



Action to (1) Readopt a Resolution Declaring an Urgency in Accordance with City Charter Section 1310, Contracts on Public Works, to Allow for the Award of a Contract for the International Swim Center Rehabilitation Phase 1 Project ("Project") without Readvertising for Bids; (2) Award a Public Works Contract for the Project to International Swim Center 2026, LLC, a Joint Venture between Adams Pool Solution and Mark Scott Construction, Inc. (3) Authorize the City Manager to Negotiate and Execute all Documents Associated with the Award, and (4) Approve Related Budget Amendments

Item #5, RTC #25-302
December 9, 2025

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Agenda

- Background of the International Swim Center
- April 2025 City Council Action for Expanded Scope of Work
- Schematic Design and Construction Drawings Process
 - Result of Internal Stakeholder Meetings
 - Aquatics User Group Input
 - Establishment of a Joint Venture
- Award of Construction Contract to the Joint Venture

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Background



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Background (continued)

- Since 1999, the ISC discussions have included: Master Plan, site expansion, improvements and reconfiguration
- 2018 Kitchell Report: Park Facilities Condition Assessment
- 2023 LPA, Inc. hired to conduct ISC facility assessment
- 2024 results of LPA, Inc. assessment led to the facility's temporary closure

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Background (continued)

- June 2024 Council approved \$1.86M to remediate deficiencies identified by LPA, Inc.
- July 2024 issued Request for Bids for replastering and fencing
- October 2024 Council awarded contacts
- November 2024 a \$400M General Obligation Bond passed by Santa Clara residents
 - \$115M for Parks, Library, Senior Center and Aquatic Facilities
 - \$49.5M Earmarked for Community Aquatic Facility/ISC Renovation/Replacement

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Background (continued)

- December 2024 Parks and Recreation Department staff started meeting monthly with the Aquatics User Groups
 - Daily operational logistics at Mary Gomez and Warburton Pools
 - Rehabilitation of ISC
 - \$1.86 M replastering and fencing project
 - \$8.14 M expanded scope, including the Club’s wish lists
 - Joint Venture
 - Priorities for use and rate structure for the City’s pools

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Background (continued)

- January 2025 maintenance project began; within three weeks construction was halted due to the findings during demolition
- In April 2025 Council took action to:
 - 1) Approve an Expanded Scope of Work for the International Swim Center (ISC) Project, Including the Rehabilitation of the Pool and Dive Tower Facilities at the Current Location (“Project”),
 - (2) Adopt a Resolution Declaring an Urgency in Accordance with City Charter Section 1310, Contracts on Public Works, to Allow for the Award of a Contract for the Project without Readvertising for Bids
 - (3) Award the Contract for the Project to Adams Pool Solutions
 - (4) Delegate Authority to the City Manager to Execute Agreements to Implement the Project, and
 - (5) Approve Related Budget Amendments

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Expanded Scope of Work – Phase 1	Improvements In Phase 1 – Cost and Time Savings In Phase 2
Demolition of the small set of bleachers adjacent to dive well	Demolition of the existing administrative building/pool mechanical room
Demolition of subsurface viewing area and backfill space	Installation of major Phase 2 utilities
Installation of major Phase 1 utilities	ADA accessibility throughout facility to meet Building and Fire Codes
Site specific Stormwater Pollution Prevention Plan required during construction	Operations additions to enhance City programming and attract new user groups
Construction of new pool mechanical room to meet County requirements	Sports lighting to allow for early morning and late-night operation
Improvements to ingress and egress, and fencing to meet County requirements	Implementation of Low Impact Development infrastructure for Phase 2
Implementation of Low Impact Development Infrastructure for Phase 1	Technology infrastructure for Phase 2
Enhancements to supply delivery and storage (e.g., chlorine)	
Creating a staff work area and ability to serve customers	
Temporary, modular restroom and shower facilities	
Replacement of dive tower and infrastructure vs repair of existing	

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Slide 9

DS0 Comments should include the delta in the rehab cost vs. total replacement cost
Damon Sparacino, 2025-12-08T20:06:38.294



Establish a Joint Venture

- Adams Pool Solution C53 license awarded contract for Phase 1
- Installation of utilities and building construction, led to the need for a General Contractor with an A or B license, to work with Adams Pool Solutions
- Adams Pool Solutions and Mark Scott Construction formed a Joint Venture – International Swim Center 2026 LLC
- The Joint Venture license combines expertise and licensing needed for Phase 1

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Award of Contract

Engineer's Estimate	\$23,505,696
Joint Venture Bid	\$24,508,292
<i>Delta (approximately 4%)</i>	<i>\$1,002,596</i>
15% Project Contingency	\$3,676,244
Project Authorization	\$28,184,536

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Project Timeline – Phase 1

- December 2025 Award of Contract
- January 2026 Contract Execution
- March 2026 Begin Construction
- Summer 2027 Substantial Phase 1 Project Completion

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ISC Phase 2

- Request for Proposals for a professional consultant to develop schematic design for:
 - New Administration Building with optional amenities
 - Repair existing bleachers and replace bleacher canopy
 - Improvements to accessory buildings
- As part of the Public Outreach process, the Parks and Recreation Department will develop a Community Aquatic Facility Steering Committee

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Measure I Bond Aquatic Funding Summary

Total Available Funds for Community Aquatics \$49.5M

Measure I General Obligation Bond, Tranche #1, Phase 1	\$22.2 M
Measure I General Obligation Bond Contingency	\$2.2 M
Mitigation Fee Act (bridge for funding gap)	\$3.8 M
Phase 1 Total	\$28.2 M
Measure I General Obligation Bond, Tranche #1, ISC Phase 2 Schematic Design	\$2 M
ISC Phase 2 Construction + Community Aquatic Facilities	\$19.3 M
ISC Phase 2 + Community Aquatics Facilities Total	\$21.3 M

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Community Aquatic Facilities



Mary Gomez Swim Center



Montague Swim Center



Warburton Swim Center

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Recommendation

1. Determine that the proposed action is exempt from CEQA pursuant to Section 15301 (Existing Facilities) of Title 14 of California Code of Regulations;
2. Readopt a resolution declaring an urgency in accordance with City Charter Section 1310 to allow for the award of contract for the Project without readvertisement for bids;
3. Award the Public Works Contract to the International Swim Center 2026, LLC, a Joint Venture between Mark Scott Construction, Inc. and Adams Pool Solutions in an amount of \$24,680,981 in a final form approved by the City Attorney;

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Recommendation (continued)

4. Authorize the City Manager to execute any and all documents associated with, and necessary for the award, completion, and acceptance of this Project;
5. Authorize the City Manager to execute change orders up to 15% percent of the original contract price, \$3,676,244 for a total not to exceed amount of \$28,184,536

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Recommendation (continued)

6. Approve the following FY 2025/26 Budget Amendments:

- a. In the Parks and Recreation Capital Fund, establish a transfer to the General Fund Land Sale Reserve in the amount of \$8,137,931 and decrease the Planning and Construction of Temporary and/or Permanent ISC Replacement Facility project in the Parks and Recreation Capital Fund by the same amount (**majority affirmative Council votes required**); and,
- b. In the Parks and Recreation Capital Fund, establish a new Community ISC Aquatic Facility project and appropriate \$3,764,536 of Mitigation Fee Act fees and decrease the Mitigation Fee Act fund balance in the same amount (**five affirmative Council votes required for use of unused balances**); and,
- c. In the General Fund, recognize a transfer from the Parks and Recreation Capital Fund in the amount of \$8,137,931 and increase the Land Sale Reserve by the same amount (**five affirmative Council votes required for use of unused balances**)

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Recommendation (continued)

7. Direct staff to return to City Council with a Phase 2 project implementation plan, including a professional services agreement for public outreach and design-related work, and an additional budget appropriation to support the Project's next steps.

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Project Team

- **Attorney** – Luis, Su, Glen
- **City Manager's Office** – Jovan, Liz
- **Community Development** – Armand, Alice, Daniel, Sekhar, David, John, Albert, Konstantin, Paul, Jeff, Mateo, Evelyn, Tina, Farzam
- **Fire** – Fred, Jake, Calvin, David
- **ITD** – Raj, Andy, Aaron
- **Parks & Recreation** – Damon, Kim, Angelique, Aldo, Alex, Ray, Paul
- **Public Works** – Huy, Kaveh, Falguni, Mike, Faranak, Patrick, Steve
- **SVP** – Sachin, John, Deion, Ted, Joseph
- **Water & Sewer** – Ahmed, Roger, John, Michael, Daniel
- **LPA** – Rodrigo, John, Patrick, Helen, Rita, Cora, Cynthia, Julian, Shima
- **Aquatic Design Group** - Dennis, Alejandro
- **Adams Pool Solutions** – Tony, Terry, Rosi, Debra, Jose
- **Mark Scott Construction** – Sam, Chris
- **Santa Clara County** – Lisa, Aziz, Fred
- **Aquatics User Groups** – Kevin, Julie, Bill, David, Rick, Todd

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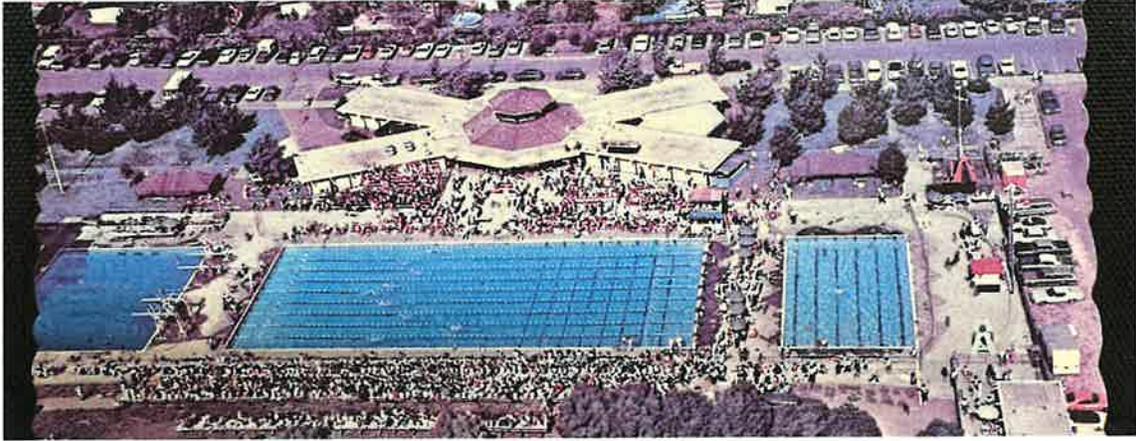
Questions?



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