



Dallas Park & Recreation

AQUATICS UPDATE



Park and Recreation Board
June 21, 2018

PURPOSE

- Provide background
- Provide status of:
 - Phase 1 – Package 1 Aquatic Centers
 - Crawford/Fretz/Samuell Grand
 - Phase 1 – Package 2 Aquatic Centers
 - Kidd Springs/Lake Highlands North/Tietze
 - 2017 Bond Program Projects
 - Phase 2 Aquatic Centers
 - Bahama Beach/Bachman/Exline/Harry Stone
 - Phase 2 Spraygrounds
 - Grauwyler/Jaycee Zaragoza/K.B. Polk/Kleberg-Rylie/Nash-Davis/Timberglan

BACKGROUND

- The Aquatics Master Plan 2015 Update was approved by Park and Recreation Board on Oct. 8, 2015
- Amendment No. 1 to the Master Plan was approved on September 7, 2017 which added sprayground locations and a neighborhood family aquatic center
- Proceeds from the Elgin B. Robertson land sale provided funding for the Regional Family Aquatic Centers
- Phase 1 included:
 - Crawford Regional Family Aquatic Center
 - Fretz Regional Family Aquatic Center
 - Samuell Grand Regional Family Aquatic Center
 - Kidd Springs Community Family Aquatic Center
 - Lake Highlands North Community Family Aquatic Center
 - Tietze Neighborhood Family Aquatic Center
- Phase 1 was divided into 2 construction packages

BACKGROUND – cont.

- Master Plan - Phase 2 includes:
 - Aquatic Centers:
 - Bachman Regional Family Aquatic Center
 - Singing Hills Community Family Aquatic Center (not funded)
 - Exline Neighborhood Family Aquatic Center
 - Harry Stone Neighborhood Family Aquatic Center
 - Martin Weiss Neighborhood Family Aquatic Center (not funded)
 - Spraygrounds:
 - Grauwyler*
 - Jaycee Zaragoza*
 - K. B. Polk*
 - Kleberg-Rylie
 - Nash Davis
 - Park in the Woods (not funded)
 - Timberglen
 - Council District 10 – TBD*

* Added by amendment to the Master Plan on September 7, 2017

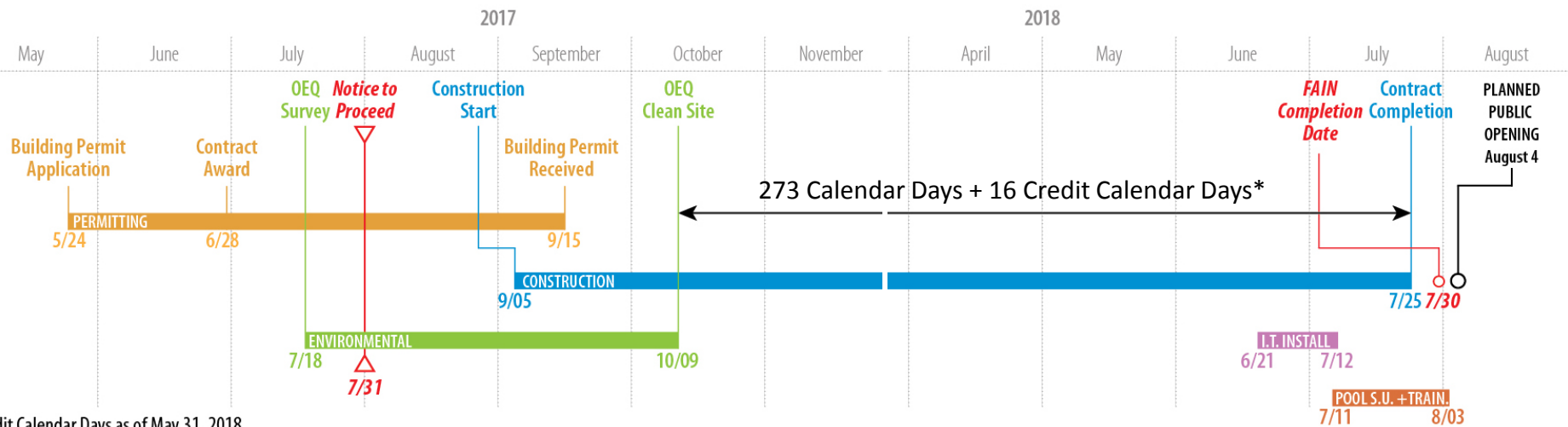
AQUATICS UPDATE

Phase 1 – Package 1 Aquatic Centers



Crawford / Fretz / Samuell Grand

Crawford Park Regional Aquatic Center Schedule



*Credit Calendar Days as of May 31, 2018

- Contract allows 273 calendar days, not including delays for excessive weather
- Challenges delaying completion:
 - Permit took approximately 4 months
 - Environmental testing and remediation took approximately 3 months
 - Contractor mobilization and limited work began on 9/05/2017
 - Excessive weather delays – 16 days as of 5/31/2018
- Other Challenges
 - Difficulty in locating suitable fill material for the 16' depth under pools and building
 - Oncor requirements for easement on Park property for 3-phase power
 - Generator has been ordered to supply temporary power

Crawford Park Regional Aquatic Center



CONSTRUCTION PHOTOS 06.13.18

Crawford Park Regional Aquatic Center



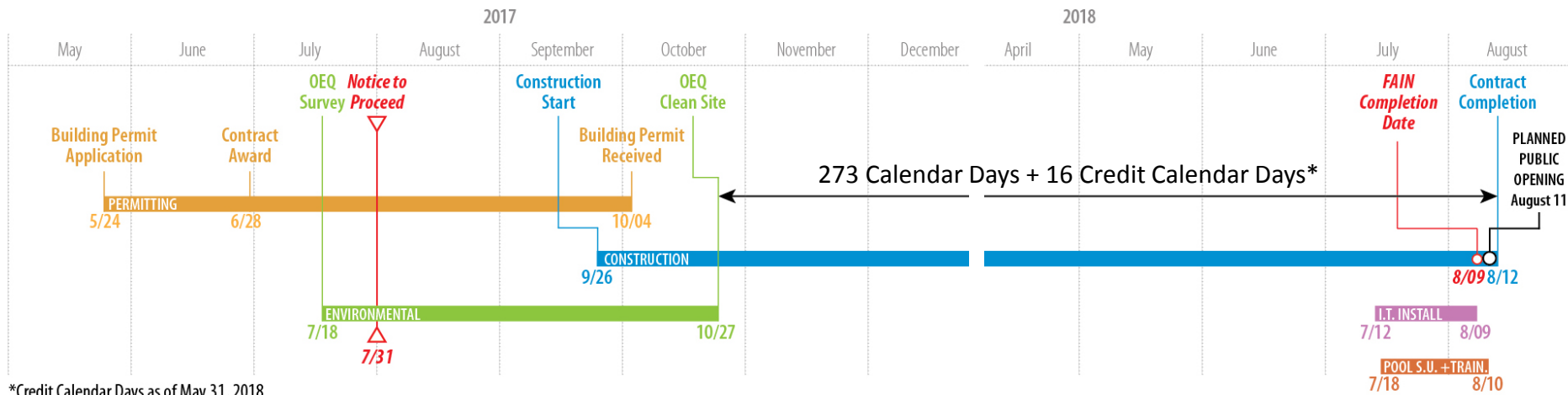
CONSTRUCTION PHOTOS 06.13.18

Crawford Park Regional Aquatic Center

- Work Remaining (as of 6/14/18)
 - CONTRACTOR:
 - Interior building finish-out
 - Site Lighting
 - Group shade structure
 - Complete electrical
 - Plumbing fixtures
 - HVAC
 - Fencing
 - Pool furniture
 - Signage
 - Landscaping and irrigation
 - Pool plaster
 - Final cleaning
 - CITY:
 - Communications/data wiring and equipment
 - Security system
 - Interior furniture
 - Aquatics staff make-ready and training

**Planned Public Opening:
August 4, 2018**

Fretz Park Aquatic Center Schedule



*Credit Calendar Days as of May 31, 2018

- Contract allows 273 calendar days, not including delays for excessive weather
- Challenges delaying completion:
 - Permit took approximately 5 months
 - Environmental testing and remediation took approximately 3 months
 - Contractor mobilization and limited work began on 9/26/2017
 - Excessive weather delays – 16 days as of 5/31/2018
- Other Challenges
 - Right-of-Way setback on Hillcrest Road caused redesign during permitting process
 - Difficulty securing fabricated structural steel due to high market demand
 - Difficulty with brick delivery

Fretz Park Regional Aquatic Center



Fretz Park Regional Aquatic Center



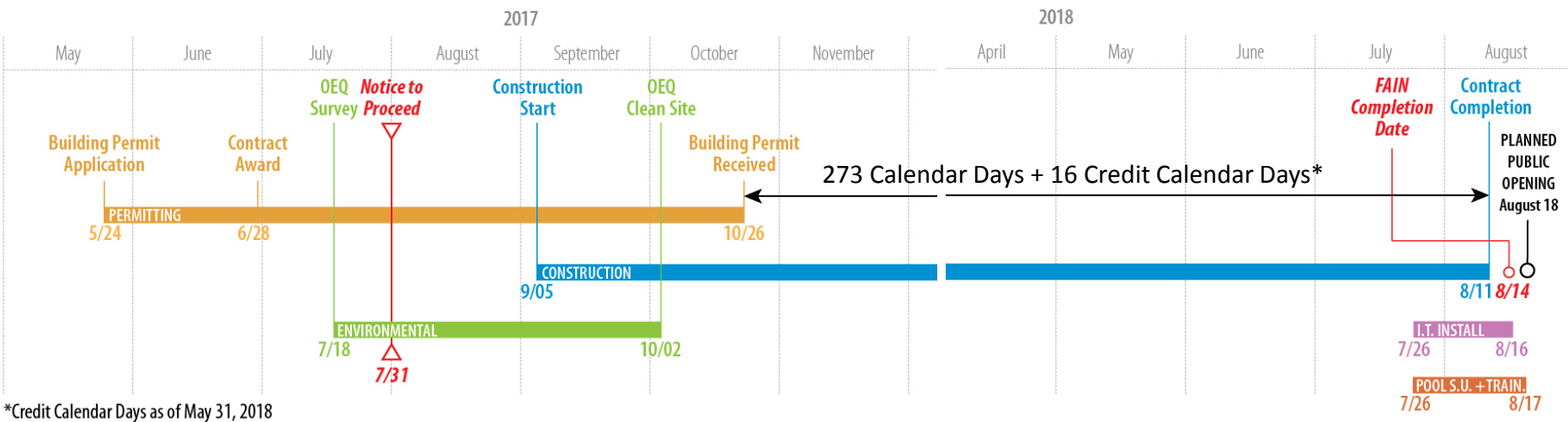
CONSTRUCTION PHOTOS 06.13.18

Fretz Park Regional Aquatic Center

- Work Remaining (as of 6/14/18)
 - CONTRACTOR:
 - Structural steel - roof
 - Brick exterior
 - Interior building finish-out
 - Group shade structure
 - Site lighting
 - Fencing
 - Complete electrical
 - Plumbing fixtures
 - HVAC
 - Pool furniture
 - Landscaping and Irrigation
 - Pool plaster
 - Final cleaning
 - CITY:
 - Communications/data wiring and equipment
 - Security system
 - Interior furniture
 - Aquatics staff make-ready and training

**Planned Public Opening:
August 11, 2018**

Samuell Grand Park Aquatic Center Schedule



- Contract allows 273 calendar days, not including delays for excessive weather
- Challenges delaying completion:
 - Permit took approximately 5 months
 - Environmental testing and remediation took approximately 3 months
 - Contractor mobilization and limited work began on 9/05/2017
 - Excessive weather delays – 16 days as of 5/31/2018
- Other Challenges
 - Thermal break on new bathhouse roof required by Energy Code
 - Difficulty securing hand cut stone for buildings and retaining walls (quarried in California)
 - Labor involved in laying stone

Samuell Grand Park Regional Aquatic Center



CONSTRUCTION PHOTOS 06.13.18

Samuell Grand Park Regional Aquatic Center



CONSTRUCTION PHOTOS 06.13.18

Samuell Grand Park Regional Aquatic Center



CONSTRUCTION PHOTOS 06.13.18

Samuell Grand Park Regional Aquatic Center

- Work Remaining (as of 6/14/18)
 - CONTRACTOR:
 - Bathhouse concrete roof
 - Stone facade at pool building and retaining wall
 - Interior building finish-out
 - Site Lighting
 - Group shade structure
 - Fencing
 - Complete electrical
 - Plumbing fixtures
 - HVAC
 - Pool furniture
 - Landscaping and irrigation
 - Signage
 - Pool plaster
 - Final cleaning
 - CITY:
 - Communications/data wiring and equipment
 - Security system
 - Interior furniture
 - Aquatics staff make ready and training

**Planned Public Opening:
August 18, 2018**

AQUATICS UPDATE

Phase 1 – Package 2 Aquatic Centers



Kidd Springs / Lake Highlands North / Tietze

Phase 1 – Package 2 Aquatic Centers

Kidd Springs / Lake Highlands North / Tietze

- Construction contract awarded by City Council on 1/24/18
- Environmental reports completed for all three sites
 - No soil remediation is required
 - Asbestos abatement will be required at Kidd Springs and Tietze
- Construction Documents submitted for permit in February
 - Lake Highlands North permit received 6/8/18
 - Kidd Springs and Tietze are in process
- Construction mobilization at Lake Highlands North started on 6/14/18
- Ground Breaking for Lake Highlands North scheduled for 6/23/18
 - Excavation work began on 6/20/18
- Construction of Kidd Springs and Tietze will begin at end of pool season (August 12)
- Complete construction May 2019

AQUATICS UPDATE

2017 Bond Program Aquatic Projects



2017 Bond Program Aquatic Projects

AQUATIC CENTERS:

- Bachman Regional Aquatic Center (Phase 1)
- Bahama Beach Waterpark Upgrades
- Exline Neighborhood Aquatic Center
- Harry Stone Neighborhood Aquatic Center

SPRAYGROUNDS:

- Grauwyler
- Jaycee Zaragoza
- K.B. Polk
- Kleberg-Rylie
- Nash-Davis
- Timberglen

2017 Bond Program Aquatics Projects – Tentative Schedule

DESIGN PHASE

- Consultant selection process for aquatic centers and spraygrounds:
 - RFQ for Design Consulting Services received on 3/2/18
 - RFP for Design Consulting Services received on 4/4/18
- Consultant contract approvals:
 - Consultant contract for aquatic centers approved by Park Board on 6/7/18
 - Consultant contract for spraygrounds on June 21, 2018 Park Board Agenda
 - Consultant contract awards on 6/27/18 City Council agenda
- Complete design of 4 aquatic centers – March 2019
- Complete design of 6 spraygrounds – March 2019

2017 Bond Program Aquatic Centers – Tentative Schedule - Construction

Exline / Harry Stone:

- Award construction contract – June 2019
- Begin construction – August 2019
- Complete construction – Summer 2020

Bahama Beach:

- Award construction contract – June 2019
- Begin construction – August 2019
- Complete construction – Summer 2020

Bachman:

- Award construction contract – June 2019*
- Begin construction – August 2019
- Complete construction – Summer 2020

* Construction start dependent on results of Bachman Lake study completion

2017 Bond Program Spraygrounds – Tentative Schedule

- Design:
 - Consultant contract award on 6/21/18 Park Board agenda
 - Consultant contract on 6/27/18 City Council agenda (addendum)
 - Complete design – March 2019
 - Construction*:
 - Construction contract award – June 2019
 - Begin construction – July 2019
 - Complete construction – May 2020
- * Construction procurement of the six spraygrounds will likely be in 2-3 packages



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