



City of Pflugerville

Legislation Details (With Text)

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Title: Approving a construction contract with 123 Builders, Co. in the amount of \$1,469,614.50 associated with the Gilleland Creek Pool Facilities Project, and authorizing the City Manager to execute the same.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Letter of Recommendation, 2. Draft Presentation_2022-0908

Date	Ver.	Action By	Action	Result
9/27/2022	1	City Council	Approved	Pass

Approving a construction contract with 123 Builders, Co. in the amount of \$1,469,614.50 associated with the Gilleland Creek Pool Facilities Project, and authorizing the City Manager to execute the same.

This agenda item is proposed to award a construction contract to 123 Builders, Co. in the amount of \$1,291,336.50 (Base Bid) and \$178,278 (Alternate No. 1) for a total contract amount of \$1,469,614.50, associated with the Gilleland Creek Pool Facilities Project. This item is supported by the Infrastructure pillar of the Strategic Plan.

In 2013 and 2015, heavy flooding damaged the original Gilleland Creek Park Pool Facilities. The City moved forward to improve this facility and park user experience in July 2016. The City contracted with MWM Design Group for the design of Gilleland Creek pool facilities which consists of demolition of the two existing structures and construction of climate-controlled restroom, shower and changing facility including construction of a new climate-controlled lifeguard office with ticketing and concession facility (formerly guard house) (Alternate No. 1), improved landscaping and hardscapes.

The new facilities will provide a lifeguard recovery area, improving health and safety to City staff. In addition, the project will provide improved accessibility, safety and efficiency for the facility patrons.

The project was advertised on August 30, 2022 and a pre-bid meeting was held on September 7, 2022. Bids were opened on September 15, 2022, and 123 Builders, Co. was the lowest responsible bidder of the three (3) bids received. The current budgeted amount will allow for the construction of both the Base Bid and Alternate No. 1. The bid form had included one (1) alternate to allow flexibility in scope and cost.

The expected duration of this construction contract is anticipated to be approximately seven (7)

months with completion expected in the Summer of 2023 weather permitting.

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.

April 13, 2021 - City Council denied a professional services agreement with MWM DesignGroup, Inc for the final design of the restroom/bathhouse and guardhouse facility in the amount of \$92,500.

June 8, 2021 - City Council directed staff to move forward with Option D: Gilleland Creek Pool Facilities project.

June 22, 2021 - City Council approved a professional services agreement with MWM DesignGroup, Inc for the final design of the restroom/bathhouse and guardhouse facility in the amount of \$92,500.

Deadline for City Council Action

Action is requested on September 27, 2022.

Funding Expected: Revenue ☐ Expenditure ☒ N/A ☐

Budgeted Item: Yes ☐ No ☐ N/A ☒

*This item is approved in the Parks CIP Budget, noted as Gilleland Creek Pool Bath House Impr.

Amount: \$1,469,614.50

1295 Form Required? Yes ☒ No ☐

Legal Review Required: N/A ☐ Required ☒ Date Completed: Legal will review prior to City Manager signature

Supporting documents attached:

MWM DesignGroup Letter of Recommendation
Draft Presentation

Recommended Action

Approve a construction contract with 123 Builders, Co. in the amount of \$1,469,614 associated with the Gilleland Creek Pool Facilities Project, and authorize the City Manager to execute the same.