

Meeting Date (?) 07/12/2016

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 rejecting the sole bid received for a possible contract with Progressive Commercial Aquatics, Inc. for renovations to the Bryan Aquatic Center in a not to exceed amount of \$1,227,687 in response to Request for Bids # 16-040.

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 end of the calendar year. 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).

Using the bid specifications prepared by the engineer consultant, the Request for Bids #16-040(RFB) was posted on June 10 and bids were received on June 27. The plan was for the possible award of a contract to be presented to the City Council on July 12, so construction could begin the week of August 21 and be completed by the end of the 2016 calendar year. However, based on the sole bid from Progressive Commercial Aquatics, Inc., this project will result in a funding shortfall of \$677,687. While staff expects some savings from the skatepark project (an estimated \$200,000 part of which may be used for the recent re-plastering project for Henderson Harbor), the possible skatepark savings are substantially less than the BAC project shortfall.

As bid, the proposed contract amount includes labor, materials, construction, and requirements of the bid specifications and bid documents as outlined in the Contract for the base bid only. The bid price of \$1,227,687 does not include Alternate #1 to replace the stained concrete deck (\$43,775), Alternate #2 to install a concrete pad and shade structure in the area of the old wading pool (\$74,500), or Alternate #3 for wall return lines if the floor return lines are not functional (\$92,200). Alternate #3 could be a change order during the construction as the floor returns have not been used for over 20 years.

Since the City received a sole bid, which is significantly higher than the funding amount and more than the engineer's estimate, staff recommends rejecting the sole bid and rebidding the project. In an effort to increase bid responses, staff contacted firms that did not bid on the project.

Staff Analysis & Recommendation *

The Parks and Recreation Department staff respectfully requests City Council reject the sole bid for renovations to the Bryan Aquatic Center. This recommendation is based on receiving only one bid and the bid amount being substantially more than the funding amount and more than the engineer's estimate. The base bid of \$1,227,687 is between 16% (\$167,687) and 51% (\$414,687) higher than the engineer's estimate of \$813,000 to \$1,060,000, which was presented to the City Council during the October 13, 2015 Workshop. Additionally, the bid amount is 123% (\$677,687) higher than the amount the City Council dedicated to the project in the FY16 budget.

In an attempt to determine the reason only one bid was received, staff contacted firms that reviewed RFB documents but did not submit a bid. Three other pool construction firms reviewed the RFB. One company informed staff that they do not do renovation work when a liner is involved; their preference is to remove the liner, repair the pool shell, and plaster the pool. Another company works mainly on residential pools so the scope of this project appears too extensive. A third company expressed concern about lacking liner experience and having limited stainless steel gutter experience.

Staff is discussing with the engineer consultant to determine if costs can be cut or the project can be changed while maintaining the diversity of uses offered by the new design. Agreed upon changes can be incorporated in the bid specifications before the project is rebid. A window of opportunity exists for these types of renovations, especially the pool liner. Depending on the rebid process, an opportunity to complete this project this calendar year still exists.

Options *

(In Suggested Order of Staff Preference)

1. Do not award the Contract and rebid with possible modifications.
2. Do not award the Contract and rebid as currently designed.
3. Do not award the Contract and provide direction to staff.
4. Award the Contract.

Funding Source *

Parks and Recreation Department -- General Fund (as budgeted in the FY2016 budget in the amount of \$550,000). Based on initial estimates provided by the C.T. Brannon Corporation, budgeted funds for the BAC project were anticipated to be \$253,000 to \$510,000 short. The amount of the sole bid is for \$1,227,687, which is a funding shortfall of \$677,687. 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. However, 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. Additionally, funding should be anticipated as a change order for Alternate #3, which is the filter return system (\$92,200).

Attachments

Parks Attachment.pdf

947.02KB

Please detail attachments and note attachments available for viewing in City Secretary's Office:
All attachments in 1 PDF

1. Bid tab dated June 27, 2016
2. Minutes from the City Council Workshop dated October 13, 2015
3. Slide 12 from City Council Workshop dated October 13, 2015

Dept. Head Signature

M. Darrell Lovellette

**Deputy City Manager
Signature**

Hugh R. Walker

City Manager Signature

[Signature]

City Attorney Signature

Janis K. Hampton