



AGENDA MEMORANDUM
Action Item for the City Council Meeting of November 16, 2021

DATE: November 16, 2021

TO: Peter Zanoni, City Manager

FROM: Jeffrey Edmonds, Director of Engineering Services
jeffrey@cctexas.com
(361) 826-3851

Dante Gonzalez, Interim Director of Parks and Recreation
danteg@cctexas.com
(361) 826-7323

Heather Hurlbert, CPA, CFGO, Director of Finance & Procurement
heatherh3@cctexas.com
(361) 826-3227

<p><u>Professional Services Contract</u> Bill Witt Park Pool and Facility Design (Bond 2020 – Proposition B)</p>

CAPTION:

Motion authorizing the award of a professional services contract to Kimley-Horn, Austin, Texas, to provide design, bid, and construction phase services for the new Bill Witt Park Pool and Facility Design in an amount of \$798,000.00, located in Council District 5, with FY2022 funding available from the Parks and Recreation Bond 2020 Fund.

SUMMARY:

This motion approves a professional services contract for the Bill Witt Park Pool and Facility design.

BACKGROUND AND FINDINGS:

On November 3, 2020, voters approved the City of Corpus Christi's Bond 2020 Program for a total of \$75 million with 42 projects. The propositions passed on election day included projects for streets, parks, and public safety improvements.

Proposition B – Parks projects included improvements to Bill Witt Park, a regional park located in off of Yorktown Boulevard. This area of the city is seeing high rates of growth, but it lacks public amenities such as aquatic recreation. Currently, there are five city swimming pools none of which are located in the southern portion of the city. Corpus Christi Natatorium, a Corpus Christi Independent School District (CCISD) facility is located in the area but has limited hours of operation. Aside from limited hours and limited facility options, residents looking to practice

swimming in the facility also encounter limited lanes due to the regular renting of lanes from private organizations.

The project scope for the Bill Witt Park Pool and Facility design will include one competition pool. Staff aims to elevate the facility's amenities to include a separate recreational pool with play features, buildings, site improvements, parking, seating areas and shade structures. Final design and amenities will be determined by feasibility, pricing, and the professional opinion of the contracted architectural firm.

Facility planning is being coordinated with the Bill Witt Master Plan that is anticipated to be completed by January 2022.

PROJECT TIMELINE:

2021 – 2022
November – December
Design

Project schedule reflects City Council award in November 2021. Currently, only the design of the facility was funded through Bond 2020. Staff will request that funding for the construction of the facility be pursued in Bond 2022.

COMPETITIVE SOLICITATION PROCESS:

On December 28, 2020, the Contracts and Procurement Division issued a Request for Qualifications (RFQ) for engineering services with the RFQ Number 3409 Professional Engineering Bill Witt Park – Pool and Facility Design. The city received a total of eight Statements of Qualifications.

The RFQ selection committee consisted of representatives from Engineering Services, Asset Management, Contracts and Procurement, the Parks and Recreation Department, and the City Manager's Office.

On August 8, 2021, the selection committee conducted interviews for the top three firms that submitted an SOQ. Firms were ranked based on four factors: 1) firm's experience and qualifications; 2) team's experience and qualifications; 3) understanding of project scope; and 4) the design firm's ability to maintain schedules, cost, and quality controls.

The committee selected Kimley Horn as the best qualified firm. Kimley Horn is a full-service consulting firm with a long-standing record of aquatic facility design for public and private sector clients. Kimley-Horn was established in 1967 and is a nationwide leader in aquatic planning and design. The firm averages four to five aquatic facilities designs per year, keeping up with trends and technological advances.

The design team has vast experience providing design, bid, and construction phase services for aquatic center development. Kimley-Horn has selected sub-consulting partners who have the experience necessary to successfully execute the Bill Witt – Park Pool and Facility design. Kimley-Horn has demonstrated capability in comparable projects, including similar climatic conditions such as windstorms and flooding hazards. Some of the projects that Kimley Horn is currently designing in 2021-2020 are Thomas Foreman Park, Greenville, NC, Sooner Park Expansion, Bartlesville, OK, Bachman Park Expansion, Dallas, TX, Lincoln Park, Palmetto, FL, Thurgood Marshall Park, Dallas, TX, Exline Park, Dallas, TX, Harry Stone Park, Dallas, TX.

ALTERNATIVES:

The alternative is for staff to reject the proposal and re-solicit for the design of the building improvements. This would delay the project.

FISCAL IMPACT:

The fiscal impact in FY2022 is an amount of \$789,000.00 with funding available from the Parks and Recreation Bond 2020 Fund.

FUNDING DETAIL:

Fund: Parks and Recreation Bond 2020 Fund (3296)
Mission Elem: Parks and Recreation Maintenance (141)
Project: Bill Witt Park - Pool & Facilities (21083)
Account: Design (550950)
Activity: 21083-3296-EXP
Amount \$798,000.00

RECOMMENDATION:

Staff recommends that City Council authorize the award to Kimley-Horn for the design of the Bill Witt Park Pool.

LIST OF SUPPORTING DOCUMENTS:

Location and Vicinity Map
Evaluation Matrix
Contract
CIP Page