

Meeting Date (?) 08/23/2016

Subject Matter * (?) Consideration to award a contract for Bryan Aquatic Center Renovations
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 awarding a contract to Pool A.R.T., LLC for renovations to the Bryan Aquatic Center in an amount not to exceed nine hundred and forty-five thousand, five hundred and fifty-six dollars (\$945,556) in response to Request to Bids # 16 - 054. This award will include the base bid, alternate #2 for the deduction of underwater lights, and alternate #3 for additional deck work. The price does not include the upgrading of overhead lights, which will need to be done. A cost proposal from lighting companies for overhead lights will be available by the time of the City Council meeting.

Summary Statement * In December 2014, the C.T. Brannon Corporation (engineer consultant) was hired to conduct an Aquatic Facility Inventory and Report concerning the City of Bryan's aquatic facilities. The Bryan Aquatic Center (BAC) was one of the facilities evaluated and recommendations were made concerning possible renovations at this facility. This report was submitted to the City in February 2015. At the February 10, 2015, City Council meeting, the City Council directed staff to spend up to \$1.5 million for the construction of a new pool in Sadie Thomas Park (\$950,000) and for repairs at the Bryan Aquatic Center (\$550,000). The repairs were to take place after the 2015 summer season.

In late July 2015, the C.T. Brannon Corporation was asked to submit a list of Bryan Aquatic Center tasks that should be undertaken based on the February 2015 report. In August, Brannon submitted a list of tasks but the total cost was in excess of \$1.3 million. Brannon was then directed to refine the task list to address the main problems of the pool, but not all contemplated repairs, while still offering an improved aquatic experience to residents.

In September 2015, Brannon Corporation submitted recommendations addressing the main problems with the pool and presented a design to offer residents both a competitive side and a leisure side to the pool. The leisure side retains the current slide while adding zero entry and another play feature. The cost estimate for such repairs and improvements was \$813,000 to \$1,060,000, depending on choices made and possible problems discovered during construction.

At the October 13, 2015, City Council Workshop, staff presented Brannon's recommendation for BAC repairs and improvements. Costs were projected to be between \$813,000 and \$1,060,000. The City Council was reminded that \$550,000 was available for BAC repairs. Based on the Workshop discussion and direction from the City Council, staff had the Brannon Corporation begin the actual design process for the BAC repairs/improvements. If the work could be completed before the 2016 summer swim season, then construction would move forward. Otherwise, the design would be completed and construction would begin immediately after the 2016 summer swim season. Construction requires the BAC to be closed for several months.

These anticipated improvements require the BAC to be closed for an extended period of time. If improvements can still be made this fall, the pool could be closed from late August through the first part of 2017. In anticipation of pool renovations/construction, the Bryan Independent School District

has arranged for an alternative location (Texas A&M University Recreation Center) for the Bryan High School swim team to practice. To accommodate limited public swim for Bryan citizens, City staff will contact area indoor facilities to see if accommodations can be made for the time the Aquatic Center is closed. For season pass holders, passes will be extended once the pool reopens to insure these individuals receive their allotted purchase time.

Over the last several months, the C.T. Brannon Corporation prepared the bid specifications and documents for the renovations to be performed at the Bryan Aquatic Center. As shared with the City Council, the design engineer's estimate shows a shortfall of \$263,000 to \$510,000 when comparing budgeted funds (\$550,000) and the engineer's cost estimates (\$813,000 and \$1,060,000).

On June 10, the Request for Bid #16--040 (RFB) was posted and bids were received on June 27 for renovations to the BAC. The plan was to award a contract with City Council approval at the July 12 Council Meeting. If awarded, the construction was to begin the week of August 21 and be completed by the end of the calendar year. Unfortunately, there was only one (1) bidder and the bid price was considerably higher than the estimated costs, which would have resulted in a shortfall of \$667,887 without even considering three alternates, which included additional concrete deck work, installation of a concrete pad and shade structure on the old wading pool site, and using wall return instead of the floor returns if the floor returns were not operational. The floor returns have not been used in over 20 years. Staff recommended to the City Council that the sole bid be rejected and have the project rebid with possible design modifications. At the July 12 City Council meeting, the City Council rejected the sole bid and directed City staff to rebid with possible design modifications.

City staff and the C.T. Brannon Corporation discussed possible design modifications to the project. Staff also contacted the firm that bid on the project and other firms that picked up the bid package but did not submit a bid. Good feedback was received by these firms, which was considered as design modifications to the bid documents prepared by the C. T. Brannon Corporation.

The bid was prepared and the Request for Bids(RFB) #16-054 was posted on July 22 with a bid response deadline of August 8. Presently, the plan is for the City Council to consider awarding a contract at the August 23 City Council meeting, so construction can begin in September and be completed by March 2017.

This second bid included the repair of the pool shell and the installation of plaster. If it is discovered by the contractor that the shell cannot be repaired and plaster applied, the amount of funding needed for this work will be deleted from the contract. The contractor will perform the rest of the work and will prepare the pool for the installation of a liner. Another bid item was Request for Bids #16-058, Installation of a Water Tight Swimming Pool Liner, also released on July 22 with bids to be received by August 8. This bid will not go before City Council until a meeting in September and the recommended action on this item will depend on the contractor's findings upon removal of the old liner.

The four (4) bids received on August 8 ranged from \$928,727 to \$1,360,899. The bid proposals were evaluated, references checked, and a determination was reached to consider awarding to the low bidder. In discussions with the engineer consultant, it was also determined that to complete the project the additional concrete work (deck work) was needed. Additionally, a change was made to go with just overhead LED lighting fixtures, and therefore, eliminate a number of maintenance problems in the future. If the contractor finds that leaks in the pool shell cannot be repaired, then plastering of the pool will be eliminated. Staff likely will then recommend to the City Council awarding of the bid for the liner. Total costs will still stay within the contract amount awarded within this Council Action Form. (Note: LED lighting is not part of this contract and will need to be considered in a separate contract. Staff should have an idea of lighting costs by the August 23 City Council meeting.)

Staff Analysis & Recommendation *

The Parks and Recreation Department staff respectfully requests City Council award the contract for renovations to the Bryan Aquatic Center in an amount not to exceed nine hundred and forty-five thousand, five hundred and fifty-six dollars (\$945,556) to Pool A.R.T., LLC. This recommendation is based on the fact that the company was low bid and their references checked out on their ability to perform this work. The bid was within the range of \$813,000 to \$1,060,000 that was presented to the City Council in October 2015.

Of important note, the City Council has approved only \$550,000 for this project. Consequently, an additional almost \$400,000 is required to fund the project - not including LED lighting. Additionally, this amount does not include funding for LED light fixtures, which will need to be replaced as part of the project. Unless directed otherwise, the fund balance of the General Fund will be used to make up the difference in funding.

Project Cost:
Base Bid: \$928,727
Less Alt. 2A: \$27,771
Plus decking: \$44,600 (4,460 square feet of decking)
TOTAL: \$945,556

Note: Above project cost does not include LED lighting.

Options *

(In Suggested Order of Staff Preference)

1. Award the contract.
2. Award the contract with modifications, which may require consideration at a future City Council meeting.
3. Do not award the contract and provide direction to staff.

Funding Source *

Parks and Recreation Department -- General Fund (as budgeted in the FY2016 budget in the amount of \$550,000). The amount of the bid will require an additional almost \$400,000 plus the cost of LED fixtures for overhead lighting. While some savings from the skatepark project might offset part of the BAC shortfall, the fund balance of the General Fund may be the only other funding source for the balance of the BAC shortfall. If the fund balance of the General Fund is required, a budget amendment will be necessary. If the City Council approves a contract, then the expectation is for staff to proceed and makeup the funding shortfall from skatepark savings and/or fund balance of the General Fund. If the General Fund is the funding source, a budget amendment will come before the City Council at an unknown future date. Additional funding should be anticipated from the General Fund for the LED fixtures once a cost proposal is received.

Attachments

BAC_BidAnalysis_August2016.xlsx	14.89KB
BID 16-054.pdf	62.62KB

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

The first two attachments are combined into a single PDF

1. Bid Tab #16-054 Renovations to Bryan Aquatic Center (pdf)
2. Bid Tab #16-058 Installation of a Water Tight Swimming Pool Liner (pdf) (Note: This bid tab is being provided for reference purposes only and is not being considered under this Council Action Form)
3. Bid Analysis - All Combinations of Base Bid, Bid #16-058, and Alternates #1, #2, and #3 (Excel spreadsheet)

Dept. Head Signature



Deputy City Manager Signature



City Manager Signature

A handwritten signature in black ink on a light gray rectangular background. The signature is stylized and cursive, appearing to be the initials 'JH'.

City Attorney Signature

A handwritten signature in black ink on a light gray rectangular background. The signature is written in a cursive script and reads 'Janis K. Hampton'.