



## Belmont Beach & Aquatics Center

February 9, 2022

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# Panelists



**Joshua Hickman, Bureau Manager**  
Public Works Business Operations Bureau  
City of Long Beach



**Dino D'Emilia, PE, F. ASCE, QSD**  
PMCM Group Leader, Ardurra Group, Inc.  
Consultant Project Manager







# Iconic Facility

- Opened in 1968 with 2500 seats
- “Taj Mahal” of swim stadiums
- Served over 200,000 visitors annually
- Olympic Swim Trials in 1968 and 1976
- NCAA championships in 1974 and 1978
- Training location for the 1984 Olympics
- Multiple records set at the facility

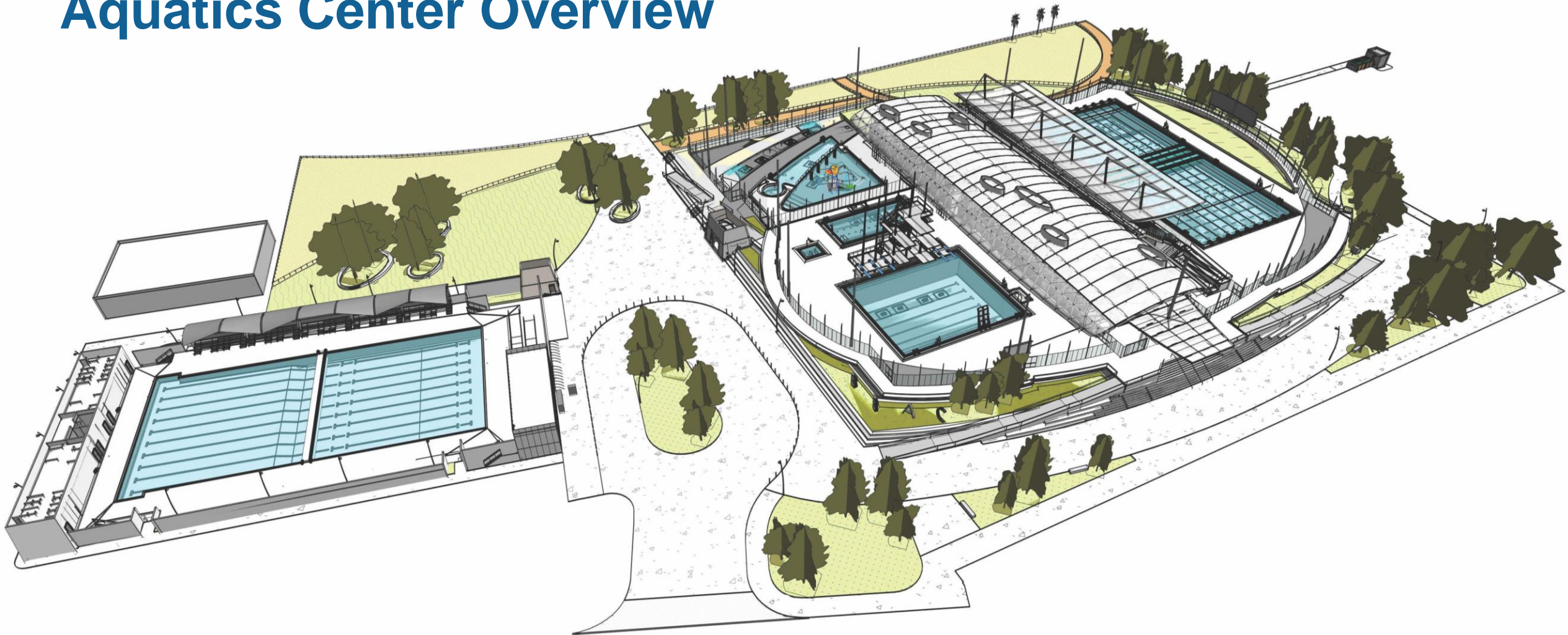


# Brief Project History

- Previous Facility Closed in 2013 due to seismic concerns
- Constructed existing pool in 2014
- Previous facility demolished in 2014
- Draft EIR Certified in 2016
- Original project submitted to CCC in 2018
- Revised project approved by CCC in 2021



# Aquatics Center Overview

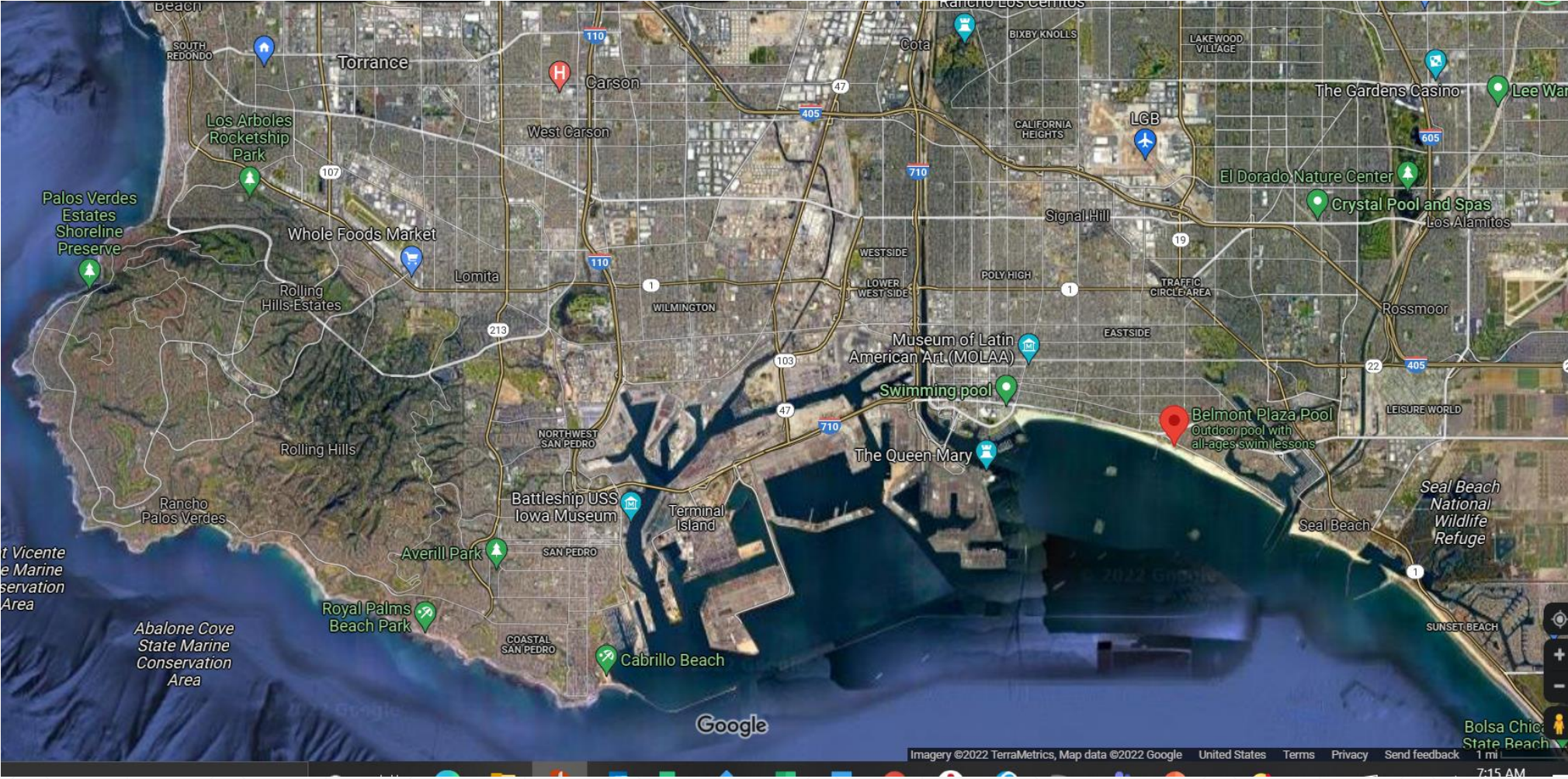


# Current Project Status

- 100% Design Development Phase is nearing completion
- Working with CCC to preemptively address the conditions of approval
- Community outreach efforts are underway
- Developing a strategy to bridge the funding gap
- CM & Inspection RFP to be released shortly
- Contractor Prequalification RFQ to be released shortly



# Project Location



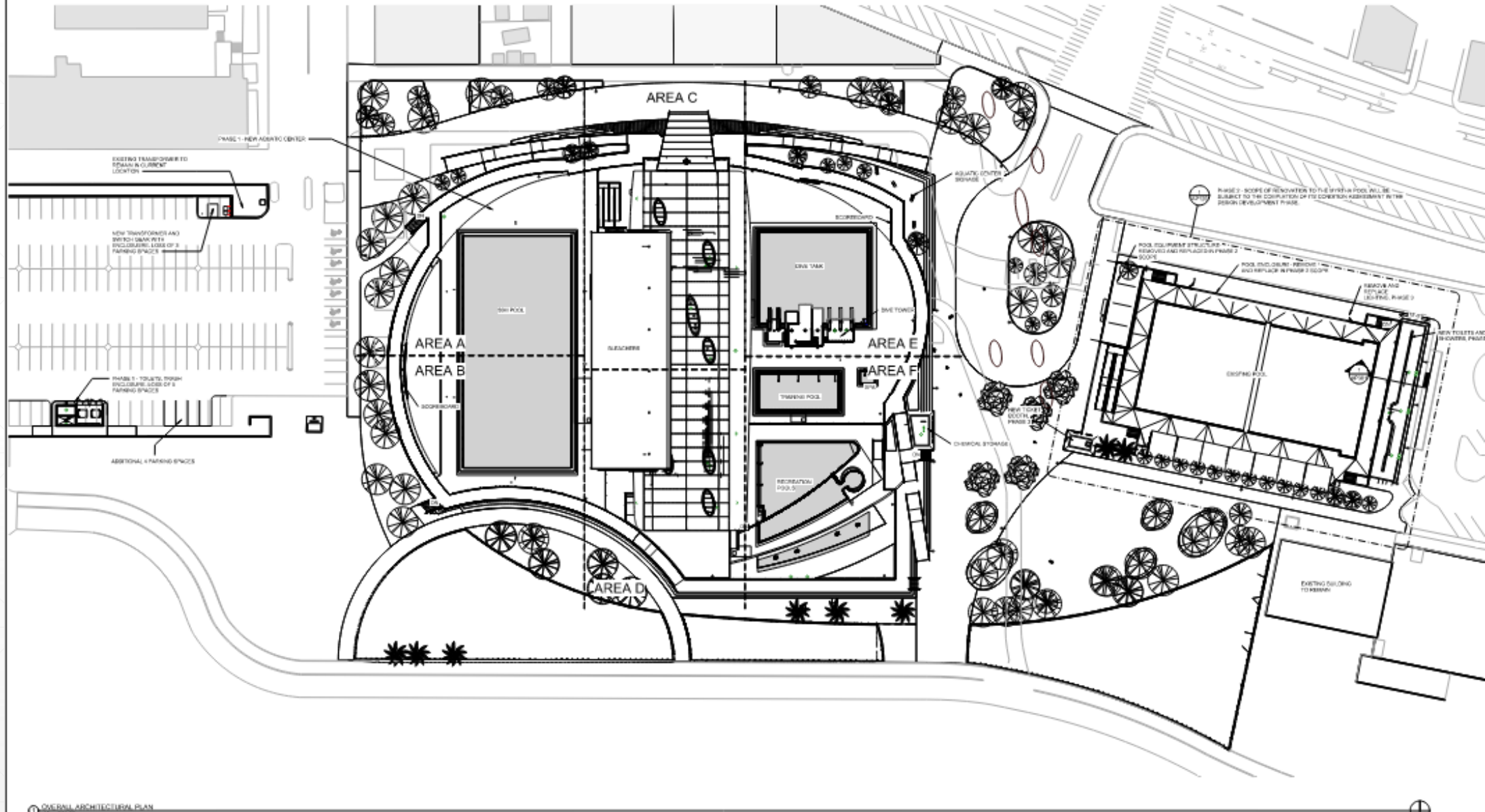


# Aerial View of Site





# Project Overview Plan



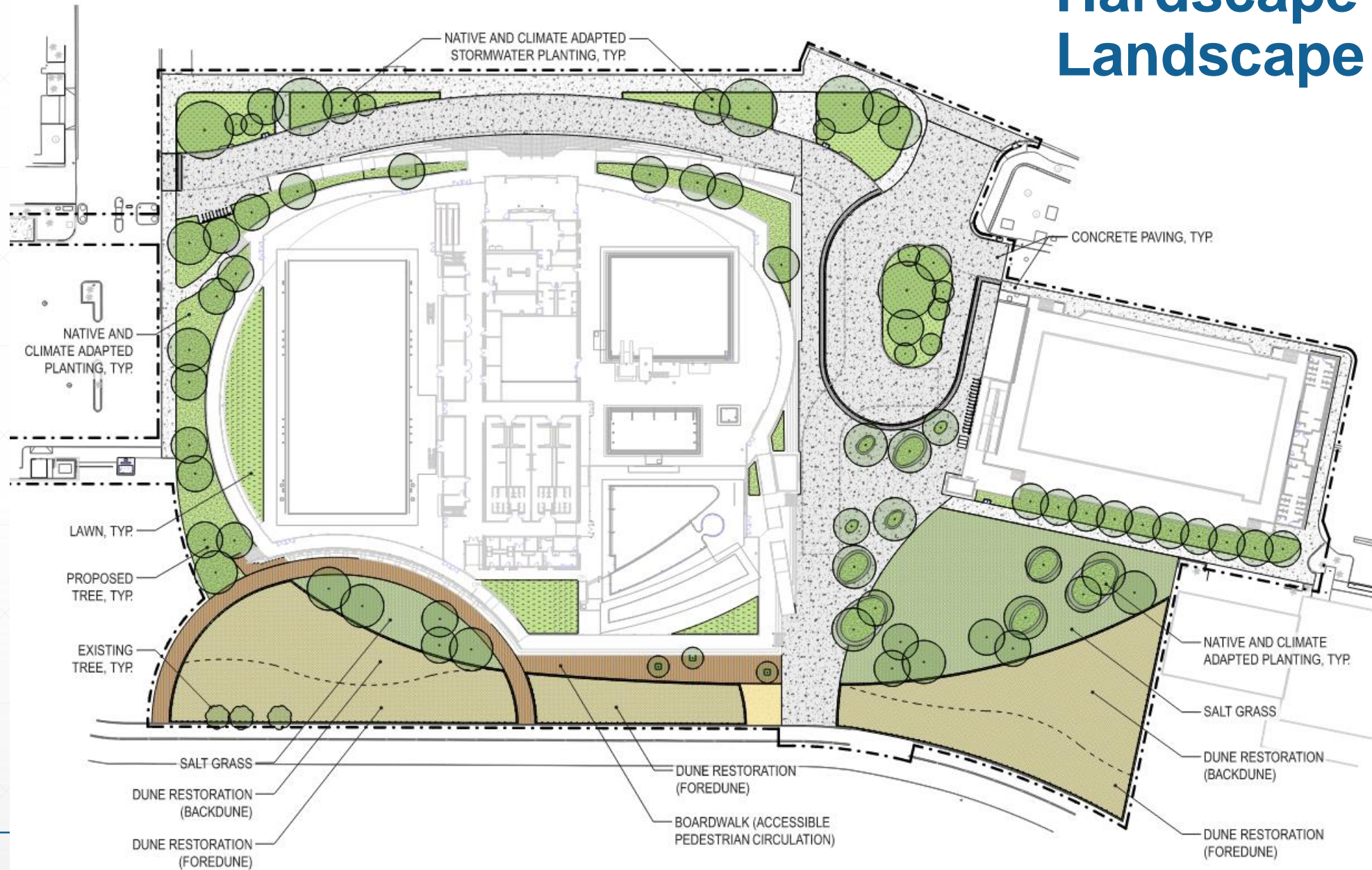




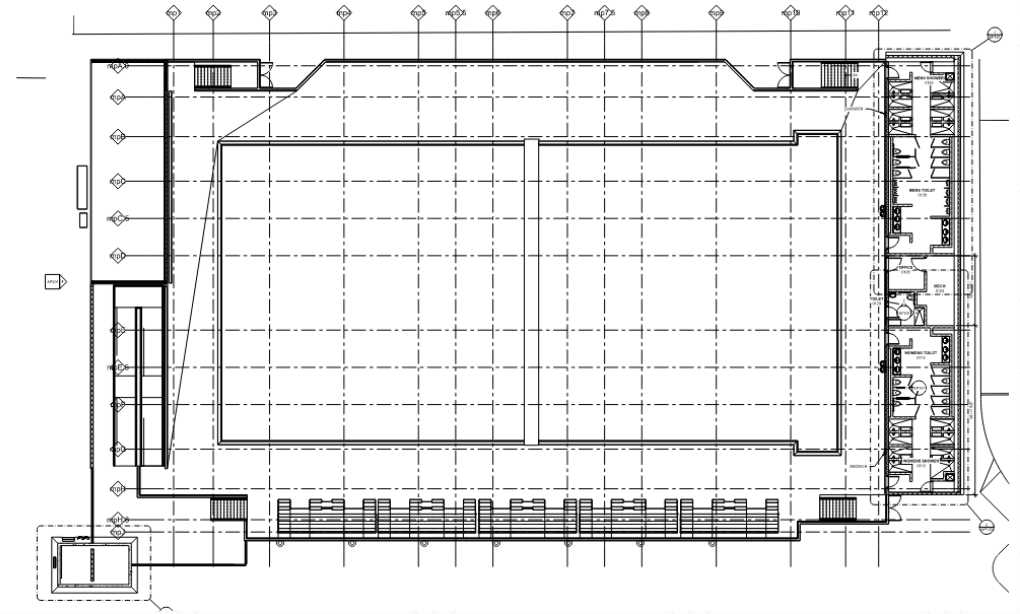
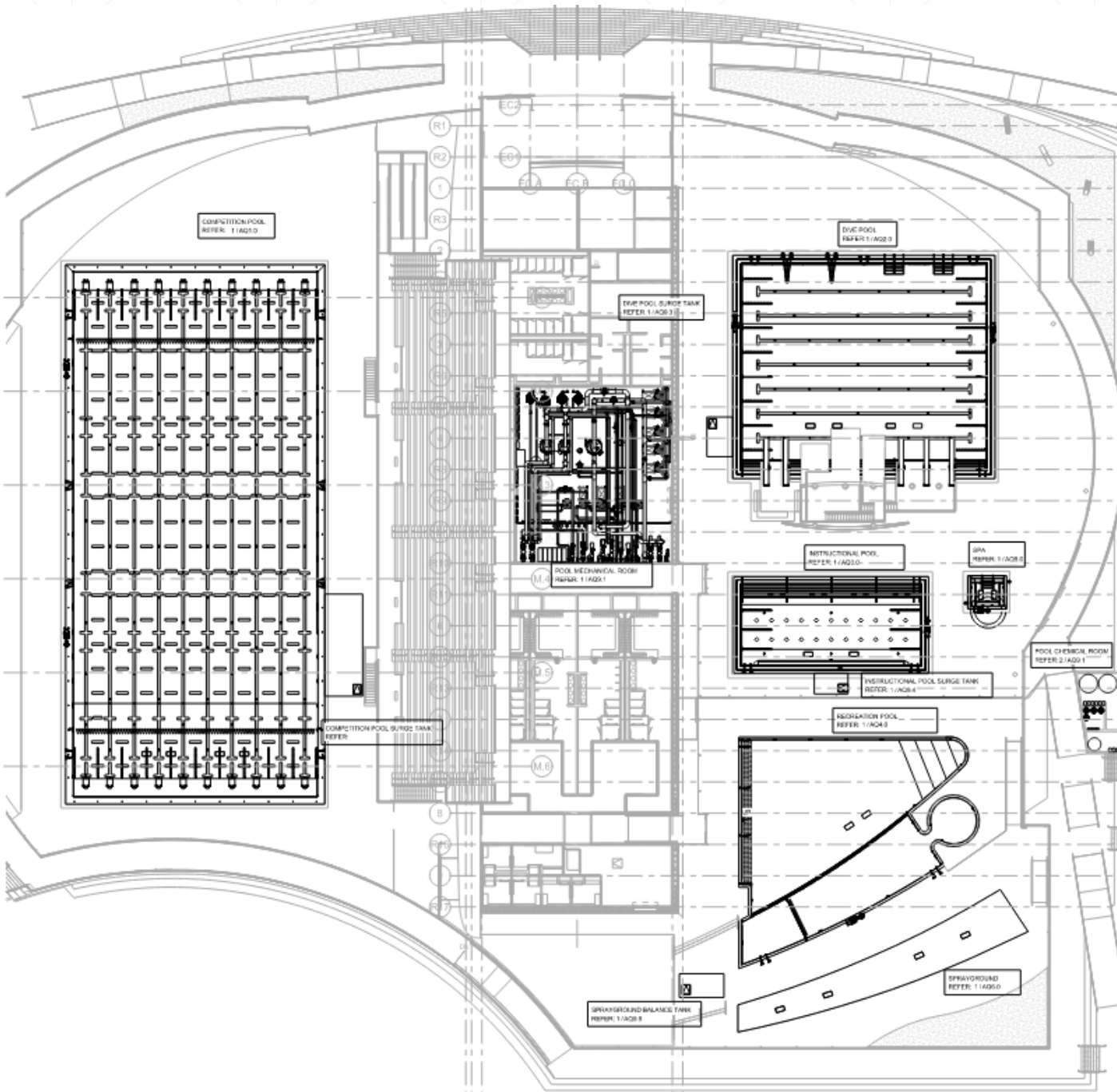




# Hardscape / Landscape Plan



# Aquatics



## Filtration / Disinfection / Heating

- 2.4 Million gallons
- Remote chemical storage / UG feed
- Regenerative / Neptune Benson Defender
- Sodium Hypochlorite & UV disinfection
- High efficiency gas fired heaters with heat recovery to radiant floor heating system



# CM RFP – Key Service Areas

- Biddability / constructability reviews
- Peer opinions of probable cost and time
- Construction management and contract administration
- Construction site public relations
- LEED certification management and commissioning
- Project / Documents Control
- Site web camera monitoring and time-lapse video
- Inspection: Specialty and deputy inspection, soils, materials testing, roofing, waterproofing and corrosion resistance / coatings inspection
- QA Surveying

# CM RFP – Anticipated Requirements

## Firm

- 5 years performing CM Services for large complex public projects
- Financially stable
- Proven ability to deliver projects safely on time, and on budget
- Ability to provide key personnel to address the service areas noted: project controls, scheduler, estimator, inspectors, commissioning, LEED, survey etc.

## Key Team Members

- **Project & Construction Manager**
  - Minimum 10 years' experience on similar, complex public projects
  - Experience with aquatics construction is preferred
  - Licensed PE and/or Certified CCM required
- **Lead Inspector**
  - Minimum 10 years' experience on similar complex public projects
  - Experience with aquatics construction is preferred
  - Relevant ICC, ACIA, APWA CPII, QSP, OSHA 30 certifications are desirable



# GC RFQ - Overview

- Formal prequalification process pursuant to Public Code Section 20101
- Prospective bidder qualifications will be evaluated in accordance with the State of California Department of Industrial Relations “Labor Commissioner’s Model Questionnaire”, dated March 19, 2019, as adapted for the merits of the project
- Anticipated minimum qualifications:
  - Prior performance as prime contractor on at least five Projects over the past ten years with \$50M+ valuation.
  - Prior performance as prime contractor, and satisfactory completion on a minimum of (3) projects with scope of work predicated on pools/aquatics center (municipal or private)
- Only prequalified prospective bidders will be eligible to bid on the project

# Anticipated Timeline

Milestone	Anticipated Timeframe
CM RFP & GC RFQ Released	February/ March 2022
CM RFP & GC RFQ Responses Due	April 2022
Selection of CM & Pre-Qualify GC	Summer 2022
Finalize Design, Permitting & Approvals	Summer 2022 - Fall 2022
Qualified Contractor Proposals Due	Fall 2022
Award of Contract	By the end of 2022
Complete Construction	Summer / Fall 2024



# CITY OF LONG BEACH

