

Memorandum



CITY OF DALLAS

DATE December 4, 2015
TO Honorable Members of the Quality of Life & Environment Committee: Sandy Greyson (Chair),
Tiffinni A. Young (Vice Chair), Rickey D. Callahan, Mark Clayton, Philip T. Kingston, B. Adam McGough
SUBJECT **Aquatics Master Plan Update**

On Wednesday, December 9, 2015, the Dallas City Council will consider an addendum agenda item relating to the Park and Recreation Department.

- **Aquatics Master Plan Update** - Authorize a professional services contract with Kimley-Horn and Associates, Inc. for schematic design through construction administration services of the Phase I Aquatics Master Plan - 2015 Update to include six aquatic facilities to be constructed at: Crawford Memorial Park located at 8700 Elam Road, Fretz Park located at 6994 Beltline Road, Kidd Springs Park located at 700 West Canty Street, Lake Highlands North Park located at 9344 Church Road, Samuell-Grand Park located at 6200 East Grand Avenue, and Tietze Park located at 2700 Skillman Street - Not to exceed \$3,307,500 - Financing: Elgin B. Robertson Land Sale Funds. This item was approved by the Park and Recreation Board on Thursday, November 19, 2015.

A briefing and a City Council agenda sheet is attached with this memo to provide further details on this agenda item. If you have any questions, please contact me at 214-670-4071.

A handwritten signature in black ink that reads "Willis C. Winters".

Willis C. Winters, FAIA, Director
Park and Recreation Department

Attachments

c: Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council

**PARK AND RECREATION DEPARTMENT
CITY COUNCIL ADDENDUM FACT SHEETS - PAGE 1
DECEMBER 9, 2015 – COUNCIL AGENDA
CONTACT: WILLIS WINTERS – 670.4071**

SUBJECT

Authorize a professional services contract with Kimley-Horn and Associates, Inc. for schematic design through construction administration services of the Phase I Aquatics Master Plan - 2015 Update to include six aquatic facilities to be constructed at: Crawford Memorial Park located at 8700 Elam Road, Fretz Park located at 6994 Beltline Road, Kidd Springs Park located at 700 West Canty Street, Lake Highlands North Park located at 9344 Church Road, Samuell-Grand Park located at 6200 East Grand Avenue, and Tietze Park located at 2700 Skillman Street - Not to exceed \$3,307,500 - Financing: Elgin B. Robertson Land Sale Funds

BACKGROUND

Contract includes schematic design through construction administration services for six facility aquatic centers, including Regional facilities at Fretz Park, Samuell-Grand Park and Crawford Memorial Park; two Community facilities at Lake Highland North Park; and Kidd Springs Park and a Neighborhood facility at Tietze Park.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	January 2016
Complete Design	December 2016
Begin Construction	May 2017
Complete Construction	May 2019

FISCAL INFORMATION

Elgin B. Robertson Land Sale Funds - \$3,307,500

PHASE 1 AQUATICS

Award of Professional Services Contract



Quality of Life and
Environment Committee

December 8, 2015

Phase 1 Aquatics

BACKGROUND

- The Quality of Life and Environment Committee was briefed on the Aquatics Master Plan 2015 Update on September 14, 2015
- The City Council was briefed on the Aquatics Master Plan 2015 Update on October 7, 2015
- The Park and Recreation Board approved the Aquatics Master Plan 2015 Update on October 8, 2015
- On December 9, 2015, City Council will consider approval of the professional services contract
- Next step is to start design



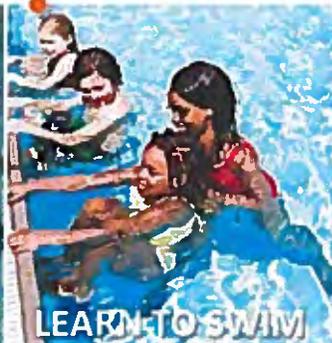
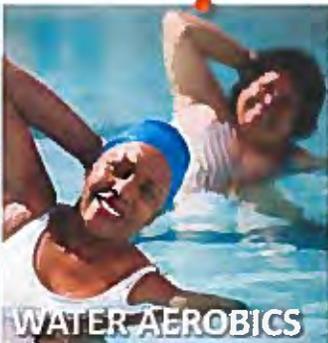
Phase 1 Aquatics

Phase 1 Aquatics will provide outdoor facilities for all...

ADULTS, SENIORS & TEEN FOCUS
(activity varies depending on time of day)

FAMILY & TEEN FOCUS

TOT FOCUS



Phase 1 Aquatics

Phase 1 (\$36.6M)	Phase 2 (\$23M)
- Crawford RFAC	- Bachman RFAC
- Fretz RFAC	- Singing Hills CFAC
- Samuell Grand RFAC	- Exline NFAC
- Kidd Springs CFAC	- Harry Stone NFAC
- Lake Highlands North CFAC	- Martin Weiss NFAC
- Tietze NFAC	- Nash-Davis Sprayground
- Kleberg-Rylie Sprayground*	
- Park in the Woods Sprayground*	
- Timberglen Sprayground*	

*Schematic Design to be performed by in-house staff



Phase 1 Aquatics

Regional Family Aquatic Center (RFAC)

- 7,500 – 9,500 square feet of water
- 8 lap lanes (swim lessons, swim teams, aerobics, lap swim, open swim)
- Open and closed flume slide
- Tot slide
- Tot pool/pad
- Lazy river
- Shade structures
- Interactive play feature
- Interactive floor geysers
- Bath house/concession building
- Filtration building
- Zero entry beach
- Group pavilions
- Raindrop feature



Crawford Memorial Park - District 5



Fretz Park - District 11



Samuell Grand Park - District 2

Phase 1 Aquatics

Community Family Aquatic Center (CFAC)

- 3,500 – 5,500 square feet of water
- 6 lap lanes (swim lessons, swim teams, aerobics, lap swim, open swim)
- Open flume slide
- Tot slide
- Zero entry beach
- Interactive play feature
- Raindrop feature
- Shade structures
- Bath house/concession building
- Filtration building



Phase 1 Aquatics

Neighborhood Family Aquatic Center (NFAC)

- 2,400 – 3,400 square feet of water
- 4 lap lanes (swim lessons, swim teams, aerobics, lap swim, open swim)
- Tot area with spray features
- Waterslide
- Shade structures
- Bath house/concession building
- Filtration building

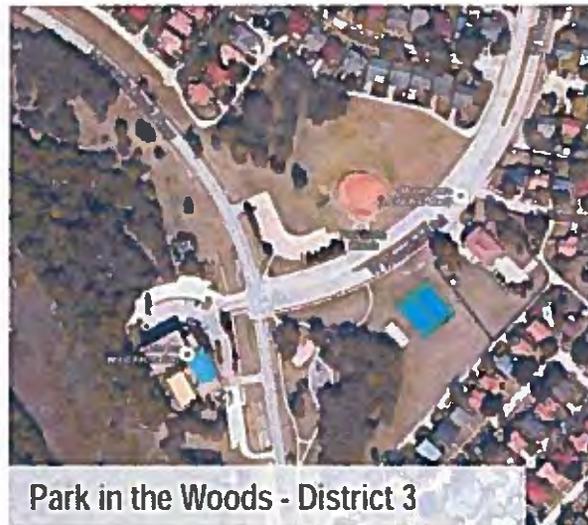


Tietze Park - District 14

Spraygrounds



Kleberg-Rylie Park - District 8



Park in the Woods - District 3



Timberglen Park - District 12

BASIC SERVICES INCLUDE (for 3 RFACs, 2 CFACs and 1 NFAC):

- **Schematic Design**
 - Community input meetings
 - Site planning (pools, buildings, parking, grading, tree mitigation, site utilities)
 - Swimming pool design (program analysis, plans, sections)
 - Bathhouse and support building design (program, plans, sections. Elevations)
 - Architectural renderings
 - Code, zoning and platting analysis
 - Cost estimate
- **Design Development (50% Construction Documents)**
 - Drawings and technical specifications
 - Owner coordination meetings
 - Cost estimate
- **Construction Documents**
 - Final drawings and technical specifications which will include Landscape Architecture, Civil, Architecture, Structural, Mechanical, Electrical, Plumbing and Pool
 - Owner coordination meetings
 - Presentation to the Park and Recreation Board
 - Cost estimate

BASIC SERVICES INCLUDE (cont.):

- **Bid and Construction Award**
 - Attend pre-bid / proposal conference
 - Prepare and issue any addenda items
 - Review bids and make recommendations
- **Construction Administration**
 - Attend pre-construction conference
 - Review and approve submittals
 - Attend progress meetings
 - Construction observation and field reports
 - Review change orders
 - Review contractor pay requests
 - Coordinate Texas Accessibility Standards reviews

SPECIAL SERVICES INCLUDE:

- Topographic surveys
- Platting
- Geological/hazardous materials investigations
- TAS compliance
- Specialized pool mechanical design



Phase 1 Aquatics

Phase 1 Tentative Schedule:

Start Design	January 2016
Complete Design	December 2016
Bidding/Award	May 2017
Start Construction - RFACs	May 2017
Complete Construction - RFACs	April 2018
Start Construction - CFACs + NFAC + Sprayground(s)	May 2018
Complete Construction - CFACs + NFAC + Sprayground(s)	April 2019

