



**EAST BAY REGIONAL PARK DISTRICT
BOARD OF DIRECTORS MEETING
AGENDA STAFF REPORT**

DATE	January 14, 2025
TITLE	Authorization to Award and Execute a Construction Contract in the Amount of \$274,520 with BNO Builders, Inc. for the Upgrade Pool Project: Camp Arroyo Recreation Area
DIVISION	Acquisition, Stewardship, and Development
FROM	Ren Bates, Division Lead of Design & Construction Ken Wysocki, Assistant General Manager of Acquisition, Stewardship & Development
APPROVED	Sabrina Landreth, General Manager

RECOMMENDATION

The General Manager recommends that the Board of Directors authorize execution of a \$274,520 contract with BNO Builders Incorporated, the lowest responsive and responsible bidder, for construction of the Upgrade Pool Project (Project) (No. 166100) at Camp Arroyo Recreation Area.

BACKGROUND

The Camp Arroyo swimming pool was built in the early 2000s. Since then, the integrity of the swimming pool has deteriorated. On June 24, 2021, the Alameda County Department of Environmental Health (ACDEH) inspected the pool and identified several deficiencies including cracked skimmers, pitted and stained plaster, substandard entry rails, and a damaged pool deck.

In July of 2023, the East Bay Regional Park District (Park District) hired a consultant to help address the County's concerns and to conduct a wholistic review of all potential issues with the swimming pool, associated equipment and ADA accessibility. The consultant provided recommendations for repairs and improvements, and prepared construction design documents for the selected repairs. Now that the design is complete and the appropriate repairs and improvements are identified, the Park District can move forward with construction to address the code requirements, deficiencies and needed improvements identified in the ACDEH inspection report.

The Park District advertised the construction contract on November 12, 2024, with bids due December 12, 2024. The project was available through the Park District's online planroom. Three (3) bids were submitted and BNO Builders, Inc. with a bid amount of \$274,520 was the lowest responsive bidder. The engineer's estimate was \$410,000. Staff has thoroughly reviewed the bid and recommends accepting it and moving forward with construction.

ANALYSIS

The basis for determination of the low bid for this project is the aggregate amount of the bidder's base bid:

NAME OF BIDDER	TOTAL BASE BID
1. BNO Builders, Inc.	\$ 274,520
2. Adams Pool Solutions	\$ 343,362
USA Construction, LLC	NON-RESPONSIVE
ENGINEER'S ESTIMATE	\$ 410,000

The recommended action is for the Board to authorize award and execution of a construction contract with BNO Builders, Inc. to build the project.

Failure to comply with the ACDEH inspection report could result in closure of the Camp Arroyo swimming pool, which would impact the swim season, curriculum, and programs for the young people who attend Camp Arroyo Summer Camps where swimming is a major part of programming.

There is sufficient funding in the Upgrade Pool Project (Project No. 166100) to accommodate these costs, and the recommended action is for the Board to award a contract to BNO Builders, Inc. for construction services to complete these needed upgrades.

FISCAL IMPACT

Funding for these actions will come from the Camp Arroyo Upgrade Pool Project (Project No. 166100).

SOURCE OF FUNDS	
Upgrade Pool Project: Camp Arroyo (Project No. 166100)	\$ 500,000
Encumbrances and Expenditures to Date	(53,077)
Total Funds Available	\$ 446,923

USE OF FUNDS	
Contract with BNO Builders, Inc.	\$ 274,520
Balance Remaining	\$ 172,403

ATTACHMENTS

- A. Camp Arroyo Swimming Pool Project Location Map



**EAST BAY REGIONAL PARK DISTRICT
RESOLUTION NO. 2025 - 01 -
JANUARY 14, 2025**

**AUTHORIZATION TO AWARD AND EXECUTE A CONSTRUCTION CONTRACT
IN THE AMOUNT OF \$274,520 WITH BNO BUILDERS, INC. FOR THE UPGRADE
POOL PROJECT: CAMP ARROYO RECREATION AREA**

WHEREAS, the Camp Arroyo swimming pool was built in the early 2000s; since then, the integrity of the swimming pool has deteriorated; and

WHEREAS, the Alameda County Department of Environment Health (ACDEH) inspected the Camp Arroyo swimming pool and identified several deficiencies such as code compliance issues, cracked skimmers, pitted and stained plaster, substandard entry rails, and a damaged pool deck; and

WHEREAS, the Park District hired a consultant to help address the County's concerns and to identify any other issues with the swimming pool, associated equipment, and ADA accessibility. The consultant provided recommendations for repairs and improvements, and prepared construction design documents. The consultant provided technical support during bidding and will continue providing support during construction; and

WHEREAS, now that the design is complete and the recommended repairs and improvements are identified, the Park District can move to the construction phase; and

WHEREAS, the newly renovated pool will meet code requirements and address deficiencies identified in the ACDEH inspection report. Failure to comply with the ACDEH inspection report could result in closure of the Camp Arroyo swimming pool which would impact the swim season, curriculum, and programming for children attending Camp Arroyo summer camps; and

WHEREAS, the Park District issued construction documents for public bidding beginning on November 12, 2024, and received bids on December 12, 2024; and

WHEREAS, three bids were received by the bid deadline and BNO Builders, Inc. was determined to be the lowest responsive and responsible bidder; and

WHEREAS, there are sufficient funds currently allocated in the Camp Arroyo Upgrade Pool Project (No. 166100) budget to make these needed repairs;

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of the East Bay Regional Park District hereby authorizes execution of a \$274,520 contract with BNO Builders, Inc. to upgrade the Camp Arroyo swimming pool for safety and code compliance as presented to the Board on January 14, 2025; and

BE IT FURTHER RESOLVED, that the General Manager is hereby authorized and directed, on behalf of the Park District and in its name, to execute and deliver such documents and to do such acts as may be deemed necessary or appropriate to accomplish the intentions of this resolution.

Moved by Director _____, and seconded by Director _____, and adopted January 14, 2025, by the following vote:

FOR:

AGAINST:

ABSTAIN:

ABSENT: