

**Meeting Date** (?) 03/22/2016

**Subject Matter** \* (?) Pool Maintenance and Equipment Needs  
This must match rolling agenda entry

**Department of Origin** \* PARKS & RECREATION

**Submitted By** \* M. Darrell Lovelette

**Type of Meeting** \*  BCD  Special  Regular

**Classification** \*  Public Hearing  Consent  Statutory  Regular

**Ordinance** \*  None  First Read  Second Read  First & Only Read

**Strategic Initiative** \*  Public Safety  Service  
 Economic Development  Infrastructure  
 Quality of Life

**Agenda Item Description** \* Consider approval to authorize funds for the purchase of equipment to complete the Sadie Thomas Pool Project and for the replacement of plaster at Henderson Harbor pool. The funds for the equipment for Sadie Thomas Pool are for an amount not to exceed thirty-three thousand, six hundred eighty-one dollars (\$33,681); source of funds is the Parkland Development Fund (SMD 2). The funding for the re-plaster of Henderson Harbor is for an amount not to exceed one hundred five thousand dollars (\$105,000); source of funds is anticipated savings from the Williamson Skatepark project.

**Summary Statement** \* In December 2014, The C.T. Brannon Corporation was engaged to conduct an Aquatic Facility Inventory and Report concerning the City of Bryan's aquatic facilities. The Report (dated February 6, 2015) was submitted to the City Council in February 2015. At the February 10, 2015, City Council Workshop, the City Council directed staff to spend up to \$1.5 million dollars for the demolition of the old Sadie Thomas Park pool and construction of a new pool in Sadie Thomas Park (\$950,000), and for repairs to the Bryan Aquatic Center (\$550,000). The City Council, at that time, also expressed interest in addressing the remaining pool repairs contained in the Report through the Capital Improvement Plan.

**SADIE THOMAS PARK POOL**

At the April 14, 2015, City Council meeting, the City Council approved awarding the contract for the construction of Sadie Thomas Pool to Sunbelt Pools (Engineering/Design: The C.T. Brannon Corp.). The award was for a pool in the not to exceed amount of \$950,000. As part of the February 6, 2015, Brannon Report and as the City Council was reminded in the April 14, 2015, Council Action Form, \$950,000 replaces the Sadie Thomas pool, while a new pool with features would cost in the range of \$1.5M to \$2M.

The construction of Sadie Thomas pool is now well underway and is scheduled to open on Memorial Day weekend - along with a Grand Opening that same weekend; weather allowing. However, to meet the budget of \$950,000, funds were not included to purchase a few items needed for the safety and enjoyment of pool patrons and staff, and to better protect certain infrastructure. Below is a list of additional recommended equipment and the costs associated with each:

- Description - Amount - Unit Cost - Total
1. Shade Structures - 2 - \$ 4,253 - \$ 8,506
  2. Pump House Roof - 1 - \$19,980 - \$19,980
  3. Lifeguard Chairs - 3 - \$1,500 - \$4,500
  4. Lounge Chairs - 5 - \$72 - \$360
  5. Pool Game Chairs - 5 - \$67 - \$335

TOTAL \$33,681

Staff has identified the Parkland Development Fund as the funding source for these unfunded and not budgeted items. Currently, that district (SMD 2) has \$126,096 in the Parkland Development Fund. Of this total, \$16,279 has been committed to the light replacement project at Scurry Park, leaving a balance of \$109,817.

#### HENDERSON HARBOR POOL

In the Report provided by Brannon Corporation, repairs needed at Henderson Harbor were listed. The Report stated, "The pool is now 10 years old and needs significant repairs to plaster and plumbing especially." The Report recommended the pool be re-plastered. Since that study, this work has been determined to be a top priority.

This year City staff inspected the pool and found significant plaster failure throughout the entire pool structure. For several years, maintenance of this plaster has been to patch areas but that process appears to have reached its limits. Sunbelt Pools reviewed the pool on March 1, 2016, and were in agreement with the City staff's findings. To properly maintain the pool, ensure patron safety, and protect the infrastructure, re-plastering the Henderson Harbor Pool is recommended. Opening the pool without addressing the plaster failure will be a challenge.

Sunbelt provided two (2) price estimates to re-plaster the pool. Their proposal includes stripping the existing plaster from the walls and floor, replacing the tile, sealing the joint between the gutter tab and wall, and then re-plastering the pool. Sunbelt offered two (2) options on the finish of the pool. One option is for the installation of a normal white pool plaster (which is what currently exists), while the other option is a Diamond Brite finish, which is an exposed quartz aggregate finish. The Diamond Brite is similar to plaster but there is some color in the quartz crystals and it is more durable than plaster. A Diamond Brite finish is being installed at the Sadie Thomas Pool.

The pricing for re-plastering is on Buyboard so bidding the work is not required. The prices for each option are:

1. White Plaster \$ 86,000
2. Diamond Brite \$105,000 Recommended

The re-plastering of Henderson Harbor Pool is not a budgeted expense; however, the need to re-plaster was addressed in the Brannon Report. If the Williamson Skatepark construction goes as planned, the result will be a savings of over \$200,000. Staff recommends this expected savings be considered as a funding source for re-plastering Henderson Harbor. Staff also recommends not using the entire \$200,000 in possible savings until the skatepark construction is complete.

An attachment includes a sampling of possible pool amenities, including a picture of a pool with a Diamond Brite finish.

#### **Staff Analysis & Recommendation \***

The Parks and Recreation staff realizes these items are unbudgeted expenses. However, it seems to be the desire of the City Council, City staff, and residents to improve City aquatic facilities and ensure such are in good condition and well maintained.

Therefore, the Parks and Recreation staff respectfully requests City Council to approve funding the proposed equipment, amenities, and maintenance items for both Sadie Thomas Pool and Henderson Harbor Pool. The requested funding for Sadie Thomas Pool equipment is \$33,681 and can be funded through the Parkland Development Fund (SMD 2). The requested funding for the re-plastering of Henderson Harbor Pool is \$105,000 and can be funded through expected savings from the Williamson Park skatepark.

The recommendation to purchase and install the equipment and re-plaster the pool are in line with recommendations from the pool engineer consultant.

As a side note, the City Council approved \$550,000 for repairs to the Bryan Aquatic Center. The Brannon Report suggested repairs could be in the range of at least \$660,000 to \$805,000 - depending on the scope of work. A October 13, 2015, City Council Workshop presentation had the range being between \$813,000 and \$1,060,000. The most recent estimate (50% design) is \$878,500. This information is shared so the City Council has a bigger picture of possible pending ("immediate") aquatic repair costs.

**Options\***

(In Suggested Order of Staff Preference)

1. Approve funding to purchase and install the requested Sadie Thomas Pool equipment (\$33,681) and to re-plaster Henderson Harbor Pool (\$105,000). If the City Council desires to consider the less expensive option (\$86,000) for Henderson Harbor Pool, then specific action needs to be taken, otherwise the \$105,000 amount will be considered approved.

2. Suggest changes to the funding requests, which could result in additional research and may require consideration at a future City Council meeting.

3. Select only one project (i.e., Sadie Thomas Pool or Henderson Harbor Pool). If the City Council desires to consider the less expensive option (\$86,000) for Henderson Harbor Pool, then specific action needs to be taken, otherwise the \$105,000 amount will be considered approved.

4. Do not approve the funding requests for these items.

5. Provide other direction to staff.

**Funding Source\***

1. Sadie Thomas Pool: Parkland Development Fund (SMD 2) (not a budgeted expense)

2. Henderson Harbor Pool: General Fund (expected savings from the Williamson Skate Park project) (not a budgeted expense)

**Attachments**

Pool Maintenance\_Attachments.pdf

471.16KB

Please detail attachments and note attachments available for viewing in City Secretary's Office:

\*\*Attachment 1, 2, and 3 are one pdf file while attachments 4 and 5 were too large to attach and are available for viewing in the City Secretary's Office\*\*

1. Sunbelt Pools estimate for roof over pool equipment (dated March 9, 2016)

2. Sunbelt Pools estimate for re-plastering Henderson Harbor (dated March 2, 2016); Buyboard will be used (meets State purchasing requirements)

3. Sample of possible pool amenities and picture of Diamond Brite finish

4. Aquatic Facility Inventory and Report (February 6, 2015)

5. Aquatic Facility Inventory PowerPoint presentation (February 10, 2015)

**Dept. Head Signature****Deputy City Manager Signature****City Manager Signature****City Attorney Signature**