



## AGENDA MEMORANDUM

Action Item for the City Council Meeting of March 28, 2023

**DATE:** March 28, 2023

**TO:** Peter Zaroni, City Manager

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**Bill Witt Aquatic Center  
(Bond 2020 and Bond 2022)**

**CAPTION:**

Motion awarding a construction contract to DLF Two, Inc. dba DLF Texas General Contractors of Corpus Christi, Texas, for the construction of a new Bill Witt Aquatic Center in an amount of \$10,061,852.67, located in Council District 5, with FY2023 funding available from the Parks and Recreation Bond 2020 and 2022 Fund.

**SUMMARY:**

This motion awards a construction contract for the Bill Witt Aquatic Center. This project includes designing a 10-lane competition lap pool, approximately 7,500 square foot recreational pool with play features and body slide, buildings, site improvements, parking, seating areas and shade structures.

**BACKGROUND AND FINDINGS:**

On November 8, 2022, voters approved the City of Corpus Christi's Bond 2022 Program for a total of \$125 million. The propositions passed on election day included projects for streets, parks, public safety, and library improvements. Previously on November 3, 2020, voters approved the City of Corpus Christi's Bond 2020 Program which provided funding to begin the design of the "Bill Witt Pool and Facility" Design.

Proposition B – Parks projects included improvements to Bill Witt Park, a regional park located at 6809 Yorktown Boulevard, West of Rodd Field Road. 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 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 five other city pools were originally constructed in the 1970's, Collier Pool was rebuilt with "Aquatic Facilities" funds on Bond 2012. The project was completed in 2018. It was not a new location, however. It was a complete reconstruction and expansion at the existing pool and bathhouse. That same Bond also funded improvements at the existing West Guth pool that were also completed in 2018. That project was not as extensive as the Collier Pool project.

The project scope for the Bill Witt City Park Pool and Facility design includes one competition pool, one recreational pool, a main building, food truck service area, landscaping and guest parking. The competition pool is a 25-yard long 10-lane wide heated pool (4'-0" to 9'-0" deep) with diving blocks at one end. The recreational pool (0' to 3'-0" deep) will include an enclosed flume body slide and other play features. Both pools will be surrounded by spacious concrete decks with seating, and shades. The building will houses a bathhouse, administration, high-efficiency pool-heating equipment and other mechanical systems. The new parking lot accommodates 137 vehicles and a food truck services area.

The design observes city, state and federal code requirements including Americans with Disabilities Act, Texas Accessibility Standards, TDLR windstorm design requirements, 2015 ICC Codes, National Electric Code, and Unified Development Code requirements.

The Aquatic Center planning is a result of the August 2020 Hanson-H2O Feasibility Study and the 10-year Parks Masterplan and Bill Witt Master Plan, approved by council on June 28, 2022. Specifics of the pool design were provided during the formal city council briefings and council feedback was incorporated into design.

**PROJECT TIMELINE**

2023		2024
January - March	April - December	January- May
Bid / Award	Construction	

Projected schedule reflects City Council award in March 2023 with construction completion by May 2024.

**COMPETITIVE SOLICITATION PROCESS:**

The Contracts and Procurement Department issued a Request for Bids on January 8, 2023. Subsequently, on February 15, 2023, the city received bids from two bidders. DLF Two, Inc. dba DLF Texas General Contractors of Corpus Christi submitted the lowest bid. The City analyzed the bids in accordance with the contract documents and determined DLF Texas as the lowest responsive and responsible bidder.

The Base Bid includes the competition lap pool, the recreational pool, The main building, and its supporting infrastructure in an amount of \$9,821,483.37. There was one bid alternates along with the base bid. Bid alternate No. 1 in an amount of \$240,369.30, it includes the enclose body flume and the cantilevered shade structures.

The bids received are within 10% of the engineer's estimate, which industry standards consider a good estimate. The bids appear to be competitive and representative of current market conditions. Staff recommends awarding the construction contract for Base Bid and Bid additive Alternate No. 1.

The bid results are summarized below:

<b>BID SUMMARY</b>	
<b>CONTRACTOR</b>	<b>BASE BID + Alternate No.1</b>
<b>1. DLF Two, Inc. dba DLF Texas General Contractors</b>	<b>\$10,061,852.67</b>
2. Brizo Construction	\$10,288,530.00
<b><i>Engineer's Opinion of Probable Construction Cost</i></b>	<b><i>\$9,500,000.00</i></b>

DLF Two, Inc. dba DLF Texas General Contractors has not completed City of Corpus Christi projects in the past. However, DLF Two has successfully completed multiple projects for local agencies including NAVFAC, Flour Bluff ISD, Robstown Housing Authority, Rivera ISD and Sinton ISD. DLF has partnered with Progressive Commercial Aquatics who has successfully completed several Kimley Horn design pools.

**ALTERNATIVES:**

City council could choose not to award the construction contract to DLF Two, Inc. dba DLF Texas General Contractors. This would delay the start of the project and re-advertisement is unlikely to result in lower bids.

**FISCAL IMPACT:**

The fiscal impact for the FY 2023 is an amount of \$10,061,852.67 with funding available from the Parks and Recreation Bond 2020 and Bond 2022 Fund. Currently the project has \$9,000,000.00 available for the construction. The remaining funds in an amount \$1,061,852.67 will be funded from the Bond 2020 Proposition B-Parks District 1,2,4 and 5 projects. Bond 2020 Proposition B-Parks District 1,2,4 and 5 projects are construction completed.

There are no projected operational impacts with this project at this time. Upon Completion of the aquatic center construction, additional funds are to be budgeted for lifeguard and maintenance of the facility in the Parks and Recreation annual operating budget.

**FUNDING DETAIL:**

The Capital Improvement Program (CIP) shows the project is planned for FY 2023. The project is ready to be implemented and the expenditures shown reflect the CIP.

Fund: 2023 GO Bd22 Prop B - Parks & Rec (3299)  
 Department: Facilities (27)

Project: Bill Witt Aquatic Center (21083)  
Account: Construction (550910)  
Activity: 21083-3299-EXP  
Amount \$9,000,000.00

Fund: PK&R2021 Bd20B (3296)  
Department: Facilities (27)  
Project: Bill Witt Aquatic Center (21083)  
Account: Construction (550910)  
Activity: 21083-3296-EXP  
Amount \$1,061,852.67

**Total Amount: \$10,061,852.67**

**RECOMMENDATION:**

Staff recommends awarding the construction contract for the Bill Witt Aquatic Center DLF Two, Inc. dba DLF Texas General Contractors of Corpus Christi, Texas in an amount of \$10,061,852.67. The construction duration is planned for 13 months from issuance of the Notice to Proceed to begin construction in April 2023.

**LIST OF SUPPORTING DOCUMENTS:**

Location and Vicinity Maps  
Bid Tab  
Amended CIP Page  
PowerPoint Presentation