

# Alameda Aquatic Center

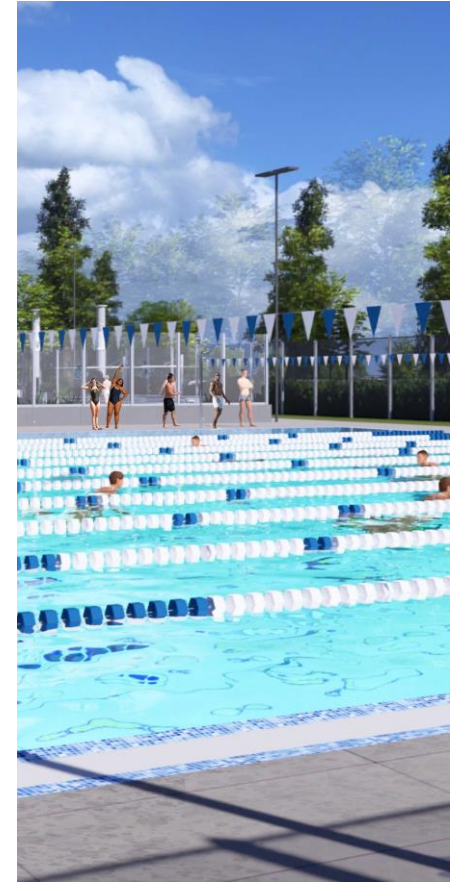
## Wickman Construction Contract

*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        | 12.9%                              |
| Add Alternates                  | \$793,399           | N/A                 |                                    |
| Construction Total              | <b>\$29,421,999</b> | <b>\$25,350,000</b> | 16.1%                              |
| Construction Admin.<br>Increase | \$519,548           | N/A                 | 48% (Griffin exist. Contract \$1m) |
| Construction<br>Contingency     | \$2,942,200         | \$2,535,000         | 16.1%                              |
| Construction Total              | <b>\$32,883,747</b> | \$27,885,000        | 17.9%                              |
| Soft Costs                      | \$7,616,253         | \$7,615,000         |                                    |
| <b>Project Total</b>            | <b>\$40,500,000</b> | <b>\$35,500,000</b> | 14.1%                              |

# 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

