

City of Piedmont
COUNCIL AGENDA REPORT

DATE: September 16, 2024
TO: Mayor and Council
FROM: Rosanna Bayon Moore, City Administrator
SUBJECT: Update on the Piedmont Community Pool Project

RECOMMENDATION

This is an informational item, no action is required.

CONSTRUCTION PROGRESS

Since the last update on the progress of the Piedmont Community Pool project in June 2024, significant progress has been made.

In the past quarter, the following tasks have been completed:

- Shotcrete of competition swimming pool.
- Installation of firewater and domestic water pipelines
- Installation of building insulation
- Installation of Dens glass at all building facades
- Installation of electrical conduits, panels and electrical room equipment
- Roof coverage on deck and ramp
- Rough grading of competition pool deck and terrace

In the upcoming quarter, the following tasks are anticipated to be underway:

- Offsite sidewalk and curb and gutter.
- EBMUD water service installation
- Paving of roadway
- Solar panel installation
- Building exterior finishes
- Installation of swimming pool tile
- Installation of insulation, drywall, tile in building exterior
- Completion of bioswale area
- Installation of PG&E transformer

CONSTRUCTION SCHEDULE

As of August 30, 2024, the project is estimated at 76% complete. As of the same date, the contractor has used 409 out of a revised 544 construction days allocated to the project. Approximately 27% of the remaining project activities are critical path activities, which indicates that the project remains susceptible to additional delays. The project team continues to work and resolve various items that are impacting the schedule and minimize the overall impact to the project completion date currently estimated as Spring 2025. Following completion of the construction phase, a period of testing and commissioning is anticipated which will include pool chemistry balancing, electrical, plumbing and mechanical test and balancing, final LEED certification, staff move-in and fit-out, and final agency approvals.

BUDGET

With regard to budget, approximately 86% of the amended contingency has been used as part of approved change order requests to address various unforeseen conditions, as well as clarification of design issues. The project continues to be within the revised budget.

	Original (12/22)	Amended (7/24)
Total Project Budget	\$28,981,000	\$32,100,000

By: Daniel Gonzales, Director of Public Works