



City of Pflugerville

Legislation Text

File #: 2021-0131, **Version:** 1

Discuss and consider action to authorize the City Manager to execute a professional services agreement with MWM DesignGroup, Inc. for the design and preparation of construction documents of a restroom/bath house and guard facilities in the amount of \$92,500.00 for the Gilleland Creek Pool Bathhouse Improvements project.

This agenda item has been presented to request consideration for approval of a Professional Services Agreement with MWM DesignGroup, Inc. as part of the Gilleland Creek Pool Bathhouse Improvements project. Project scope is to remove the existing structures, install a new bath house/restroom facility and a new guardhouse/ticket window facility, and access improvements to meet current Americans with Disability Act (ADA) guidelines.

As a follow up to the August 2020 CC MTG staff has reevaluated the delivery method for this project and have determined that the best value can be achieved by the utilization of the standard design, bid and build method.

In 2015 the city had a contract with MWM for the creation of the PS&E for this project, and three others, which was allowed to expire in 2017. With legal concurrence, staff is proposing to utilize a piggy-back contract from the original expired PSA. This action is intended to issue a new PSA utilizing the previous agreement as the backup and justification for this selection. Also, staff will utilize the remaining balance of funds, albeit not still encumbered, unspent from the previous contract to initiate this agreement.

A supplemental agreement is anticipated to be required during the design process to provide for Landscape Architectural and Construction Administration services by the consultant team, if deemed necessary. Waeltz-Prete is currently contracted to the City for Civil Engineering Services and will continue to provide the CE services for this project and in conjunction with MWM. The proposal from MWM will include the architectural and mechanical and electrical engineering services required to provide design and construction documents for the required building(s) at the facility and also allows for \$1,000.00 in reimbursable expenses expected to be incurred by MWM during the process.

This project encompasses removal and replacement of two (2) Gilleland Pool support buildings including the restroom/changing room facility (bath house) and the existing residential structure (guard facility). The guard facility building was previously designated for point of sale and storage. The existing structures were severely damaged in the flood events of past years. The residential structure/guard facility has been deemed unsafe for use and the bath house structure does not meet ADA accessible requirements and also has structural and mechanical issues.

Background

The Gilleland Creek Pool facility is the highest used pool facility in the city's park system, primarily due to the facility being open year round and being a lap exercise and fitness pool. In 2018 the City completed renovations to the existing Gilleland Creek Pool, including the replastering of the shell and

complete replacement and upgrades to the pumping and filtration systems for approximately \$800,000.

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. Most recently, a corner room of the house was 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 and cracks in them, and the facility does not meet current ADA standards regarding fixture locations and space allowances.

The existing pool and deck are approximately 2' below the current Base Flood Elevation and is subject to periodic inundation from Gilleland Creek, this has occurred twice from recollection of staff. The first substantial flood was in October of 2013 and the most significant event occurred on Memorial Day 2015.

This proposed project factors in designing the facility foundations at or above the base flood plain elevation and floodproofing the buildings 2' above that level per the requirements of the current development codes.

Prior City Council Action

July 26, 2016 - City Council approved a professional services agreement with MWM DesignGroup in the amount of \$207,862.00 for professional design services associated with design, construction documents and construction phase services for the Pflugerville Parks Architecture Project (Bohls House, Gilleland Pool Buildings, Pfluger Restroom and Rec Center Renovations)

January 2018 - Atlantis Pool Plastering, Inc. was awarded the construction contract for the Gilleland Pool Renovation Project for \$774,894.00

March 12, 2019 - City Council approved a professional services agreement with Waeltz & Prete, Inc. in the amount of \$65,879.50 for professional engineering services associated with the Gilleland Creek Pool Bathhouse Improvement and the purchase and installation of two pre-fabricated buildings.

August 27, 2019 - Request City Council to authorize City Manager to Purchase restroom/bath house and guardhouse buildings from Public Restroom Company in the amount of \$601,723.00.

November 26, 2019 - 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 2019 - City Council Resolution for reallocation of funds associated with the reduction of funds from the Lake Pflugerville Park Phase 1 Project.

September 22, 2020 - Request City Council to approve the purchase of two Prefab buildings - The resulting discussion led to 'no action' being taken by the City Council due to a concern of cost and end value of the project while possibly not fulfilling the needs of the staff and the patrons. Staff was requested to revisit the project and present an alternative to the method of completing the project.

Deadline for City Council Action

Action is requested on April 13, 2021

Funding Expected: Revenue Expenditure N/A

Budgeted Item: Yes No N/A

*This project will be funded with the reallocated 2014 GO Bond funds.

Amount: \$92,500.00

1295 Form Required? Yes No

Legal Review Required: N/A Required Date Completed: 03-02-2021

Supporting documents attached:

Gilleland Restroom/Bath house and Guardhouse Facilities Proposal
Gilleland Pool Location Map
Draft Presentation

Recommended Action

Approve City Manager to execute a purchasing agreement with MWM DesignGroup, Inc. for the design of a restroom/bath house and guardhouse facility in the amount of \$92,500.00 for the Gilleland Creek Pool Bathhouse Improvements project.

