



City of Pflugerville

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Title: Discuss and consider action regarding the reallocation of funds from the 2016 Certificate of Obligation Bond Program currently allocated for the Gilleland Creek Pool Bathhouse and considering options proposed by staff as to potential projects.

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Date	Ver.	Action By	Action	Result
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Discuss and consider action regarding the reallocation of funds from the 2016 Certificate of Obligation Bond Program currently allocated for the Gilleland Creek Pool Bathhouse and considering options proposed by staff as to potential projects.

The Gilleland Creek Pool Bathhouse project was allocated \$1,200,000 for the demolition and replacement of the structures at the facility, there remains \$1,130,371 within that allocation following the City Council’s unanimous decision on April 13, 2021 to not move forward with the project of replacing the structures at the pool. Staff has arrived at several possibilities for the reallocation of those funds and is requesting a discussion and direction regarding these funds and the most appropriate project(s) to accomplish with the reallocation.

Option A -

The design and study of a parks maintenance facility to be located at 1849 Park is currently underway with a budgeted amount of \$740,000 currently available for the installation of the facility. This facility is being planned to become the main and central location for all of Parks Operations, thus allowing the division to vacate much needed space at the Public Works center. The funds currently budgeted for the parks maintenance facility will allow for the design of the facility, infrastructure improvements, fenced in secure yard, parking surfacing and the installation of pole barn structure to cover the equipment protecting it from continued degradation from the weather and elements. The design consultant for the project has recently completed a very similar facility satisfying the current and future needs of the division for the City of Austin at a cost of approximately \$2 million. In consideration of the current budget for this project, staff believes that this request of an additional \$1,130,000 will enable the construction of suitable facilities for a total of \$1,870,000 and allow the parks operation division to relocate to 1849 Park providing for needed expansion of the Public Works Department.

Option B -

During the construction of the first phase of 1849 Park, funds initially budgeted for the complete implementation of the Phase 1 improvements were inadequate for the full needs of Phase 1 improvements and subsequently some of the parking improvements slated were unable to be constructed. As a result, the park has not been able to be fully programmed for the full use of the amenities constructed. The incomplete improvements include the completion of parking lots and the installation of sports field lighting for the football fields. The current parking is not adequate to allow for the requirements if all the fields were to be scheduled at the same time. Additionally, the lack of lighting on the football fields has curtailed the expanded scheduling of the fields into the evening hours which is typically a very popular timeslot for the games. Also, the center of the fields are holding excess water and remaining in an unplayable condition for an extended period of time, also are compacting due to the wet conditions. Many of the fields need to be stripped and regraded to provide improved drainage, then resodded with adjusted irrigation. This will allow for shortened time periods following rain events and allow for better utilization of the field scheduling. The \$1,130,000 in requested funds will help to provide much needed expansion of the parking, installation of lights for the football venue and help to correct drainage issues on the football fields which have become apparent over time and with use.

Option C-

Option C includes a combination of several smaller projects to use the remaining \$1,130,371. These projects include:

- Provide \$150,000 to renovate the rear portion of the Bohls House at Heritage park to allow for a make-ready space for events being held at the Green Red Barn, including the provision of an electrical service, air conditioning, restrooms, kitchen space and a dressing area. Approximately \$75,000 will also be allocated to provide electrical and plumbing service to be code compliant throughout the first floor of the building and some minor improvements allowing expanded use of the building.
- Replacement of the playground equipment at Geneva's Park given the existing condition of the park and the failing equipment that has been removed that has resulted in limiting the play use significantly. \$150,000 is being allocated to provide for the replacement of this playground and a possible expansion for the benefit of the surrounding neighborhood.
- The existing BMX /Pump track at Pecan Park will require significant renovation of the starting platform and provide ADA accessibility to view the track and provide access to the facility. Approximately \$115,000 will be utilized for these improvements at the track.
- \$110,000 will be used to Install 2 shade structures to cover the playgrounds at 1849 Park to extending the life of these significant play pieces and to increase the play value and improving safety for the users.
- Provide for the purchase and installation of an outdoor fitness center for approximately \$180,000 along with a grant of an additional \$25,000 from the National Fitness Campaign. This center will provide for a new fitness resource in an outdoor setting with a shade structure to extend hours of use and the life of the facility. This facility might be located at Bohls Park near the Recreation Center, Pecan Park , Lake Pflugerville Park or at the future Kelly Lane Park. Staff is currently evaluating the sites as to which will be

most appropriate and have the greatest public benefit.

- The recently adopted ADA Transition Plan includes and alludes to numerous accessibility issues throughout the parks system. The issues and deficiencies identified are typical and can be found in numerous locations. \$350,000 will begin to identify, prioritize and correct these issues.

Option D-

Continue with the originally intended project of replacing the bathhouse and ticket office structures at the Gilleland Creek Pool. Project will include the removal of the existing structures, elevating the foundations adequately to rise above the stipulated Base Flood Elevation (BFE), flood-proofing the new buildings approximately 2 additional feet above the BFE and providing accessible routes to the structures. The current plan will be to reconstruct the restroom/ shower bathhouse in approximately the same location as the current structure and relocating the ticket/ guard building closer to the parking lot and out of the existing floodway line. The pool will remain in the floodway of Gilleland Creek and subject to occasional flooding. The buildings' finished floor elevations will be placed at the BFE and the buildings will be flood proofed 2' above the BFE in accordance with City ordinances. The buildings will be designed and constructed to minimize any long-term impact from any occasional floods. It is planned that utilities and equipment will all be elevated, the effort will be to prevent water from entering the buildings and the building construction will be such as to not absorb detrimental moisture, floors and spaces will be designed and constructed to be easily cleaned and restored if required.

There is an existing proposal for A/E services with MWM DesignGroup for the design services of the project, in the amount \$92,500. Allocation of the \$1,130,000 will be utilized for the construction of the building and associated utility and site work. Depending on realized expenditures, funds will need to be allocated for the replacing of the perimeter fencing at the pool. It is not possible at this time to determine if adequate funds will be available for the fencing following the construction of the facilities. The timeline for the completion of the construction will likely not be before the fall of 2022, the buildings will not be completed prior to next summer.

Prior City Council Action

Last date action was taken by council on the related item to this was at the April 13, 2021 meeting with a vote to take no action on the improvements at Gilleland Creek Pool Bathhouse. The pre-fab buildings purchase was rejected on Sept. 22, 2020. Awarded engineering contract to Waltz-Prete on March 10, 2020. Use agreement was issued with Longhorn Aquatics on Feb. 11, 2020. Funds were reallocated to the pool from Lake Pflugerville Park on Dec. 10, 2019. Pool renovations were authorized on Jan. 9, 2018. Pool Building design contract issued March 22, 2016. Parks architecture contract issued on Aug. 12, 2014. Discussion of condition of pool facilities following flood meeting of Nov. 11, 2013. Concrete deck improvements on Sept. 25, 2012.

Deadline for City Council Action

Action is requested on June 8, 2021.

Funding Expected: Revenue Expenditure N/A

Budgeted Item: Yes No N/A

Amount: N/A

1295 Form Required? Yes No

Legal Review Required: N/A Required Date Completed: _____

Supporting documents attached:

Draft Presentation

Recommended Action

Staff is recommending that the City Council authorize staff to reallocate the remaining funds allocated for the Gilleland Creek Pool Bathhouse for use to construct the Parks Operation Facility at 1849 Park as described in Option A, thus alleviating a portion of the overcrowding at Public Works and providing a workspace for Parks Operation staff and security for their equipment.