



MEDIA CONTACT: Victor Ovalle, Program Manager, Public Information and Marketing
 512 974-6745 (day)
 512 567-4746 (evening)
 victor.ovalle@austintexas.gov

Aquatics Projects: Bartholomew Pool - FACT SHEET Revised August 13, 2013

Description:

Bartholomew Pool – Replacement of existing pool due to structural failure. New design to provide a higher level of 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

- Execution of redesign and additional funding required due to unforeseen site conditions

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

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 failure of pool structure in 2009. Aquatics Division developed scope late 2009 with the goal to replace the pool. Funding source for the pool improvements is 2006 Bonds. Preliminary 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. 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 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. 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.

The design team, along with HVJ, 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. In addition, PARD requested that the Public Works Project Manager initiate a third party review of the original boring studies and the proposed alternatives. The impacts of these alternatives would add two (2) to three (3) months on the project time frame. The option selected outlined the use of engineered 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. These community meetings were held on March 6, 20 and April 10, 2013 and communicated the current status of the project and collected additional community input on the facility design.

The increased allocation of 2006 G.O. Bond funding to cover changes to design and increased scope has several impacts to the Aquatics 2013 budget year. These include the deferral of code compliance improvements at other aquatic facilities and the lack of supplemental funding for other capital costs during the 2013 aquatic year. On May 23, 2013 COA council approved the 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.

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:

Guaranteed Maximum Price (GMP) to be received by PARD May, 2012. The March 22, 2012 RCA for \$4,962,835.00 for the remaining balance of the approved GMP not to exceed amount of \$8,000,000.00 to facilitate and to anticipate construction start date for Bartholomew in July of 2012.

Redesign options due to unforeseen site conditions:

Option no. 1 – All structures and piers, with void boxes, estimated cost \$764,000.00

Option no. 2 – Structural fill on all structures, estimated cost \$1,250,000.00

Option no. 3 – Half Pier, Half Structural Fill, estimated cost \$529,000.00

Option no. 2 was selected to address the ground water issue on site; the projected contract amendment is \$990,000.00

In addition to the potential cost associated with the alternatives, each alternative carries a design and construction service fee of approximately \$139,495.00.

Project lead:

Reynaldo Hernandez Jr, RLA, Landscape Architect II
512-974-9464 (office)

Media Lead:

Tom Nelson, Reynaldo Hernandez Jr

DRAFT