

Alameda Aquatic Center

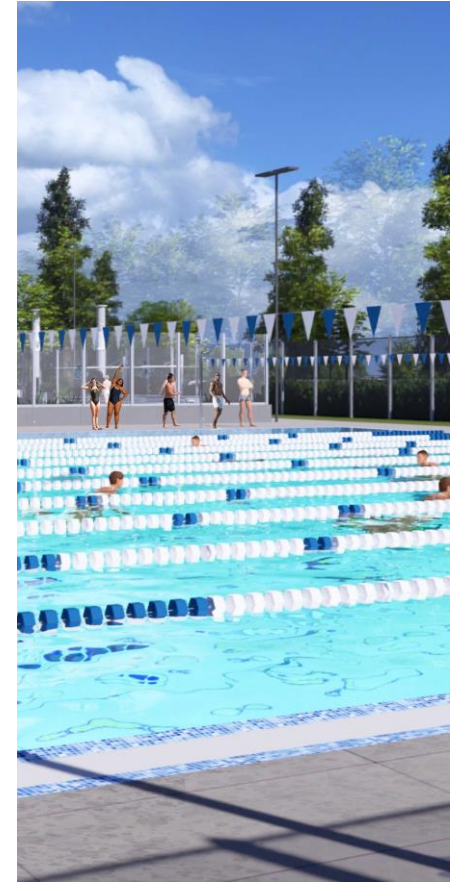
Wickman Construction Contract

City Council
7/7/2026



Project Goals

- Provide additional pool access for the community
- Increased consistent operations
- Provide year-round programming
- Increased water safety lessons for all Alamedans
- Electrification – Reduction of emissions



Center Design



Project Design Elements

- Facility Amenities
 - 30 meter competition pool
 - Activity pool with 3 lanes and ADA beach style entrance
 - Mechanical building and changing rooms
 - Administration building with a community room
 - Scoreboard and timing system
 - Large LCD screen 16'x9' (provided by AMP)
 - Parking for 50 cars
 - Bike Parking for over 100 bikes

Project History

- 2019-2020 –Public Meetings for City Aquatic Center Design Concept
- 2023 – Council approved \$30 Million in Funding
- 2023 – Extensive public engagement and Project Concepts
- 2024 – Design Development and Comprehensive Site Studies
- 2025 – Council approval of Final Design, Budget approval of \$35.5 Million
- 2025/2026 - Construction Documents, Bid Development and Contract Award
- 2026 – Pre-Qualification of Contractors for similar scope of Aquatic Facilities
 - Seven qualified contractors



Project Budget - History

- Early 2019 – City Council directed staff to explore Aquatic Center concept, locations and options
- Jan 2020 – City Council approved Aquatic Center concept design
- 2023 – City Council approved **\$30 Million** initial project budget based on comparable facilities being built in Bay Area (both also exceeded initial budget)
- Approved Final Design – Professional cost estimators reviewed Design Concept, utilizing current Bay Area construction costs, resulting in cost estimate of **\$42 Million**
- July 2025 – Council approved Final Design and Funding plan with value engineering reduced cost to **\$35.5 Million**. Cost increase due to Electrification, Adjustments for Soil Conditions, and Ground Water Solution



Project Budget – History (Cont.)

- September 2025 – Professional Cost Estimate of Bid Package Project Cost of **\$35.5 Million** with construction cost of **\$25.3M**
- December 2025 - Pre-Qualification package released to Contractors to validate experience building an Aquatic Center of similar size and scope. The process resulted in (7) qualified contractors.
- April 2026 – The City received (3) bids from the (7) qualified contractors. The two lowest bids received were within \$60,000 of one another. The lowest bid was **\$28,636,000**.

Impacts Affecting Project Cost

- Economic Instability
 - Rising construction cost of 4-6% per year
 - Variable material costs
 - Global Conflicts and Unpredictable Inflation
- Project Site Conditions
 - Geotechnical – Soil stabilization/liquefaction to a depth of 35 feet
 - Ground Water – Water table ranges 3-5 feet below the surface
- Full Electrification
 - Additional \$1M in construction, however, will reduce operating costs

Impacts Affecting Project Cost (Cont.)

- Solutions Addressing Soil Conditions and Ground Water
 - Increased costs by approximately \$3 million
- Project Delivery Methodology
 - The shift from Design Build to Traditional Design/Bid/Build increased project management costs during construction by \$500,000
- Construction Contingency
 - Based on 10% of base construction cost. Higher base resulted in \$500,000 additional contingency for a total of \$3M contingency. Staff will closely manage contingency use with all remaining returned to General Fund

**Given extensive site condition assessment and contingency,
no additional costs are anticipated**



Construction Cost

Center Costs	Actual	Previous Estimate	Percentage
Received Bid	\$28,628,000	\$25,350,000	11.5%
Add Alternates	\$793,399	N/A	
Construction Total	\$29,421,999	\$25,350,000	13.8%
Construction Admin. Increase	\$519,548	N/A	48% (Griffin exist. Contract \$1m)
Construction Contingency	\$2,942,200	\$2,535,000	13.8%
Construction Total	\$32,883,747	\$27,885,000	15.2%
Soft Costs	\$7,616,253	\$7,615,000	
Project Total	\$40,500,000	\$35,500,000	12.3%

Funding Plan

• 2025 Center Project Budget	\$35,500,000
• 2026 Center Project Budget	
• Additional Request	\$4,998,747
2026 Center Project Total	\$40,500,000 (rounded)

Staff Recommendation

- Approve the funding plan for the Aquatic Center.
- Approve Griffin and ELS agreement amendments
- Award the contract to Wickman Construction for the Aquatic Center providing the community with greater access to aquatic programs.

Thank You

