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Aquatics Projects: Bartholomew Pool - FACT SHEET Revised November 8, 2013

Note: Bartholomew Pool is one (1) of three (3) projects associated with the overall Aquatics Project with an original Guaranteed Maximum Price (GMP) of \$8,000,000.00 for all 3 pools combined (Bartholomew, Deep Eddy and Westenfield). Due to unforeseen conditions at Deep Eddy and Bartholomew Pool additional funding was approved through the RCA process to complete Bartholomew and Westenfield Pools.

Description:

Bartholomew Pool – Replacement of existing pool due to structural failure. New design to provide a higher level aquatic facility reflecting PARD Aquatic Division programming opportunities and community input.

Scope of Original Improvements Include:

- Designated toddler zero entry pool (max depth of two feet)
- Designated recreation pool
- Designated lap pool
- Water slides
- Bath house with gender specific changing rooms and family changing rooms
- Outdoor vending and eating area
- Revenue collection and staff office space

Current Issue/Challenge

- Current construction status indicates that the facility is 30% complete and is projected to be substantially completed in May of 2014.
- Cheryl Bolin has been assigned the Aquatics Division Manager position effective, October 1, 2013.

Bartholomew Pool Project Dates:

Date	Description
October 18, 2010	Notice to Proceed for design issued
May 31, 2011	Completion of Schematic Design
January 31, 2012	Completion of Construction Documents
March 22, 2012	Request for Council Action (RCA) approval for construction funding
May 2012	Guaranteed Maximum Price (GMP) Submittal to PARD from Chasco
June 2012	GMP Negotiations with Chasco through City of Austin Contract Management Department (CMD)
September 20, 2012	Notice to Proceed for construction issued
November 2012	Project Construction halted due to unforeseen conditions
May 23, 2013	RCA approved to cover unforeseen conditions
June 17, 2013	Construction resumes
May 2014	Anticipated substantial completion of facility
November 1, 2013	30% completed

Objective:

Design Build consultant, Chasco Constructors was hired through Request for Proposal (RFP) to design and build a new pool complex to replace obsolete facility, made inoperable due to structural failure.

History:

- Pool closed due to structural failure in 2009.
- Aquatics Division developed scope late 2009 with the goal to replace the pool.
- 2006 Bonds are the funding source for the pool improvements.
- Preliminary Guaranteed Maximum Price (GMP) figures were submitted for PARD review on March 29, 2012. This GMP as submitted was 40% above the schematic design phase projected budget cost.
- Due to the information received by Chasco, PARD requested a dollar amount breakdown of the construction items to substantiate the budget overrun. A revised preliminary GMP was submitted for PARD review on April 26, 2012 that included documentation of bid items.
- PARD responded on May 8, 2012 requesting clarifications and approved several of the cost reducing measures recommended by Chasco.
- Final GMP was approved by PARD in early September of 2012. Mobilization and construction began in mid-September of 2012. Early demolition activities discovered asbestos material used for drainage structures at existing pool. Change order no. 1 issued to remediate and remove the asbestos from site.
- Upon complete removal of existing pool structure, ground water was found emanating along the southern edge of the proposed facility.
- The original design of the pool facility by Chasco and sub consultants was based on the geotech information provided by HVJ Geotechnical engineering firm acquired through the City of Austin engineering rotation list who conducted work in 2010, a confirmed period of drought.
- The City of Austin-Watershed Protection Department (WPD) was contacted to assist in determining the water quality and the potential source of the water. Testing and geological research conducted by WPD determined that the water present at the site is of natural ground water source.
- PARD requested that the Public Works Project Manager initiate a third party review of the original boring studies and the proposed alternatives. In March of 2013, Kleinfelder the third party geotechnical reviewer, submitted their findings based on the current conditions and the original geotechnical report. Kleinfelder review and work included additional borings and soils studies.
- The design team, along with Kleinfelder, developed three (3) alternatives to address the ground water. All three alternatives were studied by PARD staff and adjunct expert City of Austin departments in order to determine the best course of action.
- The impacts of the alternative added three (3) months on the project construction time frame. The option selected outlined the use of 'fill' material to support the proposed bathhouses pools and other proposed structures.
- A positive consequence of the delay provided PARD another opportunity to engage the community for input on the design of the proposed facility.
- Community meetings were held on March 6, 20 and April 10, 2013 where PARD communicated the current status of the project and collected additional community facility design input.
- The alternative construction design increased the originally proposed construction budget.
- The budget impacts to the Aquatics 2013 budget year include the deferral of code compliance improvements at other aquatic facilities and reduced funding for other capital costs (improvements) during the 2013 aquatic year.

- Potential sources to offset the increase cost to address the ground water issue may include the reimbursement of 1.2 million dollars from Venue Funds to 2006 Bond Pool Renovation and Improvement Program on improvements made to the Liz Carpenter Fountain at Butler Park, use of PARD O&M money at the sacrifice of other Aquatic's projects, use of emergency funds reserves and surplus, or the 2012 bonds at the expense of other projects needed.
- On May 23, 2013 COA Council approved an RCA that amended the current contract with an additional \$990,000.00 dollars to cover the unforeseen conditions and to implement the design changes based on community input.
- Project construction resumed in July of 2013

Bartholomew Pool Stakeholders Meetings:

November 18, 2010 - Initial stakeholder meeting introducing design/build team

December 14, 2010 – Design/build team design charret with community

January 11, 2011 – Stakeholder meeting presenting design studies and schematic design

March 6, 2013 – Community meeting for additional community input and progress of project

March 20, 2013 – Community meeting for additional community input

April 10, 2013 – Community meeting to present results of community input and new pool design

Financial figures/Projected Costs:

On March 22, 2012 an RCA for \$4,962,835.00 representing the balance of the original GMP of \$8,000,000.00 was approved by council to fund the continued construction of Bartholomew Pool. Based on the additional design input from the community and the engineering recommendations of select fill to address the existing conditions the total construction expenditure for Bartholomew is \$5,621,482.00. This amount includes the RCA approved by council on May 23, 2013 of 990,000.00 to address the unforeseen conditions and the additional design fees associated.

Project lead:

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Media Lead:

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