

storage. The existing structures were severely damaged in the flood events of the past several years. The existing residential structure has been deemed unsafe for public use and the bath house structure does not meet ADA accessible requirements and has structural and has mechanical issues as well.

City Council approved a professional services agreement for the Gilleland Creek Pool project with Waeltz & Prete, Inc. in the amount of \$65,879.50 at the March 12, 2019. Currently, we are reviewing the 60% plans and anticipate to bid the project in November. As required by the contract scope, the design for the proposed two facility buildings will be determined based on the dimensions and specifications information provided by the two prefabricated structures. Both buildings are being proposed as prefabricated structures to be delivered and installed on site as referenced by the Design Consultant as the most feasible for a turn-key project and with quick installation and cost efficient as compared to the standard building permitting process for vertical construction. Use of prefabricated structures anticipated to offer financial savings, consistent quality of materials, and shorter construction time resulting in better control of the project schedule by the general contractor.

The procurement of the restroom and office facilities needs to happen while we are still in the design phase for two reasons:

- Our design consultant needs the building drawings to design the foundations for the buildings.
- The buildings will be prefabricated and need to be manufactured ahead of time for placement on the site once the foundations are ready.

The bid documents as proposed for November 2020, will require a proposed May 1, 2021 deadline for reaching substantial completion and as such, we will need the vendor to start manufacturing the buildings soon to meet that deadline.

In addition to the purchase and installation of the pre-fabricated buildings, there will be other civil improvements costs to support the facility. These improvements include:

- Demolition of existing house, restroom facilities, perimeter fence, entrance pavers
- Construction of new bathhouse and guard house/pool admittance window
- Installation of perimeter fence to meet state codes
- ADA access improvements including the pool entrance

Where required by City procurement requirements, future construction costs for this project will be brought forward for City Council Consideration.

Background

In 2018 the City approved and began construction on renovations to the existing Gilleland Creek Pool. During the renovation project, the existing bath house/restroom facility and existing ticket window/guardhouse space was inspected and identified as needing replacement. The majority of the existing house on the property is unusable due to damage sustained in the 2015 flood. To date, a corner room of the house is used as the ticket/entry window for the pool and minor storage. The existing restroom/bath house facility also has extensive flood damage. It continually suffers plumbing issues relating to the floor drains and inconsistently working toilet facilities. The utility chase does not meet code. The roof is failing, the cmu walls have multiple holes in them, and the facility does not meet current ADA standards regarding fixture locations and space allowances. This project also factors in designing the facility foundations 2 foot above the flood plain.

Prior City Council Action

March 12, 2019 - City Council awarded Waeltz & Prete, Inc. a professional services agreement for the design and construction administration of the proposed site improvements.

The engineer will provide design and construction administration services regarding coordinating the demolition of the existing structures and construction of a new bath house facility and life guard house/point of sale facility, constructed according to Chapter 151 of the City's Flood Damage Prevention Ordinance. The project also includes the demolition and construction of the perimeter fence around the pool facility to meet current standards, as well as constructing an electronic/digital message sign at the park entrance. Improved pedestrian access from the parking lot to the pool facility is also included in the project scope.

November 26, 2020 - City Council approved a resolution reducing the scope of the Lake Pflugerville Phase 1 Project and directing staff to pursue alternate prioritized parks projects.

During the worksession, Council discussed amending the scope of Lake Pflugerville Phase 1 and redirecting the remaining bond funds to address current park facility needs. The following action as a result of approval included:

- 1) Amending the scope of Lake Pflugerville Phase 1 to only include the improvements to the beach side of the lake. The parking lot expansion on the beach side will be shifted south of existing parking lot and the restroom facility will be collocated with the current restroom facility or the current facility will be expanded. The western trailhead along Becker Farm Road (Biehle Property) removed from the scope of Lake Pflugerville Phase 1 to fund current park facility needs.
- 2) Amending the scope with Halff Associates, Inc. for professional engineering services associated with design and construction of Lake Pflugerville Phase 1 Project.
- 3) Utilize approximately \$4.1M of remaining 2014 GO Bond funds and 2016 CO Bond funds to complete the following prioritized parks projects as shown in Exhibit C:
 - a. Lake Pflugerville Phase 1 as amended above.
 - b. Gilleland Creek Pool facilities (guard house, restrooms, fencing, entrance, ADA compliance, etc.).
 - c. Green Red Barn improvements to address structural issues.
 - d. 1849 Maintenance Barn.

December 2020 - City Council Resolution for reallocation of funds associated with the reduction of funds from the Lake Pflugerville Park Phase 1 Project.

Deadline for City Council Action

Action is requested on September 22, 2020.

Funding Expected: Revenue Expenditure N/A

Budgeted Item: Yes No N/A

**This project is funded by the 2016 CO Bond Program and reallocated 2014 GO Bond funds.

Amount: \$678,231.00

1295 Form Required? Yes No

Legal Review Required: N/A Required Date Completed: 9/4/2020

Supporting documents attached:

Gilleland Bathhouse/Office Proposal

Gilleland Pool Location Map

Presentation slides

Recommended Action

Authorize the City Manager to execute a purchasing agreement with Public Restroom Company for the furnishing and installation of a restroom and office facility in the amount of \$678,231.00 for the Gilleland Creek Pool Bathhouse Improvements project utilizing the Texas Association of School Boards (TASB) cooperative purchasing contract (BuyBoard).