

ACTION FORM BRYAN CITY COUNCIL

DATE OF COUNCIL MEETING: April 14, 2015		DATE SUBMITTED: March 25, 2015	
DEPARTMENT OF ORIGIN: Parks and Recreation		SUBMITTED BY: M. Darrell Lovelette	
MEETING TYPE:	CLASSIFICATION:	ORDINANCE:	STRATEGIC INITIATIVE:
<input type="checkbox"/> BCD	<input type="checkbox"/> PUBLIC HEARING	<input type="checkbox"/> 1ST READING	<input type="checkbox"/> PUBLIC SAFETY
<input type="checkbox"/> SPECIAL	<input type="checkbox"/> CONSENT	<input type="checkbox"/> 2ND READING	<input checked="" type="checkbox"/> SERVICE
<input checked="" type="checkbox"/> REGULAR	<input checked="" type="checkbox"/> STATUTORY		<input type="checkbox"/> ECONOMIC DEVELOP.
<input type="checkbox"/> WORKSHOP	<input type="checkbox"/> REGULAR		<input checked="" type="checkbox"/> INFRASTRUCTURE
			<input checked="" type="checkbox"/> QUALITY OF LIFE
AGENDA ITEM DESCRIPTION: Consideration to award a Pool Design/Build Contract to Sunbelt Pools (Engineering/Design: Brannon Corp.) for a new pool with a bath house at the Sadie Thomas Park, in an amount not to exceed nine hundred fifty thousand dollars (\$950,000).			
SUMMARY STATEMENT: At the conclusion of the 2008 pool season, the pool in Sadie Thomas Park was closed. The pool was closed based on low public swim attendance and the condition of the facility. In 2007 and 2008 the facility did not have swimmers come into the facility during regular pool hours. The only pool users were the Parks and Recreation Department's playground program participants. In addition, by the end of the 2008 season, the filter system required extensive daily maintenance and the concrete was compromised in many areas on the deck and within the pool shell.			
<p>In the fall of 2013, the Parks and Recreation Department staff started to compile information concerning improvements that were needed in every park within the City's park system. A number of improvements were identified that needed to take place at all four City aquatic facilities.</p> <p>At the March 18, 2014, Parks and Recreation Board Advisory Board meeting, under "Hear Citizens," the desire to have Sadie Thomas pool repaired and reopened to the public was identified and voiced by several residents. This message was repeated by residents at both Parks and Recreation Advisory Board meetings and City Council meetings over the next five months. At the April meeting of the Parks and Recreation Advisory Board, under "Future Agenda Items," the Board added "Feasibility Study on a Comprehensive Plan for Sadie Thomas Pool."</p> <p>In the budget process for FY15 a decision package was submitted to fund the hiring of a consultant to evaluate the Henderson Harbor aquatic facility. Initially staff was going to evaluate Henderson Harbor without using the decision package process and instead use FY14 funds. However, before a consultant was hired, a local pool contractor offered to review the City's four pools at no cost to the City. The local contractor offered to contact commercial pool companies in the Houston area to have the City's pools evaluated. In July 2014, the local pool contractor was provided information/data about each of the four pools. Initially, the indication was the review would begin after the 2014 swim season.</p> <p>At a special City Council meeting on Thursday, August 7, 2014, the City Council approved a motion to "obtain cost estimates to repair all four pools." At that time, the City Council was informed staff was in the process of obtaining cost estimates to repair all four pools since all were in need of repair. In September, City staff learned the pool companies from Houston were not interested in coming to Bryan to assess the pools until later in the year, unless the City wanted to pay for their services. The local contractor was to work on a more definitive schedule.</p>			

During the first week in November, City staff contacted four engineering firms to determine interest in performing the pool audit on all four aquatic facilities. Staff received two proposals the week of November 16 and a contract was signed with The C.T. Brannon Corporation in late November. On December 10, representatives from Brannon Corp., including owner Terry Brannon, visited Bryan and performed the pool audits.

At the January 27, 2015, City Council Meeting, the City Council passed a motion to provide \$1.5 million to perform repairs to the City's four pools and to have the pools open for the 2015 season.

On February 9, 2015, the City received a copy of the pool audit from The C.T. Brannon Corporation. Travis Bozick, from Brannon Corporation, made a presentation of the findings of their report at the February 10 City Council workshop meeting. At this workshop meeting, the City Council directed staff "to proceed with demolition of the old Sadie Thomas Pool facility and the construction of a new Sadie Thomas Pool and bathhouse at an estimated cost of \$950,000. The remaining funds of the \$1.5 million should then be used to replace the gutter and skimming system at the Bryan Aquatic Center after the 2015 summer swim season." The City Council also agreed to address remaining pool repairs through the capital improvement plan.

Following the February 10 City Council Workshop and by Monday, February 16, a Request for Qualifications (RFQ) for Design/Build Services for a new Sadie Thomas Pool was finalized, advertised, and sent out to a number of firms. The submission date for firms to respond to the RFQ was Wednesday, March 4. On March 4, the City received three submittals; the firms submitting were Waterscape Consultants, Brown Reynolds Watford Architects, and Sunbelt Pools.

An initial review of the timeline for each response was:

- Sunbelt Pools (Engineering/Design: Brannon Corp): 6 – 7 months for design and construction (from contract award date)
- BRW Architects/LDF Construction, Inc.: completed by late May 2016 (or 41 – 60 weeks)
- Waterscape Consultants, Inc./Roesler Associates/Sunshine Fun Pools: completed by May 2016 (if awarded by April 1, 2015)

None of the three proposed timelines include a summer 2015 pool open date. Two of the three responses had a pool opening date just before the summer 2016 season, and the other response has a completion timeline for this calendar year but after the summer swim season. Based on these timelines, **staff recommends and has included in the proposed contract a community input phase**. The City Council should note that up to this point, the indication has been to complete construction of the pool as soon as possible, which does not include community input.

On Thursday, March 12, City staff, from multiple departments, met to review the three proposals and prepare a recommendation (in the form of a design/build contract) for the Parks and Recreation Board and City Council. The original goal was to have a recommendation to the City Council by March 24 with that timeline predicated somewhat on discussions with the selected firm as a contract needed to be agreed upon before City Council consideration. The fall back date for City Council to consider a contract was April 14, which proved to be the earliest a contract could be finalized for City Council consideration.

As a result of the City staff meeting on March 12, Sunbelt Pools/Brannon Corporation was the unanimous selection as the only firm for the City to discuss contractual terms with. Sunbelt Pools has extensive municipal pool experience, including being the contractor for Henderson Harbor. The C.T. Brannon Corporation was the pool engineer for Henderson Harbor. As reviewed by City staff, the Sunbelt Pool response scored highest or tied for highest among all RFQ evaluation factors: Qualifications/Experience, Cost, Project Timeline, Design and Construction Specifics, and References.

Highlights for the proposed contract include:

- Both Sunbelt Pools and Brannon Corporation have worked with the City previously on Henderson Harbor and so they are very familiar with the City and its aquatic facilities.
- Brannon Corporation performed the pool audit so they have a general understanding of the City's current pool inventory.
- Both companies have extensive municipal pool experience and have worked with some of the leading aquatic companies in the country.
- Both companies have been in business for over 30 years, have experienced staffs, and have also done many aquatic projects for water parks, country clubs, resorts, YMCAs, universities, and school districts.
- Based on the three responses, the timeline proposed by Sunbelt provides the best opportunity of having a pool completed by Summer 2016, and still include a public comment phase.

Through the RFQ process, the City received an email message from a firm (Kimley-Horn) stating as they did not respond as, in their opinion, "\$950,000 is probably not sufficient to design and build the project." Instead, the firm suggested "the City could consider doing an aquatics master plan." In a follow up conversation with them, they also thought the deadline for completion was not possible. Additionally, other firms may have responded had the RFQ not suggested a summer 2015 pool opening was desired. As a reminder, the Brannon Corporation report stated replacing the pool at Sadie Thomas Park would cost approximately \$950,000, and a new pool "with features" would cost in the range of \$1.5M - \$2M.

A recommendation from the Parks and Recreation Advisory Board is not provided with this Council Action Form. For the March 17, 2015, Board meeting, staff intended to have the Board review information proposed by the three firms. Unfortunately a quorum did not exist for the Board meeting, and consequently, a recommendation from the Parks and Recreation Advisory Board is not available.

Realizing the immediacy of constructing a new pool at Sadie Thomas Park with a budget of \$950,000, staff recommends approving the proposed contract.

STAFF ANALYSIS AND RECOMMENDATION: As stated above, City staff believes a public input phase is an important design component for a new municipal pool; a public input step is included in the proposed contract. The proposed contract also includes a completion date before 2016 Memorial Day Weekend, preferably before May 15, 2016. The goal is to have Sadie Thomas Pool open for the season on the same day Henderson Harbor and Haswell pools open.

City staff recommends the City Council consider approving the proposed contract, if the Council wants to immediately move forward with design and construction of a new Sadie Thomas Pool with a budget of \$950,000. The Parks and Recreation Advisory Board was not able to consider this proposed contract as their March meeting was cancelled due to a lack of a quorum.

Note: This proposed contract does not include demolition of the existing pool and bath house, which is an added cost. Staff is reviewing options for the bath house, which might be renovated with minimal expense, and then used as a storage facility. Currently, demolition of the pool is planned as a Public Works project with the pool walls being partly removed, the pool floor being punctured for drainage, and the pool area being used as fill space for the new pool site spoils.

OPTIONS (In Suggested Order of Staff Preference):

1. Award the design/build contract for a new pool with a bath house at Sadie Thomas Park
2. Modify the recommendation for approval and then approve the proposed design/build contract, which may require consideration at another City Council meeting
3. Reject all responses and reissue the Request for Qualifications – in an effort to attract additional interest
4. Other (e.g., direct staff to conduct an aquatics master plan, delay the project until an updated Parks Master

Plan is completed, consider a pool with features as referenced in the Brannon Corporation report, etc.)

ATTACHMENTS: (all attachments are a single pdf file)

1. Proposed contract
2. Request for Qualifications # 15-031
3. Statement of Qualifications from Sunbelt Pools

FUNDING SOURCE: This contract is a design/build, and includes the design of a pool in Sadie Thomas Park and the construction of the pool. Funding for the Sadie Thomas pool is from the General Fund (fund balance) as directed by the City Council on January 27, 2015, and February 10, 2015.

Note: This proposed contract does not include demolition of the existing pool and bath house, which is an added cost.

APPROVALS: Hugh R. Walker, 03/30/2015

APPROVED FOR SUBMITTAL: CITY MANAGER Kean Register, 04-06-2015

APPROVED FOR SUBMITTAL: CITY ATTORNEY

Revised 05/2013