

Meeting Date (?) 02/28/2017

Subject Matter* (?) Change Order approval for the Bryan Aquatic Center Slide
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* Consideration of a change order for additional repairs to the Bryan Aquatic Center (BAC) slide and slide tower, in an amount not to exceed \$65,800.

Summary Statement* On August 23, 2016, the City Council approved a contract to Pool A.R.T. for renovations to the Bryan Aquatic Center (BAC) in an amount not to exceed \$945,556. This contract included some work on the pool slide, but mostly only minimal cosmetic work to the actual slide structure. The contract also does not include lighting for the BAC, which may be considered at a future City Council meeting.

The need for this change order became apparent when the contractor began renovation work on the BAC slide and slide tower. Additional repair needs beyond the original project scope were identified by the contractor, Pool A.R.T. The City's pool consulting engineer, Terry Brannon of C.T. Brannon Corporation, states the following:

"General. The plans and specifications for the base bid call for cleaning, abrading, replacing minor steel parts and re-painting the tower. The plans did not contemplate replacing stair treads, stair tread support brackets or the wooden guardrail/handrails. Now that some demolition has taken place, we can see where additional work is needed. This Pricing Change Request is for the additional work only, not including the base bid work. "

Mr. Brannon anticipates the additional repairs could extend the life of the slide by ten (10) years. While he recommends the change order and moving forward with additional repairs, Mr. Brannon also provides three options:

- 1) The slide tower has functioned satisfactorily to date. The repairs proposed above are preventive maintenance. The city could spot repair the tower stairs on an as-needed basis as it has in the past. Inspections would be required daily of each tread to insure safety.
- 2) The slide (flume and tower) has an estimated retail replacement price of about \$250,000. City should be aware that an entirely new slide is feasible. The current slide has no salvage or resale value in our opinion. [Staff note: This price may not include installation costs.]
- 3) The slide could be closed altogether. However, this slide is an essential feature in a pool with no other rides or attractions other than diving boards.

Staff Analysis & Recommendation* The repairs, options, and costs have been evaluated by City staff, including representatives from the Parks and Recreation Department, Engineering Department, and Executive Services. With new information obtained after the BAC renovations began, staff has concerns with the integrity of the wood on the tower, and while the recommended repairs are preventative, safety is a priority.

Therefore, staff recommends approving the proposed change order to complete the additional slide work as recommended by the consulting engineer. If approved, the additional cost (\$65,800) is not budgeted and General Fund fund balance will be the source of funds.

If approved, this change order will be the second for this project. The following is a summary of the contract price amounts:

- *Original Contract Amount: \$945,556
- *Change Order #1: \$8,795 (main pump replacement instead of rehab)
- *Change Order #2: \$65,800 (additional slide repairs)
- *Net Contract Price: \$1,020,151

Options*

(In Suggested Order of Staff Preference)

1. Approve the change order and work as suggested by the consulting engineer consultant.
2. Do not approve the change order and consider one of the other three options suggested by the consulting engineer.
3. Do not approve the change order and provide direction to staff.

Funding Source*

General Fund - not a budgeted expense

As a reminder, funding for the entire BAC project was budgeted at \$550,000. The initial contract amount was \$945,556, which is nearly \$400,000 over budgeted funds. Replacement lighting will be an additional expense and is not budgeted.

Initial consulting engineer's projected costs were as high as \$1.34M, but were revised down to \$1.06M in an effort to keep a BAC project within an affordable range for the City of Bryan.

Attachments

Change Order BAC Attachments.pdf

873.46KB

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

1. Proposal for the work and cost of the work to rehabilitate the slide (dated January 22, 2017).
2. A request from Terry Brannon (consulting engineer) to Pool A.R.T. (contractor) for the cost of performing specific rehabilitation work to the slide (dated December 21, 2016).
3. Change order detailing cost and change in contract price (dated February 16, 2017).

Dept. Head Signature



M. Darrell Lovellette

**Deputy City Manager
Signature**



Hugh R. Walker

City Manager Signature



City Attorney Signature



Janis K. Hampton