

City of Piedmont
COUNCIL AGENDA REPORT

DATE: March 3, 2025
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 Piedmont Community Pool project update in December 2025, the following tasks have been completed:

- Insulation, drywall, tile in building exterior installed
- Acoustical ceilings installed in rooms 103, 104, and 105
- All interior walls and ceilings painted
- Score board columns set
- EBMUD water service installed
- Exterior cladding installed
- Swimming pool tile installed
- Onsite ramp and pathway work began
- Firewater and domestic water pipelines fully installed
- HVAC completed
- Lower pool storage posts set
- Solar panel installed
- Activity Pool mass excavation began

In the month of March, the following tasks are anticipated to be underway:

- Excavation of activity pool
- Offsite sidewalk and curb and gutter
- Building exterior finishes
- Completion of bioswale area
- Completion of all ceilings
- Sealing, carpeting and tiling of all floors

- Completion of pool concrete apron
- Completion of bleachers
- Cupa Clad of all facades
- Installation of bathroom fixtures, partitions and lockers
- Installation of roof terrace pavers

Several significant tasks are scheduled for April and beyond. These include installation of sidewalk, curb, roadway resurfacing, landscaping, fencing and gates, concrete and tiling of the activity pool, grouting and plaster of both pools, pool mechanical equipment, installation of scoreboard and lighting, pool filling, and commissioning.

CONSTRUCTION SCHEDULE

As of February 28, 2025, the project is estimated at 86% complete. 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 summer 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 \$1,620,000 of authorized contingency remains. Contingency funds have 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	\$34,900,000

By: Daniel Gonzales, Director of Public Works