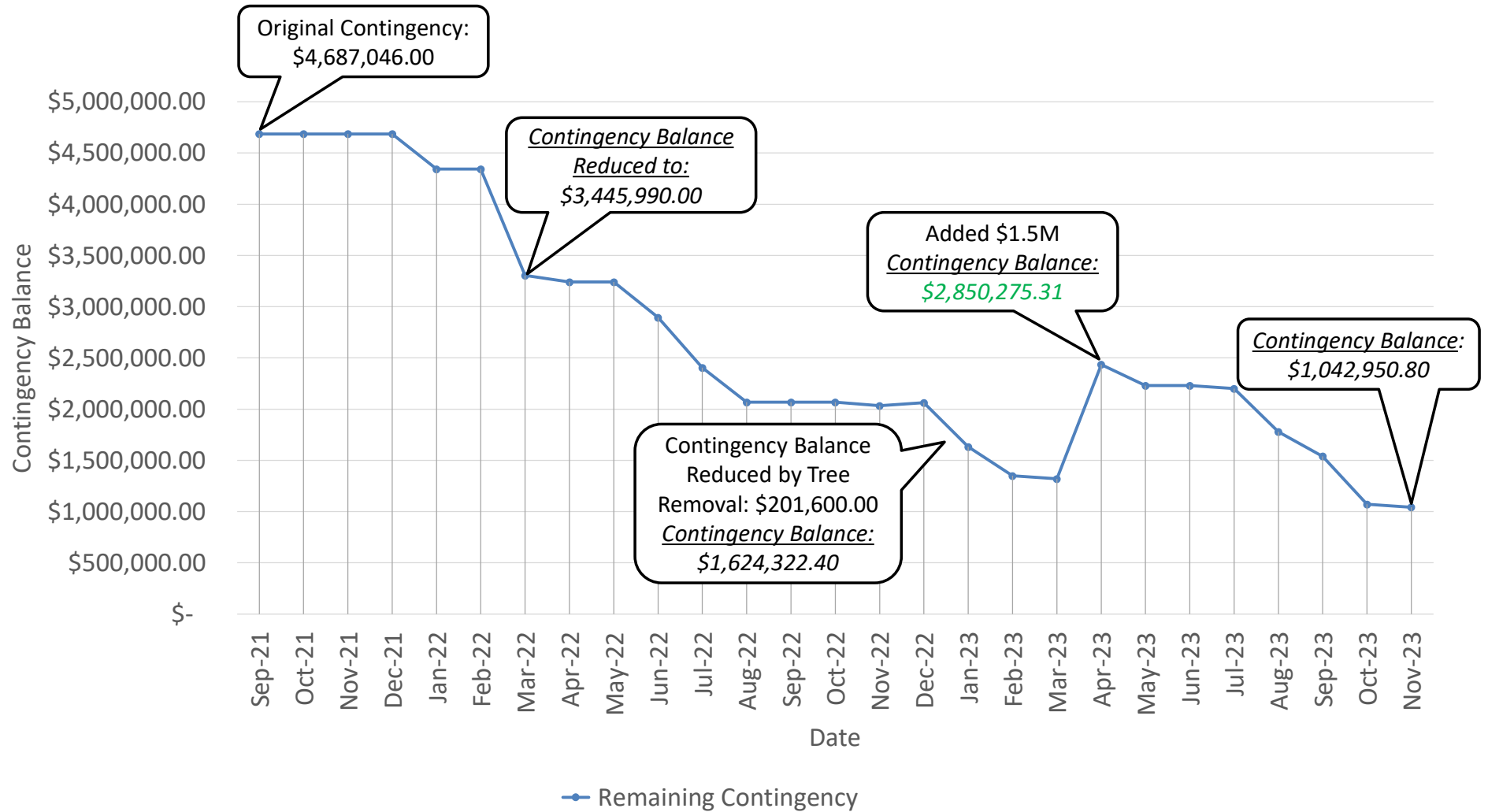
**Total:**  
**\$14,313,238.00**

**Original Contract: \$43,031,000.00**  
Approved CCO: \$3,903,039.20  
Total Contract: \$46,934,039.20

**Total Balance:**  
**Approved: \$4,945,990.00**  
Balance: \$1,042,950.80



# Drawdown Contingency Chart



# Construction Update and Look Ahead Schedule

## *Additional Funds Request (SBCF)*



Current Budget (including contingency)		\$60,540,228.00	
Approved Contingency		\$3,445,990.00	
Change Order Approved To Date	<b>Exact Slide Presented on March 15, 2023</b>	\$2,095,714.69	60.82%
Remaining Contingency Balance		**\$1,624,322.40	
Potential Change Orders	<b>RAC update</b>	\$618,922.05	17.46%
Anticipated CO (Contaminated Soil Disposal)		\$400,00.00	11.61%
<b>Anticipated Contingency Balance</b>		<b>\$605,400.75</b>	<b>17.57%</b>

\*\* This includes the contingency replenishment of \$274,047.49 from Water & Park In-Lieu

\$ 605,400.75 (4% of the estimated remaining work by July 2023)  
 + \$ 1,500,000.00 14% (To restore Contingency Balance)  
 \* \$ 2,105,400.75 \*14% of the remaining work including added scope

# Construction Update and Look Ahead Schedule

## *Change Orders After Adding \$1.5M SBCF*



COs #1 – 13 Total:	\$2,095,714.69
Contingency Balance After adding \$1.5M	\$2,850,275.31 (From the previous slide)

CO No.	FO No.	Description	Reason For Change	Amount
C.O. #14	F.O. #51	RFI 273.1 Drain conflict at GL A & GL 1	DDR	\$ 3,509.48
C.O. #14	F.O. #52	ASI 12 Change RM 126B to PC Closet 126B	DDR	\$ 13,321.35
C.O. #14	F.O. #53	ASI 21 Add electrical for toilet and urinal flush valves	DDR	\$ 12,774.30
C.O. #15	F.O. #54	Demo and Remove buried concrete at creek tie-in	UU	\$ 5,468.38
C.O. #15	F.O. #55	Contaminated Soil Off Haul Sept/Oct 2022	UU	\$ 100,548.14
C.O. #15	F.O. #56	Contaminated Soil Off Haul Feb 2023	UU	\$ 94,182.93
C.O. #16	F.O. #57	RFI 232 Revised Eew-1 Emergency Eyewash & Thermostatic Mixing Valve	DDR	\$ 4,401.79
C.O. #16	F.O. #58	ASI 16 Add Storefront at 2nd floor	OR	\$ 65,042.65
C.O. #16	F.O. #59	5 Added Water Valves	OR	\$ 37,693.08
C.O. #16	F.O. #60	Additional Paving Section beyond Contract Conform	DDR	\$ 60,000.00
C.O. #16	F.O. #61	RFI 358 Relocate FACP and add smoke per AHJ	DDR	\$ 13,382.00
C.O. #16	F.O. #62	RFI 135/ 148 Add Control Damper to DOAS-3	DDR	\$ 4,460.40
C.O. #17	F.O. #63	RFI 224 Delete Fall Protection	VE	\$ (22,849.00)
C.O. #17	F.O. #64	RFI 245/245.1 Wall Type Revisions	DDR	\$ 67,595.70
C.O. #17	F.O. #65	ASI 17 Lobby and RM 224 revisions	DDR	\$ 8,739.15

UU – Unknown/Unforeseen    OR – Owner's Request    DDR – Design Discrepancy Resolution    PSC – Public Safety & Convenience    VE – Value Engineering    EO – Errors and Omission



# Construction Update and Look Ahead Schedule

## *Change Orders After Adding \$1.5M SBCF*



CO No.	FO No.	Description	Reason For Change	Amount
C.O. #17	F.O. #66	RFI 415 Exterior Deck Coating and Drains	DDR	\$ 18,840.07
C.O. #17	F.O. #67	RFI 445 Demo Underground Concrete at Parking Lot	DDR	\$ 2,897.31
C.O. #17	F.O. #68	RFI 435 Gym Wall Padding at Corners	DDR	\$ 787.50
C.O. #17	F.O. #69	T&M to cut and move fallen tree	PSC	\$ 662.64
C.O. #18	F.O. #70	Contaminated Soil Off-Haul April 13, 14 & 17	UU	\$ 129,164.35
C.O. #19	F.O. #71	Extension of Final Completion Date Due to Impacts from Weather	UU	\$ -
C.O. #20	F.O. #72	Hat Channel at Metal Roof for PV	DDR	\$ 20,165.25
C.O. #20	F.O. #73	RFI 414 Concrete Wall Revision at GL F	DDR	\$ 2,522.16
C.O. #20	F.O. #74	Existing Concrete Removal at Utility Tie-In Manhole	UU	\$ 3,794.46
C.O. #20	F.O. #75	T&M to Remove Buried Log at Bio-Swale	UU	\$ 1,153.58
C.O. #20	F.O. #76	Demo Concrete Found in Bio-Swale	UU	\$ 625.76
C.O. #21	F.O. #77	Contaminated Soil Off-haul May 2,9,10	UU	\$ 156,862.04
C.O. #22	F.O. #78	Soil Remediation at City Park Way	UU	\$ 19,109.84
C.O. #22	F.O. #79	Remove Existing Water Valve & Install Piping at Crystal Springs	OR	\$ 18,570.87
C.O. #22	F.O. #80	Unsuitable Soil Mitigation at Sidewalk	OR	\$ 210.36
C.O. #23	FO. #81	RFI 45/45.1 Revisions to Electric Water Coolers	DDR	\$ 15,396.02
C.O. #23	FO. #82	RFI 146 Epoxy Flooring Slope to Drains	DDR	\$ 52,920.00
C.O. #23	FO. #83	RFI 300 Added Trap Primer (TP-1) and Primer Piping	DDR	\$ 20,586.03
C.O. #23	FO. #84	RFI 486 Shower Revisions	OR	\$ 25,383.28
C.O. #23	FO. #85	RFI 506.1 Pipe Wrap at Pool Piping	OR	\$ 7,602.00

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# Construction Update and Look Ahead Schedule

## *Change Orders After Adding \$1.5M SBCF*



CO No.	FO No.	Description	Reason For Change	Amount
C.O. #24	FO. #86	RFI 417 Concrete Curbs for Rooftop Mechanical	DDR	\$ 70,444.50
C.O. #24	FO. #87	RFI 416 Extend Concrete Wall at Elevator 2	DDR	\$ 23,527.89
C.O. # 25	FO. # 88	Replacement Curb & Gutter	OR	\$ 12,073.72
C.O. # 26	FO. # 89	Electrical to RTU-1	DDR	\$ 12,898.20
C.O. #27	FO. #90	T&M El Zanjon Creek Restoration Following 2022/2023 Storm Damage	UU	\$ 85,876.33
C.O. #28	FO. #91	COR0311 Contaminated Soil Off-Haul July 2023	UU	\$ 53,519.17
C.O. #29	FO. #92	RFI 351 GSM Two-Piece Closure at GL A/14	DDR	\$ 1,556.10
C.O. #29	FO. #93	RFI 284, 325, 404 T&M Deck Support at Eave	DDR	\$ 13,500.85
C.O. #29	FO. #94	Furr Out Walls for Fire-Rated Hose Cabinet	DDR	\$ 1,437.45
C.O. #30	FO. #95	RFI 196 Reroute 6" Storm, Drain and Overflow	DDR	\$ 8,976.19
C.O. #30	FO. #96	Delete Indoor Pool Basketball Goal	OR	\$ (95.00)
C.O. #30	FO. #97	Relocate Indoor Pool Monitoring Well	DDR	\$ 3,399.90
C.O. #31	FO. #98	COR 095R1 Design and Additional Audio Visual Rough-in for Broadcasting	OR	\$ 46,615.11
C.O. #32	FO. #99	COR 105 ASI 22 Electrical and Hand Dryer Changes	DDR	\$ 11,145.75
C.O. #33	FO. #100	COR 138 Remove and Replace Unsuitable Soils at Parking Lot	UU	\$ 32,471.53
C.O. #34	FO #101	RFI 538 Add TS Support at RM 222 Wall	DDR	\$ 7,677.60
C.O. #34	FO #102	RFI 546 Community Hall Roofing Revision	DDR	\$ 17,850.00
C.O. #34	FO #103	RFI 525 Revisions at Door 222 to Roof	DDR	\$ 735.00
C.O. #34	FO #104	RFI 585 Framing and Infill at Duct Chase at Roof	DDR	\$ 4,608.45
C.O. #35	FO #105	ASI 11 Various Utility Relocation Work	DDR	\$ 357,045.45

UU – Unknown/Unforeseen    OR – Owner's Request    DDR – Design Discrepancy Resolution    PSC – Public Safety & Convenience    VE – Value Engineering    EO – Errors and Omission



# Construction Update and Look Ahead Schedule

## *Change Orders After Adding \$1.5M SBCF*



CO No.	FO No.	Description	Reason For Change	Amount
C.O. #35	FO #106	PG&E Electrical Drawings Increased Trench Length	DDR	\$ 9,152.85
C.O. #36	FO #107	COR 136R1 RFI 538.1 Revise Wall at RM 229 Group Ex	DDR	\$ 4,554.77
C.O. #36	FO #108	COR 149 RFI 588 Frame Nested Track for Windowsill at Depression	DDR	\$ 2,227.21
C.O. #36	FO #109	COR 157R1 RFI 612 TPO Clad to Roof Edge Metal	DDR	\$ 26,468.81
C.O. #36	FO #110	COR 161 Provide Fire Sprinkler Head Guards at GYM	DDR	\$ 3,147.90
C.O. #36	FO #111	COR 163 RFI 537 Revise rated wall head at Corridor 2nd Floor	DDR	\$ 2,575.65
C.O. #37	FO #112	Provide temp striping and repairs to AC due to extreme winter weather	UU	\$ 11,892.26
C.O. #37	FO #113	T&M to expose and identify unforeseen concrete structure	UU	\$ 15,202.77
C.O. #37	FO #114	Pool plumbing/electrical - trench backfill materials	UU	\$ 1,314.23
<b>TOTAL APPROVED COs TO DATE:</b>				<b>\$3,903,039.20</b>

COs #1-#13: \$2,095,714.69  
 COs #14-#37: \$1,807,324.51

**Total Approved Contingency: \$4,945,990.00**

**Total Approved COs To Date: \$3,903,039.20**

**Remaining Contingency: \$1,042,950.80**

UU – Unknown/Unforeseen    OR – Owner's Request    DDR – Design Discrepancy Resolution    PSC – Public Safety & Convenience    VE – Value Engineering    EO – Errors and Omission



# THANK YOU

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