

**To the Mayor and Members of the City Council****September 21, 2021**

Page 1 of 4

SUBJECT: FOREST PARK POOL REPLACEMENT PROJECT

The purpose of this Informal Report is to provide background on the project formulation, timeline and public input/notification process associated with the delivery of the Forest Park Pool replacement project. In addition, this report outlines project requirements in regards to timing of funds, appropriation of funding and consideration of additional necessary funding should the City Council direct that the scope be increased.

Background

The 2012 Aquatics Master Plan Update, which is incorporated into the City's Comprehensive Plan, was approved by City Council via M&C G-17554 on March 20, 2012. The plan calls for a standard, consistent model and size swimming pool facility, the Enhanced Neighborhood Family Aquatic Center (ENFAC). [see attached CONCEPT 3,875 SF of leisure pool area and 3,000 SF of lap pool area (4-25 yd lanes)].

Since 2013 the City has built or partnered to build two ENFACs [Marine Park and McDonald YMCA]. In the YMCA partnership, the City pays an operating subsidy to make the pools available to the public at admission fees consistent with the City pool fees. No membership is required. Each of the ENFACs offer Learn-to-Swim classes.

The proposed 2022 Bond Program includes two ENFACs, one in Stop Six (\$7M) and one to replace Forest Park Pool (\$7.5M including demolition). Due to the age and uncertainty of operational reliability, tax notes (\$900K) were authorized in April 2021 to begin the design and engineering for the Forest Park Pool replacement.

Issue

Area neighborhoods and special use interest groups have expressed concern for the size and design of the Forest Park Pool replacement. Specifically, interest groups want the 50-meter, eight lap lanes of the current pool retained. Other interests have expressed desire for a larger pool than the proposed ENFAC.

A community meeting was held on September 16, 2021 at the pool with over 100 persons in attendance. Those present expressed a desire for retaining a 50-meter, 8-lane pool with sufficient depth for learn-to-swim/diving; a heated pool for year-round use; and, increased programming and marketing while retaining the character and integrity of the site. There was also a general consensus for more and varied models of aquatic facilities in the City.

Design & Construction Schedules

Construction of both the Stop Six and Forest Park pools are contingent on an approved 2022 Bond Program. The Stop Six pool construction is dependent on the Stop Six Housing and Community Facilities Project [housing, community center, and library]. Due to the age and unreliability of the infrastructure and support systems at Forest Park Pool, design is scheduled for 2022 (2021 Tax Notes); and construction is scheduled to occur in 2022 – 2024 (16 months) with a scheduled re-opening of the pool Memorial Day weekend 2024. The current pool will operate in



To the Mayor and Members of the City Council

September 21, 2021

Page 2 of 4

SUBJECT: FOREST PARK POOL REPLACEMENT PROJECT

Summer 2022 pending any operational support systems breakdown. Repair of operational failures will be attempted, however if the repair exceeds \$10k or cannot be repaired within two weeks (14 days), the P&RD recommends that the pool be permanently closed.

Note: The current pool was constructed in 1967 and has had one renovation in 1991 that added a pool liner, new filtration system, zero-depth entry and stainless gutter system. In 2013, as part of a partnership with the Radler Foundation the liner was replaced, site amenities were installed and minor ADA improvements (ramp) were made. The Foundation's condition for the gift was that the City operate the pool for five years. This condition was met in 2018.

The current pool has needed a liner for over 30 years to halt water loss caused by a compromised shell. Moreover, any renovation to the current facility would require that all improvements meet current regulatory standards, including replacement of the bathhouse and all mechanical / chemical areas to conform to the Americans w/ Disability Act, Texas Accessibility Standards and Texas Department of State Health Services (TDSHS) standards.

Impact on Design & Construction of ENFAC or Larger Facility

In order to meet the design and construction schedule, a design and engineering RFQ was issued in August 2021 with award of professional services agreement scheduled for November 2021. Preliminary engineering (geo-tech, site assessment, etc.) will occur November & December, with detailed design to commence in February 2022. *This is the final decision point where the project scope must be determined for design and engineering to proceed within the current replacement schedule.* If the scope changes from the-proposed Master Plan element, the contract will be amended to include an additional/altered scope.

Cost Impact of Larger Facility

The City, through a separate professional services agreement, will engage a design and engineering firm to develop an Opinion of Probable Cost (OPC) for the consideration of eight (8), 50m (and 52m with bulkhead) lap lanes and in lieu of the ENFAC four (4), 25-yard lap lanes. The OPC will consider the necessary changes to parking, all mechanical operations (pumps, filters, etc.), pool and bathhouse construction and operations; all of which will likely be impacted by increased pool size. It is anticipated that the OPC will be available in October 2021.

If a larger facility is to be designed and built, the full amount of funding for the increased costs will require allocation (if funded by the City) or appropriation (if funded by private sources) by February 2, 2022. The Property Management Department has begun the design process and is scheduled to award a design services contract in October 2021. The initial ninety days of the design contract is typically collection of existing site data, followed by conceptual design document preparation. It is anticipated that a conceptual layout of the proposed aquatic facility will be completed by February 2, 2022. At that time a specific scope must be confirmed in order

**To the Mayor and Members of the City Council****September 21, 2021**

Page 3 of 4

SUBJECT: FOREST PARK POOL REPLACEMENT PROJECT

to proceed with more detailed design documents and subsequent construction in order to meet the 2024 opening schedule; thus, the full amount of project funding must be guaranteed at this time. The current schedule for establishing the final list of projects and calling for the 2022 Bond Referendum is January/February 2022.

Policy Considerations

1. The ENFAC model pool is the standard element and size facility in the adopted Citywide Aquatic Master Plan (CAMP) (M&C G-17554).
2. During the development of the 2022 Bond Program, “equity” criteria and weighing was incorporated into the identification and ranking of projects for the first time.
3. To-date, two pools have been funded, and two have been built in accordance with the CAMP specified ENFAC element.
4. The 2022 Bond Program recommended funding amount complies with the scope identified in the CAMP for both the Forest Park and Stop Six pools i.e. the ENFAC element pool.
5. If the policy decision is approved to upsize to a larger pool, like the current Forest Park Pool, the full funding for the design and construction must be allocated or appropriated by February 2, 2022. In addition, operational funding for a larger facility will require a future increased allocation commitment including capital maintenance funding.
6. If private contributions are realized and appropriated for a larger aquatic facility, a donation agreement will be required to ensure terms for operation of the pool are specified.

Should you have any questions regarding this Informal Report please contact Park & Recreation Department Director Richard Zavala, Assistant City Manager Valerie Washington or me.

David Cooke
City Manager

To the Mayor and Members of the City Council

September 21, 2021

Page 4 of 4



SUBJECT: FOREST PARK POOL REPLACEMENT PROJECT

