

City of Windcrest



AGENDA

**PARKS AND RECREATION COMMISSION
FEBRUARY 23, 2023**

CITY COUNCIL CHAMBERS @ 8601 MIDCROWN

6:00 P.M.

NOTICE IS HEREBY GIVEN THAT A CITY OF WINDCREST PARKS AND RECREATION COMMISSION MEETING WILL BE HELD AT WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS ON THE 23RD DAY OF FEBRUARY 2023, STARTING AT 6:00 P.M. DURING THE MEETING THE FOLLOWING SUBJECTS WILL BE CONSIDERED AND THE COMMISSION MAY TAKE ACTION ON ANY OF THE LISTED SUBJECTS.

THE PARKS AND RECREATION COMMISSION RESERVES THE OPTION TO RECESS THE MEETING DURING THE EVENING OF FEBRUARY 23RD, 2023, AND TO RECONVENE THE MEETING ON THE FOLLOWING DAY, FEBRUARY 24TH 2023, AT 9:00 A.M. AT THE WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS.

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City of Windcrest Council Chambers is wheelchair accessible, and accessible parking spaces are available. In compliance with Americans with Disabilities Act, the City of Windcrest will provide reasonable accommodations for persons attending the meeting. To better serve you, requests should be received 48 hours prior to the meeting. Please contact the City Secretary's Office, at 210-655-0022 ext. 2150 or Fax 210-655-8776, or 711 Texas Relay.

- I. Call to Order**
- II. Roll Call**
- III. Vote to Excuse Absent Commission Members**
- IV. Pledge of Allegiance and Invocation**
- V. Citizens to be Heard**

- Citizens may address the Parks and Recreation Commission on topics not on the agenda for no more than three (3) minutes.
- In addition to the foregoing, citizens shall also have the opportunity to address the Parks and Recreation Commission during consideration of posted agenda items for no more than six (6) minutes.
- A City Official may make a statement of specific factual information in response to an inquiry made by a member of the public, or a recitation of existing policy in response to an inquiry made by a member of the public.

**THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE
PARKS AND RECREATION MEETING:**

VI. PRESENTATION

- a) The Parks and Recreation Commission will watch a presentation provided by the Texas Parks and Wildlife, on urban wildlife feeding. [Rafael Castillo, Jr., City Manager]

- b) The Parks and Recreation Commission will receive a presentation from Leonard Young, City Engineer, on the city pool located at 5906 Windsong. [Rafael Castillo, Jr., City Manager]

VII. DISCUSSION & ACTION

- a) The Parks and Recreation Commission will review, discuss, and may act on options presented by Leonard Young, on the city pool located at 5906 Windsong and additional options on land use for the said property. [Scott Lee Ross, Place 5]
- b) The Parks and Recreation Commission will review and discuss the 2022 Ho Ho Ho Market event to identify areas of success and areas for improvement, and may take action toward planning a second Ho Ho Ho Market event to be hosted by the Parks and Recreation Commission in December 2023. [Scott Lee-Ross]
- c) The Parks and Recreation Commission will review, discuss, and may take action on the FY22/23 Parks and Recreation budget and expenses for special events to date. [Rafael Castillo, Jr., City Manager]
- d) The Parks and Recreation Commission will discuss and may take action on a City Clean Up program or event utilizing local volunteers. [Monica Baietti, Place 7 & Kevin Malcolm Jr., Place 6]
- e) The Parks and Recreation Commission will discuss and may take action on logistics for an Art in the Park event to be held on March 18, 2023. [Scott Lee Ross, Place 5]
- f) The Parks and Recreation Commission will discuss and may take action on adding an Urban Forestry section to the Parks and Open Space Plan to manage the health, population, and maintenance of trees in the City of Windcrest. [Monica Baietti, Place 7]
- g) The Parks and Recreation Commission will discuss and may take action on setting a date and reviewing logistics for a kite flyer event in the park in Spring 2023. [Lamar Lawson, Place 2]
- h) The Parks and Recreation Commission will review, discuss, and may take action on a “little libraries” initiative. [Lamar Lawson, Place 2]
- i) The Parks and Recreation Commission will review, discuss, and may take action on a proposed logo for Parks and Recreation. [Rafael Castillo, Jr., City Manager]
- j) The Parks and Recreation Commission will review, discuss, and may take action on the operations calendar of park events in 2022/2023. [David Hook, Chairman]
- k) The Parks and Recreation Commission will review, discuss, and may take action on a recommendation to the City Council on the Appointment of a Parks and Recreation Commission Chairperson and Vice Chairperson. [Rafael Castillo, City Manager]

VIII. City Manager's Report

Any oral report provided by the city manager will be informational only and not for Commission action. The city manager may provide updates on community and upcoming city events, the status of the operation of individual departments, any unusual activity from any specific department which has occurred since the posting of the agenda, or to provide potential topics of discussion which may appear on a future agenda.

IX. General Announcements & Future Agenda Items Requested

Per Ordinance No. 618, repealing Ordinance No. 593; Section 9: Every agenda shall include an item entry granting a member the opportunity to propose an item for consideration of future agendas for Regular or Special Meetings. Any member may request the inclusion of such items at any meeting.

X. Adjournment

AGENDA NOTICES:

DECORUM REQUIRED:

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

ACTION BY COMMISSION AUTHORIZED:

The Parks and Recreation Commission may vote and/or act upon any item within this Agenda. The Parks and Recreation Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code § 551.072 (Deliberations about Real Property); § 551.073 (Deliberations about Gifts & Donations); § 551.076 (Deliberations about Security Devices); §551.087 (Economic Development); and, § 551.071 to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The attorney may appear in person, or appear in executive session by conference call in accordance with applicable state law.

EXECUTIVE SESSIONS APPROVED BY CITY ATTORNEY:

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

ATTENDANCE BY OTHER ELECTED OR APPOINTED OFFICIALS:

It is anticipated that members of the City Council, or other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission, or committee subject to the Texas Open Meetings Act.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Parks and Recreation Commission of the City of Windcrest is a true and correct copy of said Notice and was posted on the bulletin board at City Hall of said City in a convenient place to the public and said Notice was posted more than seventy-two (72) hours prior to the meeting on February 23, 2023.

By:  _____

Rachel C. Dominguez, City Secretary



YOUNG PROFESSIONAL RESOURCES – Firm # 8635
8940 FOURWINDS DR. SUITE 309, WINDCREST, TX. 78239
TELE: 210-590-9215 FAX: 210-590-9346 EMAIL: lyoung@yprconsulting

May 13, 2021

Mr. Rafael Castillo Jr., City Manager
City of Windcrest
8601 Midcrown
Windcrest, TX 78239

RE: City Council Pool Briefing for May 17th City Council Meeting

Dear Mr. Castillo:

This letter is being written to provide the City of Windcrest with background information in advance of a formal presentation to City Council on May 17, 2021.

Background

The Windcrest Municipal Pool facility is experiencing numerous issues to include:

1. Cracking and settling of pools
2. Cracking of the pool deck and surrounding concretes areas
3. Pipe breakages
4. Structural cracking on buildings
5. Pumping equipment is old and need of replacement

Photos of Existing conditions attached

The City Engineer was directed to look at three options to addressing the issues:

Option 1 - Make repairs to the existing facility

Option 2 - Upgrade the existing facility

Option 3 - Construct a new facility

The City Engineer engaged the services of Terra Design Group to assist with the development of Options 2 and 3

The presentation will discuss in detail each option, however a quick summary of each is as follows:

Option 1 - Make repairs to the existing facility

The scope of work for this project includes:

1. Excavating around pools and backfilling with new materials
2. Removing and replacing concrete deck
3. Upgrade pump system



YOUNG PROFESSIONAL RESOURCES – Firm # 8635

8940 FOURWINDS DR. SUITE 309, WINDCREST, TX. 78239

TELE: 210-590-9215 FAX: 210-590-9346 EMAIL: lyoung@yprconsulting

4. Upgrading electrical system
5. Repairing shower and changing area

Estimated Cost - \$625,000

Pros

1. Lowest cost option

Cons

1. Pool will be out of service during construction
2. Once excavation starts other issues may be uncovered increasing the cost.
3. The repairs will be made on an old pool and future repair cost should always anticipated.
4. No improvements to landscaping or amenities

Option 2 - Upgrade the existing facility

The scope of work for this project includes:

1. Remove existing pools
2. Add new lap pool
3. Add new zero entry pool
4. Add new splash pad
5. New pumping system
6. New electrical system
7. Make improvements to shower and changing building
8. New seating amenities
9. Remove Kiddie pool
10. Additional landscaping

Estimated Cost - \$1,800,000 (All costs are being refined due to recent cost material cost increases and if there any adjustments they will be presented during presentation)

Pros

1. Second lowest cost option
2. Improved amenities
3. Reduced maintenance

Cons

1. Pool will be out of service during construction
2. Once excavation starts other issues may be uncovered increasing the cost.
3. No additional parking
4. Site will be congested and no ability to expand



YOUNG PROFESSIONAL RESOURCES – Firm # 8635

8940 FOURWINDS DR. SUITE 309, WINDCREST, TX. 78239

TELE: 210-590-9215 FAX: 210-590-9346 EMAIL: lyoung@yprconsulting

Option 3 - Construct a new facility (Aquatic Center) – Midcrown @ Jim Seal

The scope of work for this project includes:

1. New lap pool
2. New zero entry pool
3. New splash pad
4. Parking for 25-35 vehicles
5. New changing and shower areas
6. New restroom facility
7. ADA compliant design
8. New seating amenities
9. New landscaping

Estimated Cost - \$2,700,000 (All costs are being refined due to recent cost material cost increases and if there any adjustments they will be presented during presentation)

Pros

1. New Amenities
2. More parking
3. Reduced maintenance cost
4. Site has less congestion
5. Can expand on the site in the future
6. City owns the property

Cons

1. Highest cost

Exhibits of Representative Amenities attached

If you have questions or comments regarding this letter, please contact me at 210-373-3204 or 210-590-9215.

Respectfully,

Leonard D. Young, P.E.

President – Young Professional Resources

Attachments: Photos on Existing Conditions

Sample Pool Amenities



YOUNG PROFESSIONAL RESOURCES – Firm # 8635
8940 FOURWINDS DR. SUITE 309, WINDCREST, TX. 78239
TELE: 210-590-9215 FAX: 210-590-9346 EMAIL: lyoun@yprconsulting



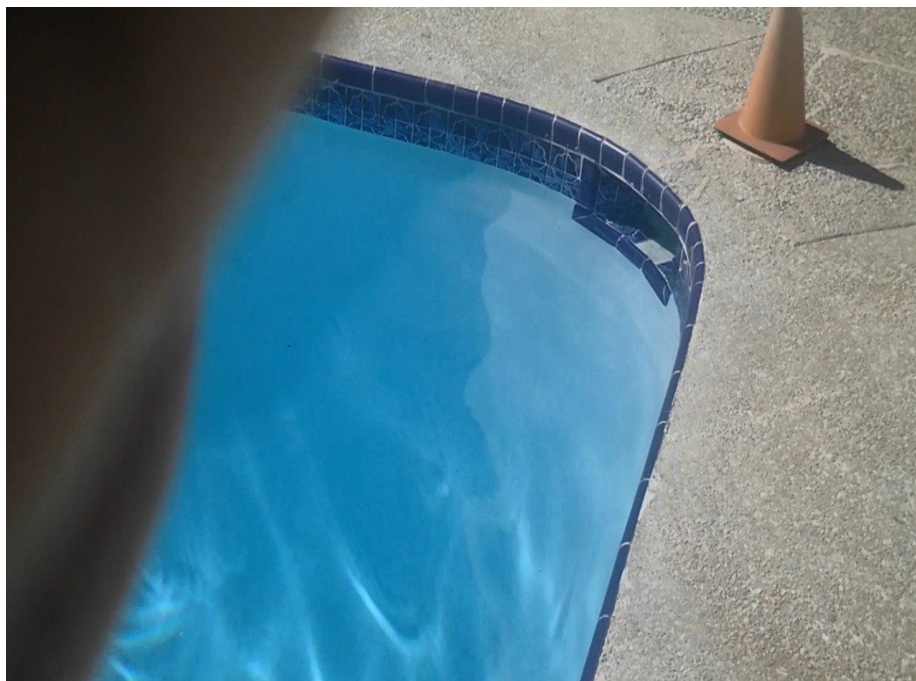
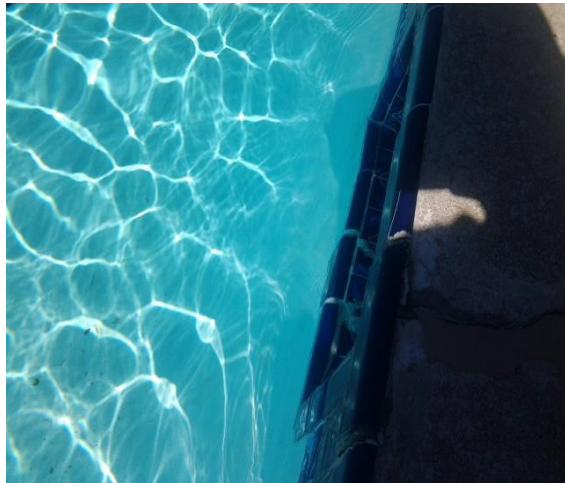
WALL ENTERING THE BUILDING



BUILDING NEXT DOOR ON THE WEST SIDE OF POOL



YOUNG PROFESSIONAL RESOURCES – Firm # 8635
8940 FOURWINDS DR. SUITE 309, WINDCREST, TX. 78239
TELE: 210-590-9215 FAX: 210-590-9346 EMAIL: lyoung@yprconsulting



**CRACKS IN BOTTOM OF LARGE POOL. THERE ARE
CRACKS AT SKIMMERS AT 2 LOCATIONS**



YOUNG PROFESSIONAL RESOURCES – Firm # 8635
8940 FOURWINDS DR. SUITE 309, WINDCREST, TX. 78239
TELE: 210-590-9215 FAX: 210-590-9346 EMAIL: lyoung@yprconsulting



CRACKS IN WALL ENTERING RESTROOM



YOUNG PROFESSIONAL RESOURCES – Firm # 8635
8940 FOURWINDS DR. SUITE 309, WINDCREST, TX. 78239
TELE: 210-590-9215 FAX: 210-590-9346 EMAIL: lyoung@yprconsulting





YOUNG PROFESSIONAL RESOURCES – Firm # 8635

8940 FOURWINDS DR. SUITE 309, WINDCREST, TX. 78239

TELE: 210-590-9215 FAX: 210-590-9346 EMAIL: lyoung@yprconsulting





YOUNG PROFESSIONAL RESOURCES – Firm # 8635
8940 FOURWINDS DR. SUITE 309, WINDCREST, TX. 78239
TELE: 210-590-9215 FAX: 210-590-9346 EMAIL: lyoung@yprconsulting





YOUNG PROFESSIONAL RESOURCES – Firm # 8635
8940 FOURWINDS DR. SUITE 309, WINDCREST, TX. 78239
TELE: 210-590-9215 FAX: 210-590-9346 EMAIL: lyoung@yprconsulting



Historical Swimming Pool Revenues and Expenditures				
<i>Year</i>	<i>Pool Revenues</i>	<i>Pool Expenditures</i>	<i>Rev. Over/Under Exp.</i>	<i>Average attendance per day (approx. 89 days in the season)</i>
1993-1994	\$ 29,891.00	\$ -	\$ 29,891.00	0
1994-1995	\$ 14,144.50	\$ -	\$ 14,144.50	0
1995-1996	\$ 33,224.25	\$ -	\$ 33,224.25	0
1996-1997	\$ 22,857.90	\$ -	\$ 22,857.90	0
1997-1998	\$ 34,737.00	\$ -	\$ 34,737.00	0
1998-1999	\$ 36,877.00	\$ -	\$ 36,877.00	0
1999-2000	\$ 35,891.00	\$ -	\$ 35,891.00	0
2000-2001	\$ 35,412.50	\$ 35,552.00	\$ (139.50)	0
2001-2002	\$ 33,623.50	\$ -	\$ 33,623.50	0
2002-2003	\$ 26,427.50	\$ -	\$ 26,427.50	0
2003-2004	\$ 24,941.50	\$ -	\$ 24,941.50	0
2004-2005	\$ 26,034.80	\$ -	\$ 26,034.80	0
2005-2006	\$ 23,653.05	\$ -	\$ 23,653.05	0
2006-2007	\$ 22,864.10	\$ -	\$ 22,864.10	0
2007-2008	\$ 24,136.00	\$ -	\$ 24,136.00	0
2008-2009	\$ 26,973.00	\$ -	\$ 26,973.00	0
2009-2010	\$ 28,398.82	\$ -	\$ 28,398.82	0
2010-2011	\$ 29,408.67	\$ -	\$ 29,408.67	0
2011-2012	\$ 30,519.39	\$ 74,522.00	\$ (44,002.61)	114
2012-2013	\$ 35,983.25	\$ 95,058.00	\$ (59,074.75)	135
2013-2014	\$ 36,479.50	\$ 73,309.00	\$ (36,829.50)	137
2014-2015	\$ 35,554.10	\$ 82,727.00	\$ (47,172.90)	133
2015-2016	\$ 38,327.75	\$ 104,974.00	\$ (66,646.25)	144
2016-2017	\$ 29,673.00	\$ 89,916.00	\$ (60,243.00)	111
2017-2018	\$ 36,043.00	\$ 104,058.00	\$ (68,015.00)	135
2018-2019	\$ 33,771.00	\$ 113,366.00	\$ (79,595.00)	126
2019-2020	COVID-19	COVID-19	COVID-19	COVID-19
2020-2021	-	-	-	-
Total Avg. Since 2011	\$ 34,543.87	\$ 92,241.25	\$ (57,697.38)	129

Pool repairs needed

Cracks in the pool, concrete separation and water leaks caused by freeze in the office, restrooms, and walls by the sinks as shown in the photos.

Over view of city pool.



Cracks on the north end of the pool as followed:



Southwest corner of small pool has a 4-6 inch drop.



South West corner from small pool has dropped concrete and is leaking water under step foundation.



Eastside of pool by the main entrance.

The side walk area next to the pool has dropped from 2"-4" inches in some areas. This edge of concrete is a walking hazard.



Some cracks can be seen by skimmer baskets and small cracks are not visible.



North end of large pool has cracks that are visible.



North end of large pool:

Lines are the cracks by the skimmers.



Different lateral cracks can be seen.



Damaged skimmer basket and housing, repairs needed.

**Pointer shows where skimmer housing
is collapsing.**



**Pointer shows separation of skimmer
basket housing.**

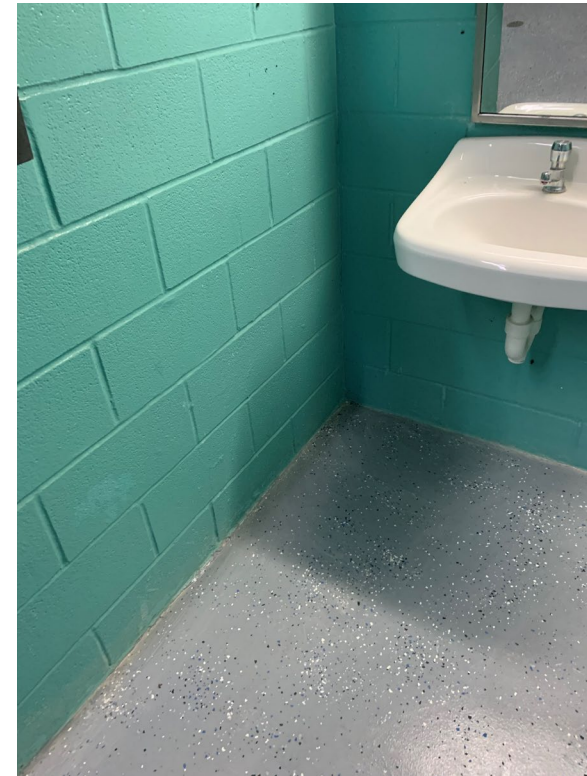


Water leak from ruptured pipes in concrete walls.

Water leaks from the seams between left sink and wall.



Better view of corner wall where water is leaking out.



Water leaks from corner of toilet and wall.
This wall divides both restrooms, male and female.



Separation in wall shows how ground has shifted. This runs from one end to the other.

Pool side of wall by female restroom door.



Street side of wall by entrance gate.

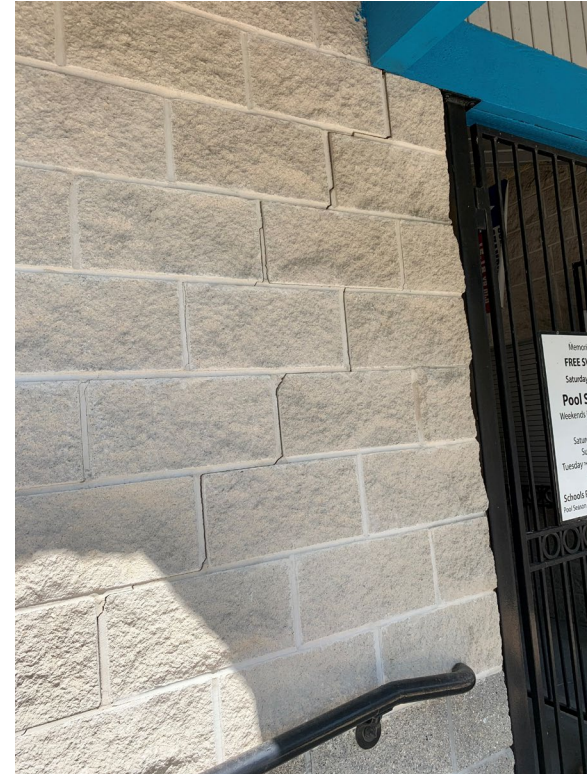


Photo shows pipe repairs in the office and the wall that covered the damaged pipes.



Water damage to equipment and counter tops in the pool office.



New Swimming Pool Located at Jim Seal Dr. Crestway Dr.

Opinion of Probable Cost - 5-17-21

No	Item	Qty Unit	Unit Price	Cost	Total Bid Item Cost
MOBILIZATION, INSURANCE AND BONDS					\$529,352.98
1	Mobilization and OH&P (11%)	1 L.S.	\$321,965.71	\$321,965.71	
2	Insurance and Bonds (4%)	1 L.S.	\$117,078.44	\$117,078.44	
3	Preparation of Right-Of-Way (1%)	1 L.S.	\$29,269.61	\$29,269.61	
4	Erosion Control And SWPPP (2%)	1 L.S.	\$58,539.22	\$58,539.22	
5	Barricades, Signs, and Traffic Handling	1 L.S.	\$2,500.00	\$2,500.00	
POOL					\$1,070,706.00
	Demolition & Haul Off For Pools	50 C.Y.	\$55.00	\$2,750.00	
	Excavation, Fill & Grading	879 C.Y.	\$35.00	\$30,765.00	
	POOL (Includes all equipment and materials to such as shotcrete pool structural shell, plaster finishes, coping, piping, valves, inlets, skimmers, drains, surfacing, tile, pumps, filters, back wash tank, and controls)	10700 S.F.	\$79.00	\$845,300.00	
	Underdrain Pipe (6" Corrugated Perforated Drain Pipe w/sock)	200 L.F.	\$24.00	\$4,800.00	
	24" x 12 ' Pump With Sump	1 L.S.	\$11,800.00	\$11,800.00	
	Gravel Underdrain	520 C.Y.	\$55.00	\$28,600.00	
	10 mil. Polyethylene Liner with 8' offset	12020 S.F.	\$3.00	\$36,060.00	
	Pole Mounted Area Lights	5 E.A.	\$4,980.00	\$24,900.00	
	Pole Mounted Area Lights Parking	5 E.A.	\$5,980.00	\$29,900.00	
	5 hp Pentair Pump and Electrical Service	2 EA.	\$5,700.00	\$11,400.00	
	Fountain Nozzles	11 EA.	\$185.00	\$2,035.00	
	2" True Union Ball Valves	11 EA.	\$150.00	\$1,650.00	
	2" sch 40 PVC Pipe	1003 L.F.	\$12.00	\$12,036.00	
	4" sch 40 PVC Pipe	18 L.F.	\$25.00	\$450.00	
	6" sch 40 PVC Pipe	20 L.F.	\$38.00	\$760.00	
	Under Water Pool Lighting	5 L.S.	\$5,500.00	\$27,500.00	
SPRAY GROUNDS					\$375,000.00
	Splash Pads (Includes all equipment and materials to such as concrete, finishes, piping, valves, inlets, drains, surfacing, pumps, filters,	1 L.S.	\$375,000.00	\$375,000.00	
SITE AMENITIES					\$565,540.00
	Concrete Walk	30950 S.F.	\$7.00	\$216,650.00	
	Chair Lift	1 EA.	\$6,500.00	\$6,500.00	
	Shower Tower	1 EA.	\$1,500.00	\$1,500.00	

New Swimming Pool Located at Jim Seal Dr. Crestway Dr.

Opinion of Probable Cost - 5-17-21

Lifeguard Chairs	3 EA.	\$980.00	\$2,940.00
Perimeter Fence, 6' ht.	425 L.F.	\$57.00	\$24,225.00
Drinking Fountain	1 EA.	\$4,200.00	\$4,200.00
Umbrella Shade Canopy	11 E.A..	\$19,275.00	\$212,025.00
Linear Shade Canopies (9)	95 L.F.	\$1,000.00	\$95,000.00
Pool Warning Sign	12 EA.	\$200.00	\$2,400.00
Pool Occupancy Sign	1 EA.	\$100.00	\$100.00

STORM DRAINAGE

\$12,636.00

Nyloplast Catch Basin	4 EA.	\$700.00	\$2,800.00
Drain Inlet	4 EA.	\$600.00	\$2,400.00
1-1/2" PVC Pipe	175 L.F.	\$8.00	\$1,400.00
6" Corrugated Drain Pipe	133 L.F.	\$12.00	\$1,596.00
8" Corrugated Drain Pipe	240 L.F.	\$14.00	\$3,360.00
6' x 10" Concrete Outfall Structure	60 S.F.	\$18.00	\$1,080.00

LANDSCAPING

\$183,079.00

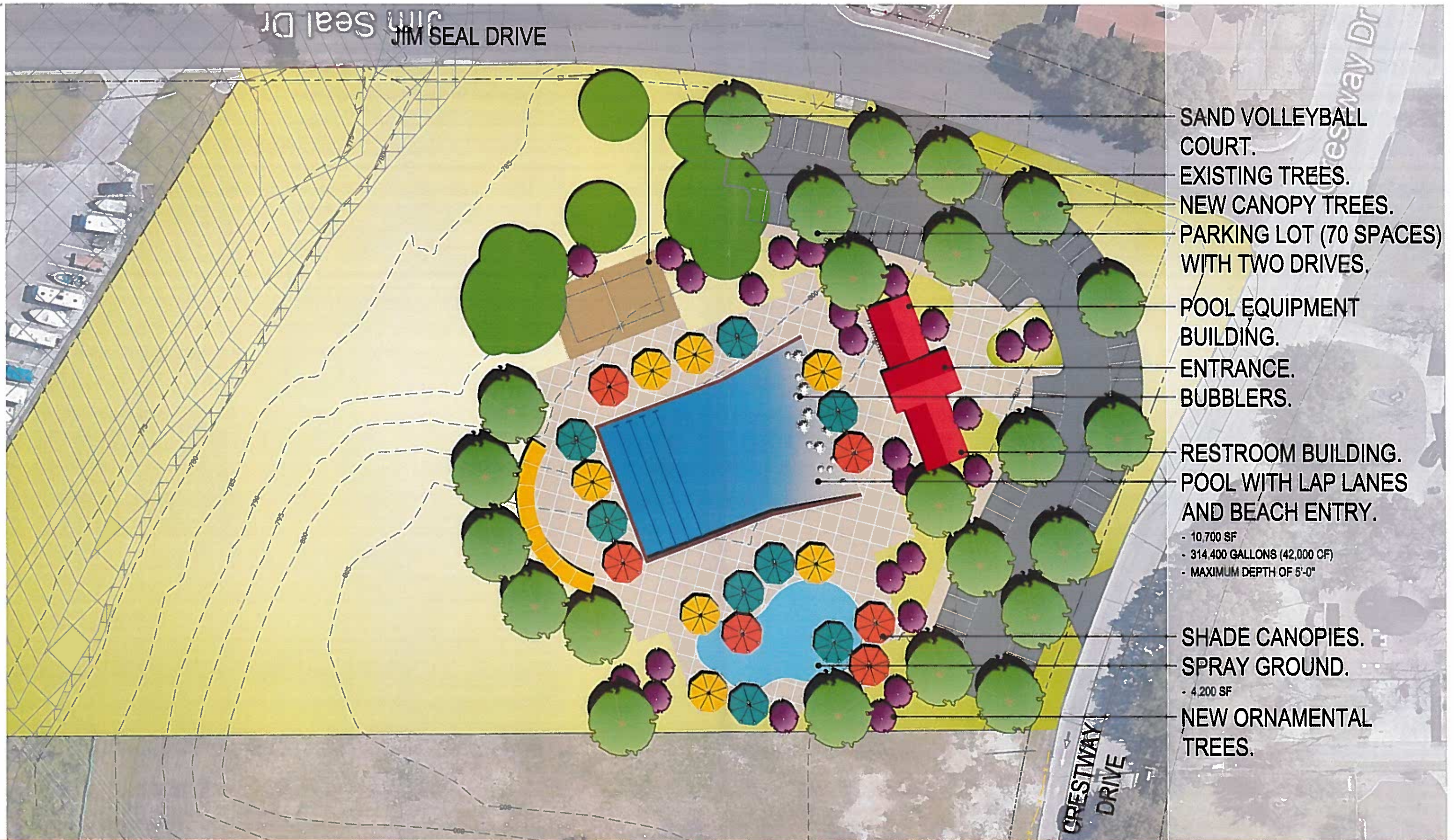
Turf Grass Hydromulch	12100 S.Y.	\$0.90	\$10,890.00
Mulch	1,773 S.F.	\$3.00	\$5,319.00
3" Cal. Tree	23 EA.	\$1,025.00	\$23,575.00
2.5" Cal. Tree	45 EA.	\$875.00	\$39,375.00
15 Gal. Shrub	45 EA.	\$175.00	\$7,875.00
10 Gal. Shrub	100 EA.	\$150.00	\$15,000.00
5 Gal. Shrub	72 EA.	\$45.00	\$3,240.00
3 Gal. Shrub	55 EA.	\$25.00	\$1,375.00
1 Gal. Shrub	93 EA.	\$10.00	\$930.00
Irrigation	1 L.S.	\$75,500.00	\$75,500.00

BUILDINGS AND PARKING

\$720,000.00

New Pool Cabana and Mechanical Building	2400 S.F.	\$230.00	\$552,000.00
Parking 70 Spaces	70 E.A.	\$2,400.00	\$168,000.00

Total Base Bid		\$3,456,313.98
Contingency 5%	\$	172,815.70
GRAND TOTAL	\$	3,629,129.68



SCHEMATIC DESIGN PLAN
CITY OF WINDCREST
MAY 17, 2021

NEW POOL AT JIM SEAL DRIVE AND
CRESTWAY DRIVE



Replace Existing Windcrest Swimming Pool

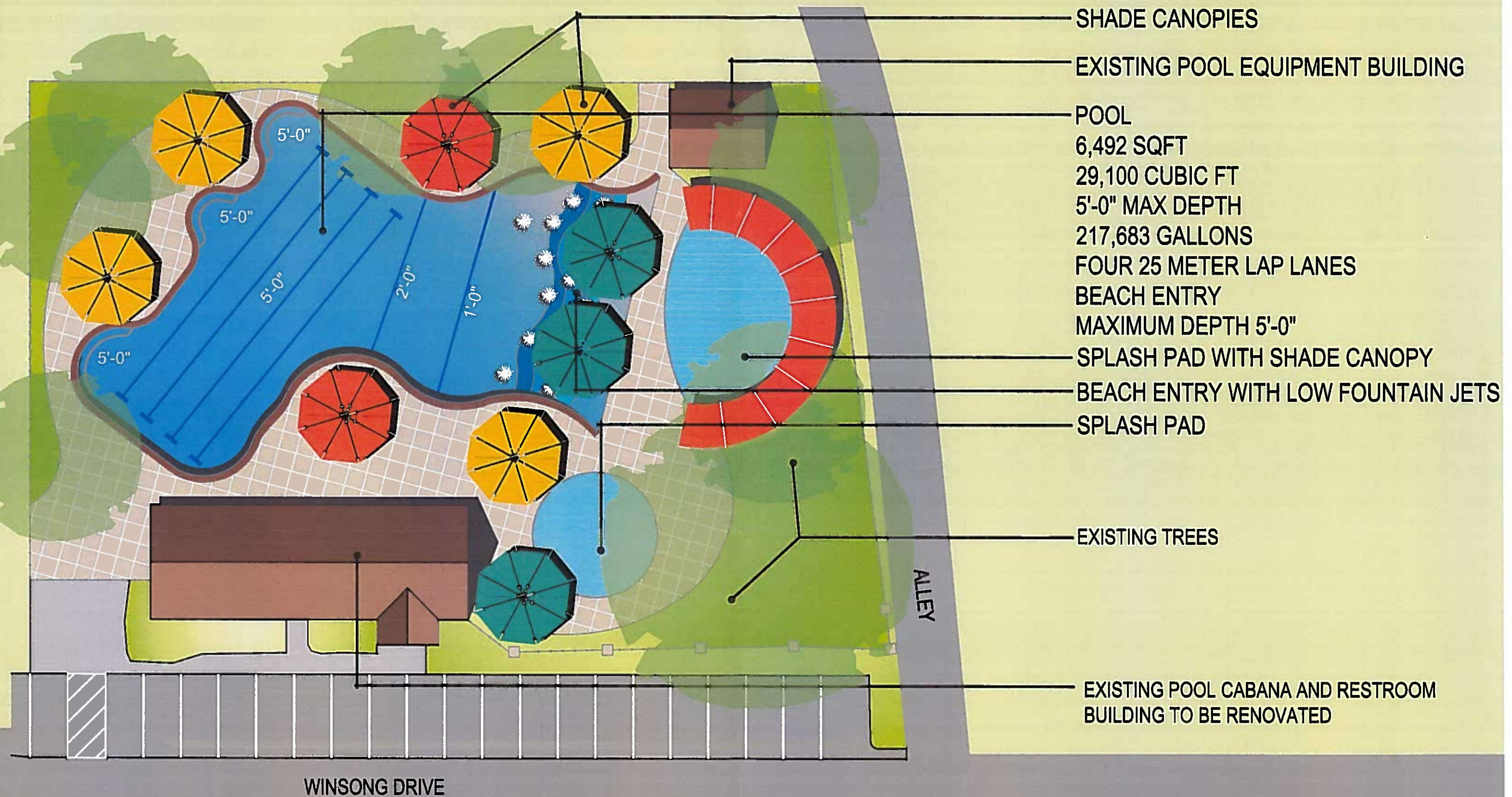
Opinion of Probable Cost - 5-17-21

No	Item	Qty Unit	Unit Price	Cost	Total Bid Item Cost
MOBILIZATION, INSURANCE AND BONDS					\$297,687.19
1	Mobilization and OH&P (11%)	1 L.S.	\$180,392.17	\$180,392.17	
2	Insurance and Bonds (4%)	1 L.S.	\$65,597.15	\$65,597.15	
3	Preparation of Right-Of-Way (1%)	1 L.S.	\$16,399.29	\$16,399.29	
4	Erosion Control And SWPPP (2%)	1 L.S.	\$32,798.58	\$32,798.58	
5	Barricades, Signs, and Traffic Handling	1 L.S.	\$2,500.00	\$2,500.00	
POOL					\$701,467.36
	Demolition and Haul Off for Pools	229 C.Y.	\$55.00	\$12,595.00	
	Excavation and Haul Off for Pools	135 C.Y.	\$35.00	\$4,725.00	
	POOL (Includes all equipment and materials to such as shotcrete pool structural shell, plaster finishes, coping, piping, valves, inlets, skimmers, drains, surfacing, tile, pumps, filters, back wash tank, and controls)	6492 S.F.	\$86.00	\$558,312.00	
	Underdrain Pipe (6" Corrugated Perforated Drain Pipe w/sock)	156 L.F.	\$24.00	\$3,735.36	
	24" x 12 ' Pump With Sump	1 L.S.	\$11,800.00	\$11,800.00	
	Gravel Underdrain	375 C.Y.	\$55.00	\$20,625.00	
	10 mil. Polyethylene Liner with 8' offset	10236 S.F.	\$3.00	\$30,708.00	
	Pole Mounted Area Lights	3 L.S.	\$4,980.00	\$14,940.00	
	5 hp Pentair Pump and Electrical Service	2 EA.	\$5,700.00	\$11,400.00	
	Fountain Nozzles	11 EA.	\$185.00	\$2,035.00	
	2" True Union Ball Valves	11 EA.	\$150.00	\$1,650.00	
	2" sch 40 PVC Pipe	936 L.F.	\$12.00	\$11,232.00	
	4" sch 40 PVC Pipe	18 L.F.	\$25.00	\$450.00	
	6" sch 40 PVC Pipe	20 L.F.	\$38.00	\$760.00	
	Under Water Pool Lighting	3 E.A.	\$5,500.00	\$16,500.00	
SPRAY GROUNDS					\$375,000.00
	Splash Pads (Includes all equipment and materials to such as concrete, finishes, piping, valves, inlets, drains, surfacing, pumps, filters,	1 L.S.	\$375,000.00	\$375,000.00	
SITE AMENITIES					\$384,121.50
	Concrete Walk	9373 S.F.	\$8.00	\$74,984.00	
	Handrails	10.5 L.F.	\$55.00	\$577.50	
	Chair Lift	1 EA.	\$6,500.00	\$6,500.00	
	Shower Tower	1 EA.	\$1,500.00	\$1,500.00	

Replace Existing Windcrest Swimming Pool

Opinion of Probable Cost - 5-17-21

Lifeguard Chairs	2 EA.	\$980.00	\$1,960.00
Perimeter Fence, 6' ht.	425 L.F.	\$57.00	\$24,225.00
Drinking Fountain	1 EA.	\$4,200.00	\$4,200.00
Umbrella Shade Canopy	9 E.A..	\$19,275.00	\$173,475.00
Linear Shade Canopies (9)	95 L.F.	\$1,000.00	\$95,000.00
Pool Warning Sign	8 EA.	\$200.00	\$1,600.00
Pool Occupancy Sign	1 EA.	\$100.00	\$100.00
STORM DRAINAGE			\$6,676.00
Nyloplast Catch Basin	2 EA.	\$700.00	\$1,400.00
Drain Inlet at Parking	2 EA.	\$600.00	\$1,200.00
1-1/2" PVC Pipe	52 L.F.	\$8.00	\$416.00
6" Corrugated Drain Pipe	40 L.F.	\$12.00	\$480.00
8" Corrugated Drain Pipe	150 L.F.	\$14.00	\$2,100.00
6' x 10" Concrete Outfall Structure	60 S.F.	\$18.00	\$1,080.00
LANDSCAPING			\$53,039.00
Turf; Solid Sod	1425 S.Y.	\$9.00	\$12,825.00
Mulch	1,773 S.F.	\$3.00	\$5,319.00
3" Cal. Tree	5 EA.	\$1,025.00	\$5,125.00
2.5" Cal. Tree	1 EA.	\$875.00	\$875.00
15 Gal. Shrub	8 EA.	\$175.00	\$1,400.00
10 Gal. Shrub	3 EA.	\$150.00	\$450.00
5 Gal. Shrub	72 EA.	\$45.00	\$3,240.00
3 Gal. Shrub	55 EA.	\$25.00	\$1,375.00
1 Gal. Shrub	93 EA.	\$10.00	\$930.00
Irrigation	1 L.S.	\$21,500.00	\$21,500.00
BUILDINGS			\$119,625.00
Renovation Of Existing Pool Cabana New	2175 S.F.	\$55.00	\$119,625.00
Total Base Bid			\$1,937,616.05
Contingency 5%			\$ 96,880.80
GRAND TOTAL			\$ 2,034,496.86



SCHEMATIC DESIGN PLAN
CITY OF WINDCREST
MAY 17, 2021

RENOVATION OF EXISTING POOL
WITH SPLASH PADS



**City of Windcrest
City Council Meeting
August 02, 2021**

New Aquatic Center



SCHEMATIC DESIGN PLAN
CITY OF WINDCREST
MAY 17, 2021

NEW POOL AT JIM SEAL DRIVE AND CRESTWAY DRIVE



- New Pool
 - Zero Entry (Beach Entry)
 - Competition Size with Lap lanes
 - 5 Foot Maximum Depth
 - ADA Accessible
- Splash Pad Area (Spray Ground)
- Trees and planting
- Sand Volleyball Area
- Approximately 70 Parking Slot
- Restroom/Changing Area
- Retractable Enclosure

- Previous Cost Estimate – \$4,363,704
- Adding Retractable Enclosure
 - Full Enclosure
 - Heating
 - Air Conditioning
 - Lighting
 - Humidity Control
 - Added cost \$475,000 includes design and construction
- New Cost with Enclosure - **\$4,838,704**

**City of Windcrest
City Council Meeting
August 02, 2021**

New Aquatic Center

**City of Windcrest
City Council Meeting
January 10, 2022**

Community Pool Options



Background

- ▶ The Windcrest Municipal Pool Facility is over 50 years with safety and operational issues
- ▶ Cracking and settling of pools
- ▶ Cracking and settling of the pool deck and surrounding concrete areas
- ▶ Numerous Pipe breakages
- ▶ Structural cracking of buildings
- ▶ Pumping equipment is old and need of replacement
- ▶ Electrical systems degradation

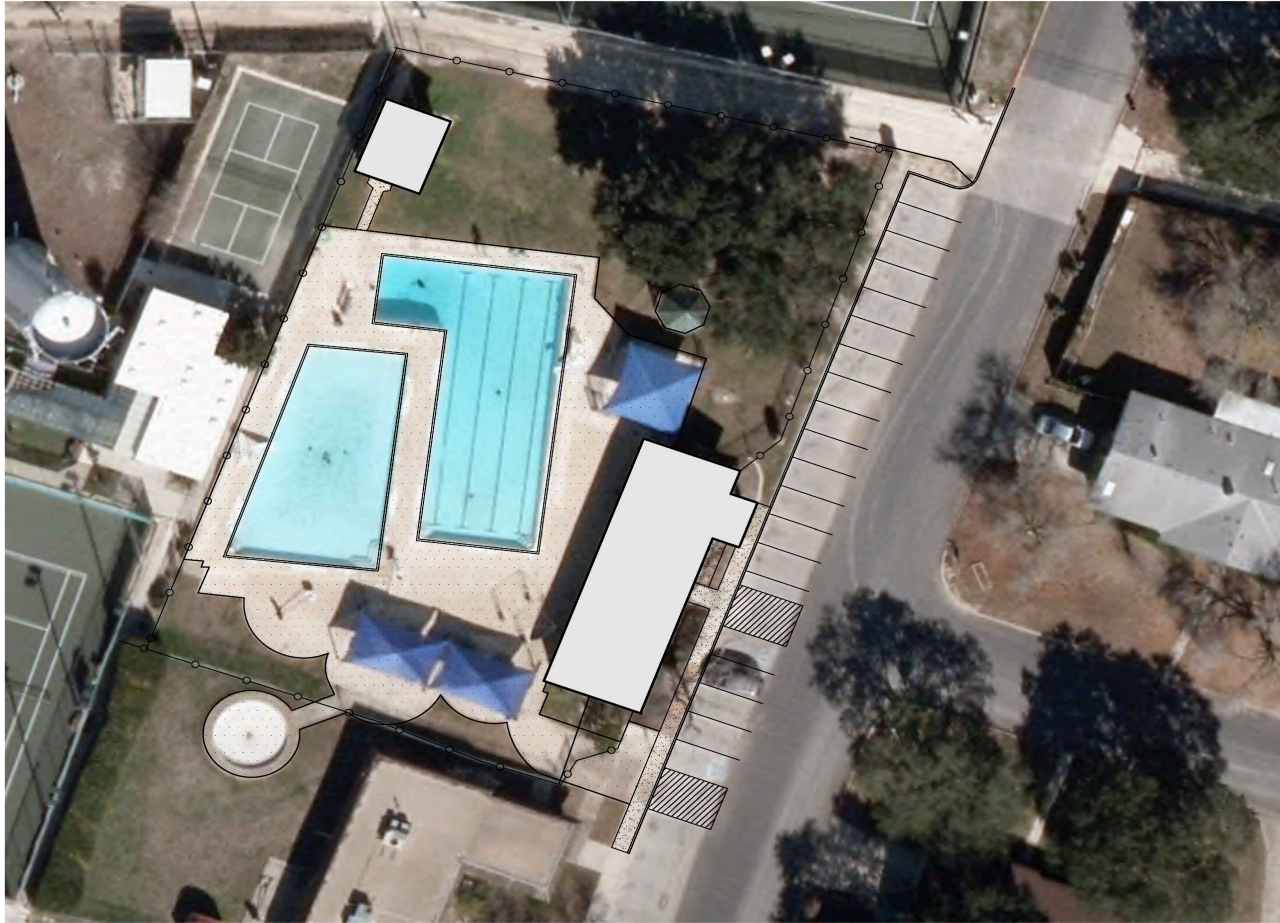
Background Cont'd

- ▶ Last year the City had explored the options to having a pool facility for the citizens of Windcrest to include:
- ▶ Option 1 – Rehabilitation the existing facilities.
- ▶ Option 2 – Demolition of existing pool facility and constructing a new aquatic center on the existing site.
- ▶ Option 3 – Construction of a new Aquatic Center on the Jim Seal property.

OPTION 1

Rehabilitate Existing Pool

OPTION1 – Rehabilitate Existing Pool



OPTION1 – Rehabilitate Existing Pool

- ▶ Demolish and Replace Pool Deck and Surrounding Concrete Areas
- ▶ Upgrade Pump and Filter Systems
- ▶ Reline Pools
- ▶ Upgrade Plumbing
- ▶ Replace Skimmers
- ▶ Level Building
- ▶ New Chemical Feed System
- ▶ Upgrade Electrical Systems
- ▶ Upgrade Facility to be ADA Compliant (Sidewalks, Ramps, Parking etc.)

Option 1 – Cost

Opinion of Probable Cost – \$1,050,852.00

Description	Costs
Demolition and Replacing Pool Deck and Concrete Surfaces to include, Sidewalks, ADA ramps, ADA Parking	\$411,000.00
Upgrade Pump and Filter Systems	\$57,000.00
Relining Pool	\$110,000.00
Plumbing Upgrade	\$107,000.00
Skimmer Replacement	\$43,000.00
Leveling Building	\$20,000.00
New Chemical Feed System	\$25,000.00
Upgrade Electrical	\$25,000.00
Insurance and Mobilization	\$40,000.00
Subtotal Construction	\$838,000.00
Design, Geotechnical, Survey Services	\$83,800.00
Construction and Project Management	\$33,520.00
Subtotal Design, Construction and Project Management	\$117,320.00
Project Contingency (10%)	\$95,532.00
Total Cost	\$1,050,852.00

Option 1 – Cost

- ▶ The previous opinion of probable was \$625,000 and was developed and provided almost a year ago
- ▶ Since that time there has been astronomical increases costs in both labor and materials both locally and nationwide ranging from 25% to 60%.
- ▶ The current opinion of probable costs reflects these changes in prices.
- ▶ The cost includes all construction costs, design costs, geotechnical, surveying costs and 10% contingencies for unforeseen issues.

Other Considerations

▶ **Parking requirement at existing site**

- The current pool facility does not have the required number of parking spaces per City ordinance.
- Currently parking is shared between the Pool Facility and the Tennis Center.
- There are currently 52 spaces available.
- If the City desires to become compliant with its ordinance it will need to develop an additional 25 parking spaces.
- The most feasible solution is to widen Winsong Drive to accommodate on street parking
- Estimated cost \$400,000.

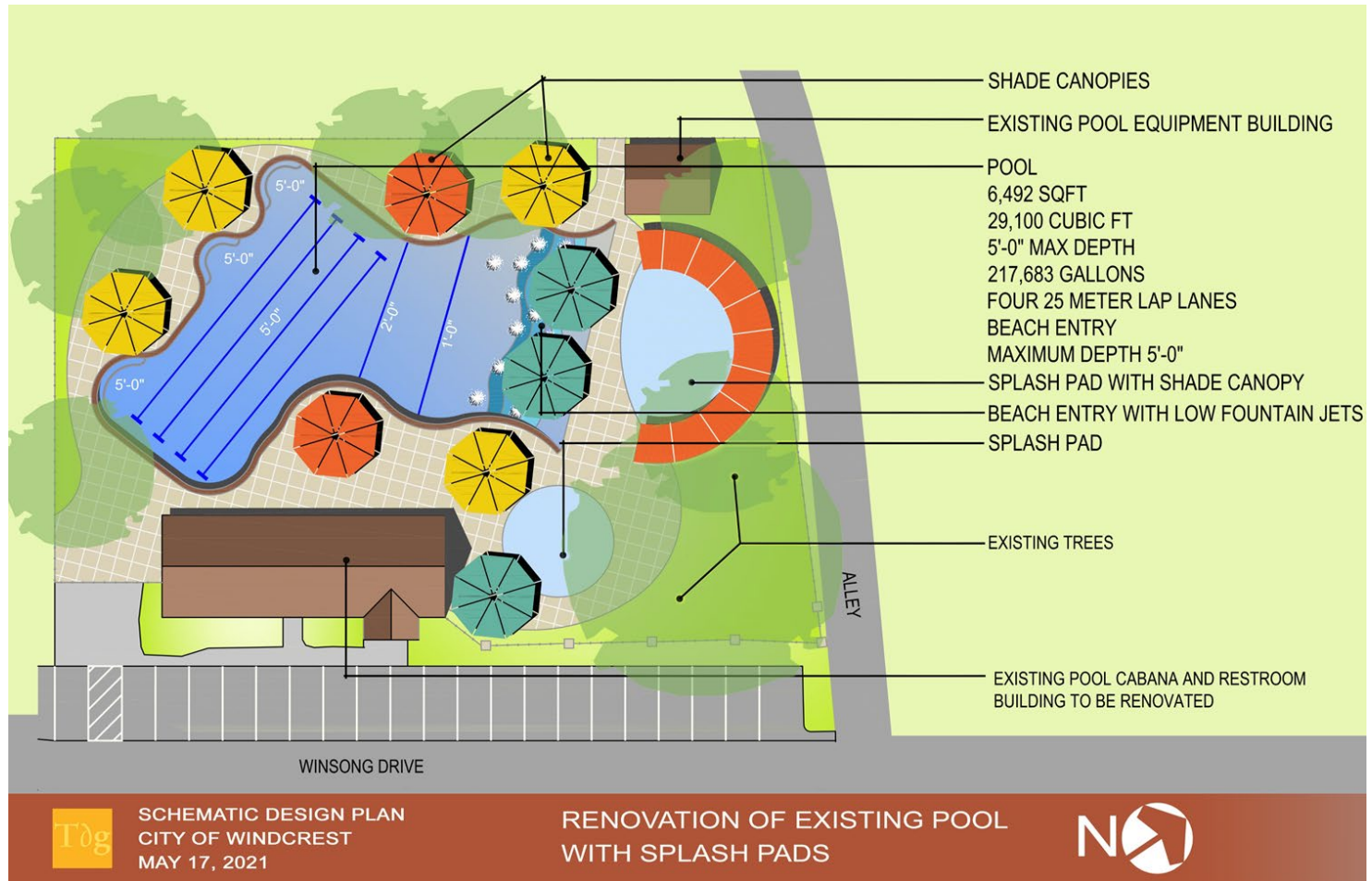
▶ **Warranty– Repair of pool shall be one year**



OPTION 2

New Pool on Existing Site

OPTION 2 – New Pool on Existing Site



OPTION 2 – New Pool on Existing Site

- ▶ Demolish existing pool facility and the construction of a new aquatic center on the existing site
- ▶ New lap pool
- ▶ New zero entry pool
- ▶ New splash pad
- ▶ New pumping system
- ▶ New electrical system
- ▶ Make improvements to shower and changing building
- ▶ New seating amenities
- ▶ Remove Kiddie pool
- ▶ Additional landscaping

MOBILIZATION, INSURANCE AND BONDS	\$200,000.00
POOL	\$701,467.36
SPRAY GROUNDS	\$350,000.00
SITE AMENITIES	\$350,000.00
STORM DRAINAGE	\$6,676.00
LANDSCAPING	\$53,039.00
BUILDINGS AND PARKING	\$163,125.00
SUBTOTAL	\$1,824,307.36
CONTINGENCY	\$91,215.37
SUBTOTAL PLUS CONTINGENCY	\$1,915,522.73
CONSTRUCTION MONITORING AND INSPECTIONS	\$72,972.29
DESIGN AND ENGINEERING	\$145,944.59
TOTAL	\$2,134,439.61

Option 2 – Cost

Opinion of Probable Cost – \$2,134,439.61

- ▶ There have been no changes in cost as the original estimate included cost escalators at the time opinion of probable cost was submitted.
- ▶ The cost includes all construction costs, design costs, geotechnical, surveying costs and 10% contingencies for unforeseen issues

Other Considerations

► Parking requirement at existing site

- The current pool facility does not have the required number of parking spaces per City ordinance.
- Currently parking is shared between the Pool Facility and the Tennis Center.
- There are currently 52 spaces available.
- If the City desires to become compliant with its ordinance it will have develop an additional 25 parking spaces.
- The most feasible solution is to widen Winsong Drive to accommodate on street parking
- Estimated cost \$400,000.

OPTION 3

Construct New Aquatic Center



OPTION 3 – Construct New Aquatic Center

- ▶ Location– Midcrown @ Jim Seal
- ▶ New lap pool (with enclosure)
- ▶ New zero entry pool
- ▶ New splash pad
- ▶ Parking for vehicles
- ▶ New changing and shower areas
- ▶ New restroom facility
- ▶ ADA compliant design
- ▶ New seating amenities
- ▶ New landscaping



SCHEMATIC DESIGN PLAN
CITY OF WINDCREST
MAY 17, 2021

NEW POOL AT JIM SEAL DRIVE AND CRESTWAY DRIVE



MOBILIZATION, INSURANCE AND BONDS	\$571,049.98
POOL	\$1,105,706.00
SPRAY GROUNDS	\$375,000.00
SITE AMENITIES	\$592,690.00
STORM DRAINAGE	\$12,636.00
LANDSCAPING	\$232,579.00
BUILDINGS AND PARKING	\$840,000.00
ENCLOSRE	\$425,000.00
SUBTOTAL	\$4,154,660.98
CONTINGENCY	\$207,733.05
SUBTOTAL PLUS CONTINGENCY	\$4,362,394.03
CONSTRUCTION MONITOTRING AND INSPECTIONS	\$186,483.05
DESIGN AND ENGINEERING	\$447,559.32
TOTAL	\$4,996,436.40

Option 3 – Cost

Opinion of Probable Cost – \$5,000,000

- ▶ There have been no changes in cost as the original estimate included cost escalators at the time opinion of probable cost was submitted.
- ▶ The cost includes all construction costs, design costs, geotechnical, surveying costs and 10% contingencies for unforeseen issues

Other Cost Considerations

- ▶ Parking requirement at existing site
- ▶ The current pool facility does not have the required number of parking spaces per City ordinance.
- ▶ Currently parking is shared between the Pool Facility and the Tennis Center.
- ▶ There are currently 52 spaces available.
- ▶ If the City desires to become compliant with its ordinance it will need to develop an additional 25 parking spaces.
- ▶ The most feasible solution is to widen Winsong Drive to accommodate on street parking
- ▶ Estimated cost \$400,000.

QUESTIONS

**City of Windcrest
City Council Meeting
January 10, 2022**

Community Pool Options

Community Pool Amenity Survey Summary as of 02.03.2022

What is your affiliation with the City of Windcrest?

91 of 91 Answered (100.0%)

Homeowner - Resident (85 responses, 93.4%)

None of the above (1 response, 1.1%)

Property Owner Only (1 response, 1.1%)

Renter - Resident (2 responses, 2.2%)

Visitor/Amenity User (2 responses, 2.2%)

If a resident, how long have you lived in Windcrest?

91 of 91 Answered (100.0%)

11-16 years (10 responses, 11.0%)

17-25 years (14 responses, 15.4%)

26+ years (13 responses, 14.3%)

5-10 years (26 responses, 28.6%)

Less than 5 years (24 responses, 26.4%)

Not a resident (4 responses, 4.4%)

Are you a registered voter?

91 of 91 Answered (100.0%)

No (3 responses, 3.3%)

Yes (88 responses, 96.7%)

Have you utilized the Windcrest swimming pool.

91 of 91 Answered (100.0%)

No (46 responses, 50.5%)

Yes (45 responses, 49.5%)

Referring to the information provided, do you support having a public swimming pool/aquatic center in Windcrest?

91 of 91 Answered (100.0%)

No (23 responses, 25.3%)

Yes (68 responses, 74.7%)

What type of recreational pool amenity do you want in Windcrest?

91 of 91 Answered (100.0%)

Neither, I do not support a recreational pool amenity in Windcrest. (19 responses, 20.9%)

New aquatic center at Jim Seal & Crestway. (38 responses, 41.8%)

New swimming pool facility at the existing pool location. (34 responses, 37.4%)



YOUNG PROFESSIONAL RESOURCES – Firm # 8635

8940 FOURWINDS DR. SUITE 309, WINDCREST, TX. 78239

TELE: 210-590-9215 FAX: 210-590-9346 EMAIL: lyoung@yprconsulting

Mr. Rafael Castillo Jr., City Manager
City of Windcrest
8601 Midcrown
Windcrest, TX 78239

September 15, 2022

RE: Pool Assessment Update

Dear Mr. Castillo:

This letter is being written to provide the City of Windcrest with an update on the Windcrest Pool Assessment..

The City Engineer has assembled an assessment team consisting with the following responsibilities:

1. A structural engineer with extensive experience in pool rehabilitation and pool construction who will:
 - a. Performing an assessment of the pools to determine if the pools can be repaired
 - b. If it is determined that the pools can be repaired the structural engineer will recommend repair methods and provide a cost estimate.
 - c. Perform assessment of pool decking and make recommendations for deck replacement method
2. A pool equipment designer and supplier who will:
 - a. Assess the existing mechanical and electrical systems
 - b. Make a recommendation on the type of replacement system and provide cost estimates.
3. City Engineer's staff will be responsible for:
 - a. Developing cost for concrete decking replacement
 - b. Ensuring that project complies with all ADA requirements
 - c. Reviewing total project costs
 - d. Consolidating the report

Schedule

A review of previous work has been performed and work has begun on the new assessment. The schedule is to have a report completed no later than October 14, 2022.

Respectfully,

Leonard D. Young, P.E.
President – Young Professional Resources



YOUNG PROFESSIONAL RESOURCES – Firm # 8635

8940 FOURWINDS DR. SUITE 309, WINDCREST, TX. 78239

TELE: 210-590-9215 FAX: 210-590-9346 EMAIL: lyoung@yprconsulting.com

February 3, 2023

Mr. Rafael Castillo Jr., City Manager
City of Windcrest
8601 Midcrown Drive
Windcrest, TX 78239

RE: City of Windcrest Municipal Pool Briefing

Dear Mr. Castillo:

This letter is being written to provide the City of Windcrest City Council with an alternative to renovate the Windcrest Municipal.

Background

The City of Windcrest has over the past several years considered several options to repair or replace the Windcrest Municipal Pool.

The City Engineer had discussed with the City Council the possibility of utilizing the Myrtha Pool System as a cost-effective replacement system.

Myrtha Pools has been in business for over 60 years and has installations San Antonio, Texas, and worldwide. Over that time period Myrtha systems have installed 20,000 commercial facilities in 82 countries.

The advantages to a Myrtha System are as follows:

1. The Myrtha System allows for existing pools to be renovated.
2. A Myrtha pool does not need any special maintenance.
3. Myrtha provides a standard 25-year warranty on structure and 10-year warranty on PVC components. A Myrtha pool has never had to be replaced. additional warranty period can be purchased if desired. Sample copy of warranty attached.
4. There is no need for re-plastering, re-painting or re-tiling as would be required in a traditional concrete pool causing consideration down-times of pool operation.
5. Myrtha pools can maintain structurally independent wall and floor systems. This allows for creativity in foundation design that will theoretically eliminate the potential need for



YOUNG PROFESSIONAL RESOURCES – Firm # 8635

8940 FOURWINDS DR. SUITE 309, WINDCREST, TX. 78239

TELE: 210-590-9215 FAX: 210-590-9346 EMAIL: lyoun@yprconsulting.com

deep and complicated foundations or engineered backfill requirements. This also alleviates site specific challenges such as high-water tables and expansive soils.

6. A Myrtha pool can be built in an extremely short time (about one third the time as traditional concrete pools).
7. Myrtha technology adapts to any type of technological and aesthetical requirement, giving the client ample options to choose from. Myrtha's freeform technology allows for pools of almost any shape and size, so we can match most any radius in the project design.

Construction Options and Cost

Working with Myrtha and Texas Aquatic Construction (Myrtha partner company) the City Engineer developed options and probable cost for renovation to the Municipal utilizing Myrtha Technology. There were no detailed plans prepared for the development of costs.

Scope of Project

The scope for the basis of cost is as follows:

1. Lap Pool - All equipment and materials to construct an approximately 2410 SF pool with a minimum depth of 3.5 feet to 5 feet depth.
2. Wading Pool - All equipment and materials to construct an approximately 1820 SF pool with a minimum depth of 2.0 feet depth
3. Provide and install all pool treatment systems
4. Remove and replace all pool deck and make facility ADA compliant
5. provide Probable Engineering

OPTION 1 - Design Build

Under this option the City would select hire a firm that would design, purchase, and construct the project. The City would work with the contractor and his/her designer on the selection of materials and equipment to reduce cost as well as to achieve desired quality. Attached is a copy of a proposal (cost estimate) from Texas Aquatic Construction.

OPTION 2 – Pre-Purchase And Contractor Install

Under this option the City would select an Design firm to design the pools specifying the utilization of Myrtha System. Once the design is completed and the appropriate Myrtha equipment selected, the City will pre-purchase the equipment at a discounted price. The City simultaneously would solicit for bids and award a contract for construction. Cost Estimate for Pre-purchase of materials attached.

**YOUNG PROFESSIONAL RESOURCES – Firm # 8635**

8940 FOURWINDS DR. SUITE 309, WINDCREST, TX. 78239

TELE: 210-590-9215 FAX: 210-590-9346 EMAIL: lyoung@yprconsulting.com

ITEMS	OPTION 1 -Design Build	OPTION 2 -Pre-Purchase and Contractor Install
Lap Pool		
Myrtha Equipment	\$351,730.86	\$265,500.00
Construction	\$427,121.48	\$427,121.48
Finishes	\$41,945.80	\$41,945.80
Subtotal Total	\$820,798.14	\$734,567.28
Wading Pool		
Myrtha Equipment	\$235,145.87	\$169,000.00
Construction	\$406,672.44	\$406,672.44
Finishes	\$37,148.80	\$37,148.80
Subtotal Total	\$678,967.11	\$612,821.24
ADA/and Concrete Decking	\$230,000.00	\$230,000.00
Engineering	\$103,785.92	\$94,643.31
Contingency	\$91,677.56	\$83,601.59
Total	\$1,833,551.17	\$1,755,633.42

If you have questions or comments regarding this letter, please contact me at 210-373-3204 or 210-590-9215.

Respectfully,

Leonard D. Young, P.E.
President – Young Professional Resources

Attached: Sample Warranty
 Contractor Cost Estimate
 Cost Estimate Pre-purchase of Myrtha materials

Myrtha Sample Warranty

CERTIFICATE OF GUARANTEE FOR MYRTHA POOLS

Myrtha Pools products are guaranteed as follows:

- The Myrtha metal structure: 25 years*
- PVC walls and floor lining: 10 years*
- Bulkheads/Headwalls: 5 years*
- All other products: 1 year*

- **A&T Europe guarantees that the product components of the Myrtha Pool structure will perform the functions for which they have been designed, with proper installation according to the specific techniques specified by Myrtha.**
- All Myrtha structural components carry a full twenty-five-year (25) limited guarantee when this guarantee is properly observed and complied with. Structural components are defined as: steel wall panels; supporting base frame; buttress system & components and steel overflow gutters (where applicable). The components shall remain structurally intact for the above-noted period, when installed and used properly and as intended by the manufacturer. The PVC membrane will remain structurally intact for ten (10) years, when installed and used properly and as intended by the manufacturer. All other components shall have a limited, one (1) year guarantee, and shall remain intact for the above noted period, when installed and used properly and as intended by the manufacturer.
- This Warranty becomes effective upon substantial completion of the original installation of the Myrtha components, regardless of when the remainder of the project is completed. Substantial completion is when permits are issued or the pool is first used.
- Excluded from the guarantee are defects that will not alter the functions described above (change of color, minor esthetical defects, etc.). The guarantee does not cover installation defects caused by others, mechanical or physical abuse, acts of vandalism, or acts of God, and are all specifically excluded from this guarantee. Likewise, A&T Europe S.p.A. and its distributors shall not be liable for direct, incidental, special, or consequential damages of any kind of nature.
- This guarantee will remain in effect if the components have been properly installed by certified, trained installers, and show no signs of abuse.
- This guarantee will only be in effect if the instructions of the “Operations and Maintenance Manual” enclosed, are strictly followed.
- In the case of a warranty claim: The materials will be replaced or repaired with a method chosen by A&T Europe S.p.A, and any local costs associated (dewatering, concrete works, water, sewer, power, lost revenue, etc.) are the responsibility of the owner.
- This Guarantee Certificate is in lieu of any other guarantee, expressed or implied, and all other obligations or liabilities on the part of A&T Europe. A&T Europe neither assumes nor authorizes any person to assume any other obligation or liability on its behalf in connection with the sale of this product.
- A written notification of any claims covered by this guarantee must be made in writing to A&T Europe or to its representative (.....) within seven (7) days of their discovery.
- Seller will repair or replace (in Seller’s sole discretion), at its cost, defective Myrtha components as to which Buyer gives Seller timely notice of a claim as provided herein.

Owner/Project Name:

Installed by:

Date of Substantial Completion:

Giorgio Colletto, President

Date

Terms of Guarantee

Minimum Operating Standards to Maintain Myrtha Warranty

Facility operation and or maintenance performed by a Certified Operator:

Certified operator means a person who has: Successfully completed a course sanctioned by NSPF, AFO, NRPA, APSP, or a professional Pool and Spa operator course approved by the local Inspection agency or Health Department.

The owner agrees to provide at the request of A&T Europe S.p.A. or their representative, (XXXXXXXXXXXX), a copy of records of all maintenance operations, daily, routine and preventive measures, including water chemistry logs for the duration of warranty.

Preventive Maintenance Program:

1. Establish a Preventive (weekly, monthly) Maintenance program.
To Include: Decks, gutters and grating, steps and ladders, underwater lights, safety equipment.
2. Inspect any water amenities in pool area for correct operating condition.
3. Provide for cleaning of pool walls and bottom, automatic vacuum is strongly recommended.
4. Maintain correct water chemistry.
5. Inspection should be recorded and approved by a qualified Pool Operator.
6. Refer to Myrtha Pools published methods of cleaning and maintenance.
7. Automatic chemical controllers are strongly recommended.

An annual inspection of the Myrtha Structure and operational procedures by a factory authorized representative of A&T Europe S.p.A. is mandatory. In (XXXXXX) the factory authorized Myrtha representative is (XXXXXXXXXXXX) and they should be contacted to arrange suitable inspection dates and a single or multi-year contract. (XXXXXX) is also available to carry out inspections.

Things that will Void this Warranty:

1. Installation, removal, repair or replacement of any Myrtha components by anyone besides Seller's or Myrtha's authorized personnel.
2. Cutting, opening or patching any of the PVC membrane by anyone besides Seller's or Myrtha's authorized personnel.
3. Use of non-approved sealant.
4. Misuse or neglect.
5. Failure to follow Operations & Maintenance Manual.
6. Failure to properly clean, maintain or inspect the pool.
7. Failure to maintain proper chemical levels.
8. Improper winterization.
9. Damage caused by objects (including but not limited to SCUBA tanks and weights) coming into contact with the PVC.

Remedies

This Warranty is in lieu of any and all other remedies, legal or equitable, in contract or tort, which may be available to Buyer in connection with any claim relating to materials or workmanship of the Myrtha components. Buyer's sole remedy against Seller and Myrtha shall be repair or replacement of the defective Myrtha component(s), in Seller's sole discretion. To the extent Buyer is allowed to do so, any action to enforce this Warranty shall be brought within one (1) year of the date on which the claim arose. Buyer waives any claim for negligence arising from breach of this Warranty. Buyer also waives any claim for incidental or consequential damages, concrete works, dewatering costs, water costs, lost revenue or attorney fees.

europa spa

Contractor Cost Estimate



Windcrest – Swimming Pools

San Antonio, TX

Swimming Pool(s) Renovation – Myrtha System

Proposal – Dated 01/27/2023 – Cost broken out per sections (proposal valid for 30 days).

Proposal – Dated 01/26/2023 – Updated budget proposal (includes aquatic mech. equipment).

Proposal – Dated 02/16/2022 – Initial proposal.

Texas Aquatic Construction is pleased to submit this proposal for construction services. TAC crew members are OSHA Confined Space Trained, and our machine operators are Trench and Excavation Safety trained.

Texas Aquatic Construction, Inc. We are a US owned business with a respected, client-oriented reputation. Much of our work comes from large multi-discipline firms, City Park and Recreation Departments and General Contractors. We have served these clients repeatedly and have established excellent references. We work with foreign governments and foreign developers. Our team members have worked on projects in USA, Russia, Armenia, Egypt, China, Mexico and Caribbean Region.

We have over 15 years' experience in multi-discipline projects throughout the world. We specialize in Pools and Fountains with experience that is essential in developing effective water-management solutions. With years of experience in installation, design and education of our systems, we offer a complete service package.

Scope of Work Proposal

We prepared our scope of work and price proposal for the Myrtha style swimming pool at the Windcrest Municipal Swimming Pools project, located in San Antonio, TX. Our proposal consists of installing the Myrtha Pools USA RenovAction panels and PVC membrane system, the aquatic mechanical equipment and aquatic piping.

Your feedback is important to us in this process and we will work to accommodate any scope changes that you believe will benefit your overall package. This project is ideal for us as we have a strong working relationship with product manufacturers/vendors and we strive to form a positive connection with you. We appreciate the opportunity to support you with this project.



Project Description and Scope of Work:

Bodies of Water:

1. Lap Swim Pool

- a. One (1) Myrtha in-ground swimming pool measuring approximately 2,410 sq. ft.
- b. Construction Type: Renovation.
- c. Rectangular perimeter geometry with access via two stair entries and two grab rails.
- d. Nominal Length: 75 ft. 0 in. (inside dimension)
- e. Nominal Width: 46 ft. 0 in. (inside dimension)
- f. Depth:
 - i. 3 ft. 6 in. minimum depth.
 - ii. 5 ft. 0 in. maximum depth. (to be verified in the field)
- g. Recirculation Type: Perimeter skimmer recirculation system.
- h. Interior Finishes:
 - i. Myrtha PVC membrane system.
 - ii. DalTile 2x2 Mosaic waterline tile.
 - iii. NPT 6x6 depth marker ceramic tile at waterline.

2. Wading Pool

- a. One (1) Myrtha in-ground swimming pool measuring approximately 1,820 sq. ft.
- b. Construction Type: Renovation.
- c. Rectangular perimeter geometry with a zero-depth entry.
- d. Nominal Length: 60 ft. 0 in. (inside dimension)
- e. Nominal Width: 37 ft. 0 in. (inside dimension)
- f. Depth:
 - i. 2 ft. 0 in. minimum depth. (to be verified in the field)
- g. Recirculation Type: Perimeter skimmer recirculation system.
- h. Interior Finishes:
 - i. Myrtha PVC membrane system.
 - ii. DalTile 2x2 Mosaic waterline tile.
 - iii. NPT 6x6 depth marker ceramic tile at waterline.

Included in our Proposed Scope of Work

1. Pre-Manufactured Pool/Spa Systems (to be installed by TAC):

Lap Swim Pool

- a. 243 LF Myrtha Skimmer RenovAction Panel w/Rail System @ 3ft-4ft Depth
- b. 243 LF Myrtha Waterline Tiling & Setting Materials
- c. 2,700 SF Myrtha Anti-Slip Evolution Membrane
- d. 12 Myrtha Skimmer Panel Sections (Skimmer Boxes Excluded)
- e. 15 Myrtha Sidewall Inlets w/SS Grating
- f. 2 Myrtha/Daldorado Main Drains (24"x24") w/SOFA Compliant Grating
- g. 4 Myrtha Applied PVC Racing Lines
- h. 8 Myrtha Applied PVC Wall Targets



- i. 8 Myrtha Wall-Mounted Lane Rope Anchors
- j. 2 Myrtha PVC Floor Handrail Anchors (Handrails Excluded)

Wading Pool

- a. 180 LF Myrtha Skimmer RenovAction Panel w/Rail System @ 2ft Depth
- b. 180 LF Myrtha Waterline Tiling & Setting Materials
- c. 2,100 SF Myrtha Anti-Slip Evolution Membrane
- d. 9 Myrtha Skimmer Panel Sections (Skimmer Boxes Excluded)
- e. 10 Myrtha Sidewall Inlets w/SS Grating
- f. 2 Myrtha/Daldorado Main Drains (24"x24") w/SOFA Compliant Grating
- g. 2 Myrtha PVC Floor Handrail Anchors (Handrails Excluded)

2. Water Recirculation System:

(Texas Aquatic Construction intends to supply and install the following items or approved equivalents; applies to both pools, unless specifically noted otherwise)

- a. PVC SCH80 piping at pressure piping system.
- b. PVC SCH40 piping at gravity feed system (e.g. skimmer lines).
- c. Pentair Intellichem controller with acid and chlorine feeder pumps and tanks – qty. 1.
- d. Pentair EQK-750, 7.5HP circulation pump – qty. 1. [Lap Pool]
- e. Pentair IntellifloVSF, 3HP circulation pump – qty. 1. [Leisure Pool]
- f. Pentair EQ additional pump strainer basket – qty. 1.
- g. Weksler pressure and vacuum gauges, with gauge cocks and snubbers – qty. 2.
- h. Pentair TR-140C-3, Hi-Rate sand filter, 7.06SF filtration area – qty. 2. [Lap Pool]
- i. Pentair TR-140C-3, Hi-Rate sand filter, 7.06SF filtration area – qty. 1. [Leisure Pool]
- j. Trerice Econ-o-Therm, A15203, thermometers – qty. 3.
- k. Lochinvar CopperFin II, CPN-1442, 1.4-million Btu/Hr. heater – qty. 1. [Lap Pool]
- l. Lochinvar CopperFin II, CPN-991, 999-KBtu/Hr. heater – qty. 1. [Leisure Pool]
- m. Jandy, Levelor K1100C, water make-up controller and sensor – qty. 1.
- n. ASCO, 3/4", slow closing solenoid valve, 24V, NC – qty. 1.
- o. H2Flow Controls, flowmeter, model FV-4 – qty. 1. [Lap Pool]
- p. H2Flow Controls, flowmeter, model FV-3 – qty. 1. [Lap Pool]
- q. H2Flow Controls, flowmeter, model FV-3 – qty. 1. [Leisure Pool]

3. Deck and Maintenance Equipment (some equipment herein is assumed):

- a. Spectrum 4.5" brass deck-mounted anchors for handrails – qty. 2. [Lap Pool]
- b. Spectrum 4.5" brass deck-mounted anchors for handrails – qty. 2. [Leisure Pool]
- c. Spectrum 3-bend, 2-post, 1.90 O.D. handrails at pools – qty. 2. [Lap Pool]
- d. Spectrum 3-bend, 2-post, 1.90 O.D. handrails at pools – qty. 2. [Leisure Pool]

4. Electrical:

- a. Danfoss GreenDrive, 7.5HP, VFD (supply only) – qty. 1.

5. Finishes:

- a. Supply and install DalTile Mosaic 2x2 waterline tile.



- b. Supply and install NPT 6" x 6" deck depth marker tiles.
- c. Interior Myrtha PVC membrane on flooring and skirting.

6. Other:

- a. One (1) mobilization included.

7. Commissioning:

- a. Hydrostatic testing of systems and swimming pools.
- b. One (1) year warranty on construction.

Excluded from our Proposed Scope of Work:

1. Administrative

- a. Permitting and permit fees.
- b. Inspections.
- c. BIM coordination.
- d. Insurance costs.
- e. Payment and performance bond.

2. Demolition:

- a. All demolition.

3. Concrete:

- a. Structural concrete and reinforcement (e.g. balance/surge tanks, building concrete).
- b. Sacking and patching.
- c. Expansion joint between swimming pool and structural deck.
- d. Site concrete (e.g. sidewalks).
- e. Concrete footings and stem walls.

4. Plumbing and Mechanical:

- a. Cold water piping with associated fittings and accessories located on the cold water piping system:
 - i. Backflow preventers.
 - ii. Solenoid valves.
 - iii. Pressure reducers.
- b. Deck drains and associated plumbing.
- c. Division 22 plumbing.
- d. Heater air intake and exhaust ducting.
- e. Heater gas piping.

5. Electrical:

- a. Electrical signal wiring, power wiring, conduits and junction boxes.
- b. Grounding and bonding.
- c. Supply underwater lights.
- d. Install of motor starters or VFD.



- e. Low voltage transformer for underwater lights.
- f. GFCI for pool lighting.
- g. Overhead pool lighting.

6. Finishes:

- a. Perimeter coping.
- b. Deck surface tiling.
- c. Pool perimeter caulking.

7. Landscaping:

- a. All landscaping activities are excluded from this scope of work.
- b. Deck stonework (e.g. coping).

8. Utilities:

- a. Connections to the sewer/storm/waste.
- b. Backwash hub.

9. Earthwork:

- a. Trenching, backfill, excavation, grading.
- b. Dewatering. Continuous dewatering at the swimming pool during construction is excluded.

10. Others:

- a. Surveying.
- b. Dumpsters (in addition to what is used for demolition scope).
- c. Composite clean-up crew participation.

11. Commissioning:

- a. Cost of water for hydrostatic testing and testing of water recirculation systems.
- b. Cost of electricity for tool operation.

Acknowledged Communications:

- 1. We have based our intended scope of communication with Myrtha Pools USA up to 01/26/2023.
-

Alternates/Additions/Options:

- a. N/A
-



GENERAL REQUIREMENTS:

1. Items provided by the owner or general contractor:
 - a. Power.
 - b. Temporary lighting.
 - c. Garbage.
 - d. Water.
 - e. Restroom facilities.
 - f. Hoisting, rigging and craning.
 - g. Traffic control.
 - h. Tenting and heating.
2. This proposal DOES NOT account for Davis Bacon prevailing wage rates.
3. This proposal DOES NOT include federal, state or local county taxes.
4. Access must be provided for tasks included in this proposal.
5. The following addenda have been reviewed and acknowledged: n/a.
6. This proposal is valid for 30 days. For an updated proposal please do not hesitate to contact us.
7. Payments shall be made to TAC on a pay per progress basis. No moneys shall be retained for this project unless contractually agreed upon.
8. Payments for vendor materials such as Myrtha Pools USA shall be made to TAC per vendor's payment agreements (e.g. Myrtha 20% upon shop drawing approval and 80% prior to material shipment), if materials are purchased by TAC. If Myrtha materials are purchased directly from Myrtha, TAC requests delivery dates and access to Myrtha shop drawings.

Note: Demolition of existing swimming pool and preparation of pool surface is considered to be performed by others.



Windcrest Community Center – Swimming Pool(s) Renovation

San Antonio, TX

1. Lap Pool	Per scope above. Dimension: 75x46	TOTAL: \$820,798.14
1.1 Myrtha	Materials and labor	\$351,730.86
1.2 Mechanical and Construction	Aquatic piping, mechanical equipment, construction materials and labor	\$427,121.48
1.3 Finishes	Waterline tile around the pool perimeter and ceramic deck-mounted and waterline mounted depth markers and labor.	\$41,945.80
2. Wading Pool	Per scope above. Dimension: 60x37	TOTAL: \$678,967.11
1.1 Myrtha	Materials and labor	\$235,145.87
1.2 Mechanical and Construction	Aquatic piping, mechanical equipment, construction materials and labor	\$406,672.44
1.3 Finishes	Waterline tile around the pool perimeter and ceramic deck-mounted and waterline mounted depth markers and labor.	\$37,148.80

Thank you for your consideration,

Eduard “Eddie” Baba
Texas Aquatic Construction, Inc.
400 N St. Paul Street Ste. 1216
Dallas Texas 75201
Office: 972-629-9803
Cell: 503-858-2389

Signed: _____

Authorized Signature:

Texas Aquatic Construction, Inc.

Printed: _____

Date: _____

Signed: _____

Authorized Representative of:

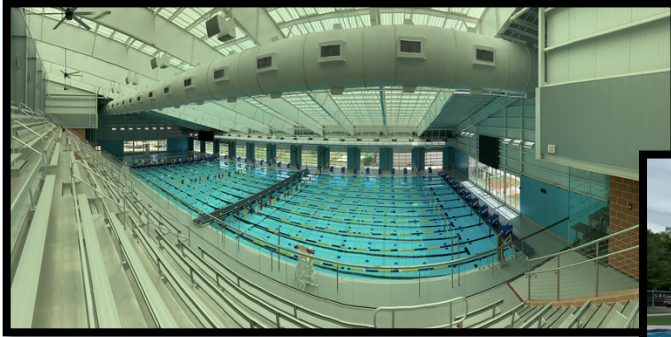
Printed: _____

Date: _____

Cost Estimate Pre-purchase Myrtha Materials

DATE: 01-26-2023

PROJECT#: 22178



(RenovAction-Bill Walker Aquatic Center, TX)

(RenovAction-Alford Municipal Pool, ME)



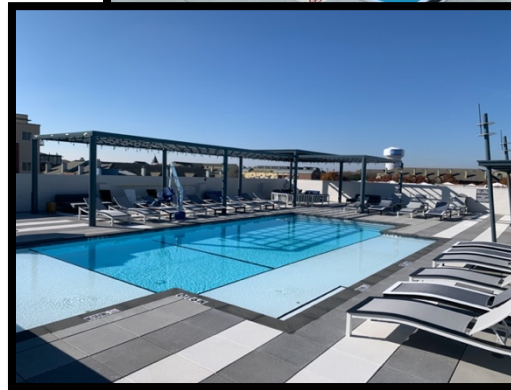
PROJECT:

Windcrest Pool

5609 Winsong Dr, San Antonio, TX 78239

CLIENT:

City of Windcrest



(RenovAction-Allegro Addison, TX)

REFERENCE:

Site Pictures/Site Visit



We are

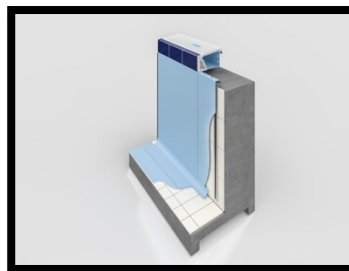
Myrtha Pools is pleased to present a narrative and approach to perform a true RenovAction renovation with the outcome of an outstanding swimming facility and consistent with the top recreational facilities around the world.

Myrtha Pools has grown to be the leading choice in the global commercial pool market through our never-ending commitment to engineering and innovation. Embracing creative and architectural challenges, our hands-on process, and pursuit of excellence has resulted in nationwide and international portfolios that include an enviable range of gold-medal competition venues, exciting community facilities, breathtaking elevated and hospitality & resort style pools, and more.

Our custom swimming pools can be found just about everywhere, including community centers, cruise ships, medical centers, camping grounds and sports clubs all around the world. In addition, our pools are uniquely suited to handle all types of site conditions whether it be unstable soils, hazardous seismic zones, high water tables or corrosive environments.

The Myrtha technology by nature is able to maintain its structural integrity and water tightness under conditions that would crack conventionally constructed pools to pieces. This is one reason why Myrtha is the preferred technology of FINA (global aquatic governing body), USA Swimming, LEN (European Swimming) and virtually every other major aquatic organization worldwide. We accomplish this through dimensional perfection with sub-millimetric manufacturing standards, and the development of proprietary technologies through computational dynamics modeling to improve current free recirculation, while maintaining more efficient filtration. Myrtha Pools are synonymous with the Olympics and the highest level of competition, but we bring the same precision and durability to all of our clients.

The Myrtha RenovAction System



The Myrtha technology is based on modular stainless-steel panels, combined with hot calendared rigid PVC sheets, and fiberglass reinforced composite membranes. Our unique, patented finished product blends the attributes of these materials to create a waterproofed shell that is both strong yet flexible under stress.

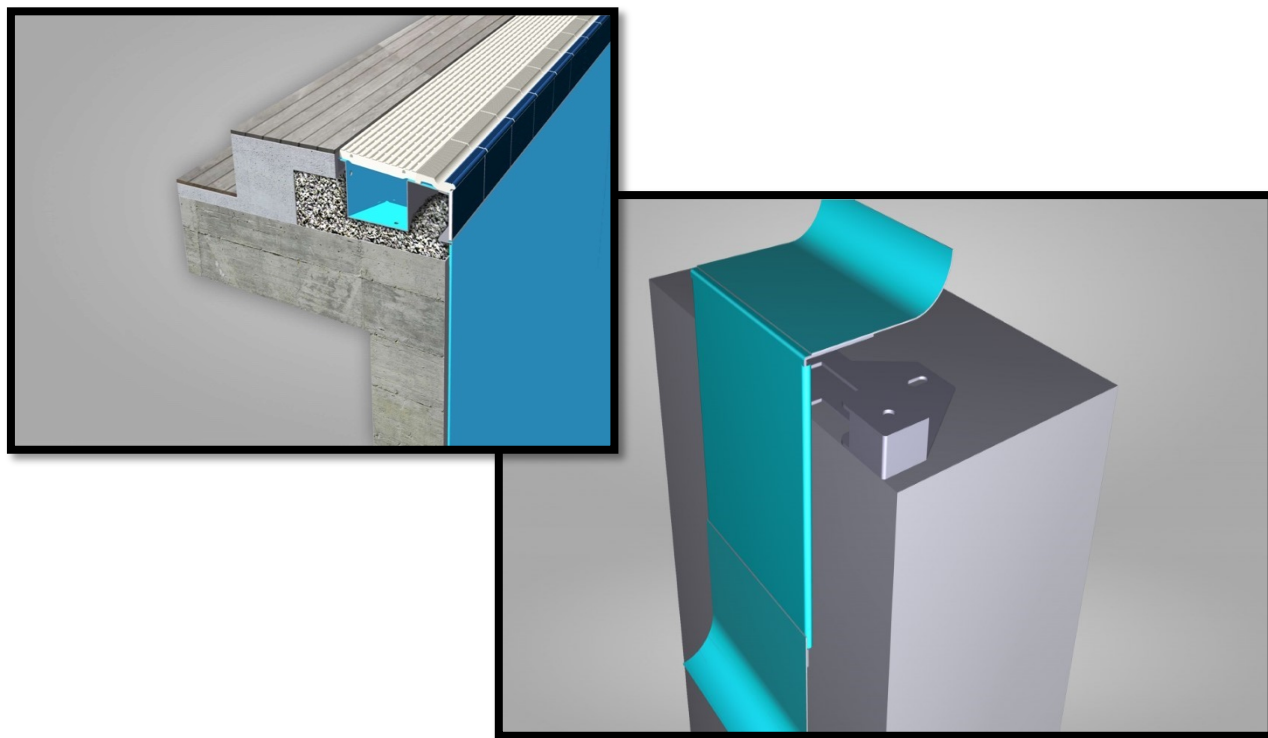
Myrtha has developed the patented RenovAction technology specifically for the refurbishment of existing pools. RenovAction uses the same Myrtha materials as a brand-new installation and comes with the same industry leading warranty (25-years structure / 10-years waterproofing) backed by a company with a 53-year history and endorsed by every major swimming organization in the world. The Myrtha RenovAction solution also allows for minimal demo and prep work prior to installation. The existing concrete can spall, fiberglass can splinter and tile can delaminate behind the steel without affecting the structural integrity or waterproofing.



RenovAction® Solutions

Depending on the existing pool and gutter system, we can create a channel or a recess for the placement of the new Myrtha gutter system by partially removing the existing concrete gutter.

In some cases, when it is not possible to eliminate the existing concrete gutter, RenovAction® offers the possibility of using an adjustable steel profile called a Regulator that is anchored to the existing concrete wall and allows for adjustment to the new overflow level. A reinforced membrane is then welded onto the profile and connected to the old gutter, ensuring a waterproof surface.



Our RenovAction® technology is ideal for swimming pool refurbishment. Our flexible technology allows us to refurbish only the areas that are failing and can often be carried out without any significant demolition.



The Myrtha Benefits

Warranty and Low Life Cycle Costs

A Myrtha pool does not need any special maintenance. As previously mentioned, the Myrtha technology by nature is both strong and elastic. To stand behind this, Myrtha provides a 25-year warranty on structure and 10-year warranty on PVC components. A Myrtha pool has never had to be replaced. These warranties and Myrtha component durability translate to project life cost savings as there is no need for re-plastering, re-painting or re-tiling as would be required in a traditional concrete pool causing consideration down-times of pool operation.

Construction Advantages

- **Speed of Construction.** A Myrtha pool can be built in an extremely short time (about one third the time as traditional concrete pools). Use of large construction equipment is not required as all components can be installed using hand tools. Reducing the construction time means reduced overall construction costs. Installation of a water park in Australia was completed so quickly that they were able to open for business ahead of the planned completion date.
- **Flexibility in Construction Schedule.** Due to the modular design of the Myrtha system, all components can be hand-carried through a standard doorway if needed. This along with the fact that no heavy equipment or machinery is required for installation means that the Myrtha pool installation can be fit most anywhere in the construction schedule. The critical path of construction will rarely, if ever, depend on a Myrtha pool.

Structural Design Advantages

Myrtha pools are able to maintain structurally independent wall and floor systems. This allows for creativity in foundation design that will theoretically eliminate the potential need for deep and complicated foundations or engineered backfill requirements. This also alleviates site specific challenges such as high-water tables and expansive soils. Potential cost savings are dependent on the geotechnical recommendations but could represent significant value engineering opportunities.

Evolution Membrane

Evolution membrane is exclusive to Myrtha. Evolution is heavily reinforced, and therefore does not stretch like other liners. It is further enhanced by the most chemically, and UV resistant surface treatments available. Evolution will be mechanically fastened to the concrete floor slab or finish, the result of which is a permanent, fully adhered system, averse to any wrinkling or ballooning.

Softwalk

Myrtha's SoftWalk® technology has become very popular for recreational municipal pools, swim schools and facilities with therapy pools. This is a proprietary system that incorporates a fully adhered poly extruded mesh (PEM), integrated with our Evolution membrane as previously described. The result is a slip resistant, yet smooth floor that is extremely comfortable for users and dramatically improves safety. In fact, SoftWalk® meets ASTM standards for head impact mitigation of up to a three-foot fall with no water in the pool.



Myrtha Skin

Myrtha Skin is an exciting development engineered to provide the owner with a cost-effective complete steel pool solution. The product consists of the same Myrtha steel/pvc technology, but with a thickness of 0.5mm(25 Gauge) and is supplied in rolls. The installation follows a similar procedure as the Myrtha Evolution membrane, with expansion joints to allow for any future potential movement of the floor.



Shape Versatility & Project Adaptation

Myrtha technology adapts to any type of technological and aesthetical requirement, giving the client ample options to choose from. Myrtha's freeform technology allows for pools of almost any shape and size, so we can match most any radius in the project design. Myrtha can also be customized to accommodate any type of theming or play features. Additionally, thanks to our sturdy PVC laminate, virtually all tile, glass and stone finishes that are appropriate for pool environments can be used to customize pool design. For a "wow" factor, our acrylic wall panels, which are similar to glass in appearance but much more appropriate for a pool environment, more transparent and lighter, create a stunning finish.

Myrtha Green

Myrtha has been involved in LEED projects certified through the USGBC for almost two decades. Sustainability is at our core. We were a pioneer in developing a variety of advanced technologies for aquatic amenities. Myrtha displays a markedly lower carbon footprint than any other pool construction system on the planet. Myrtha has inhouse LEEP APs to support your project and can positively impact over 40 points in a LEED certification process. We even have experience helping clients seek innovation credits when integrating our system and its attributes into the overall project sustainable criteria.



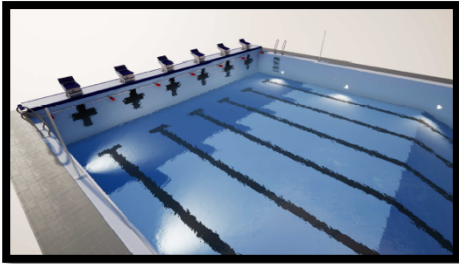
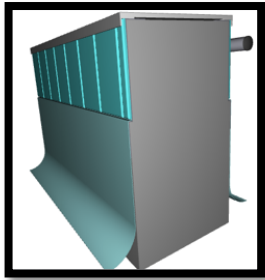
(RenovAction-Waterville, Maine)



Myrtha Budget Opinion

We have collaborated with our team of experienced installation partners to provide an install scope of work to ensure a finished project of the highest caliber. Please see the following for the turnkey project estimated cost for budgeting purposes.

Pool Structure Materials & Installation

MYRTHA POOL #1 (MAIN): • 75FT X 46FT (2,410 SF) • Myrtha RenovAction Skimmer Panels • Myrtha Waterline Tiling • Myrtha Evolution Membrane • Myrtha Sidewall Inlets & Main Drains • Myrtha Racing Lines, Wall Targets & Rope Anchors • Installation & Waterproofing	
MYRTHA POOL PACKAGE TOTAL:	\$265,500.00 USD
MYRTHA POOL #2 (WADING): • 60FT X 37FT (1,820 SF) • Myrtha RenovAction Skimmer Panels • Myrtha Waterline Tiling • Myrtha Evolution Membrane • Myrtha Sidewall Inlets & Main Drains • Installation & Waterproofing	
MYRTHA POOL PACKAGE TOTAL:	\$169,000.00 USD
MYRTHA POOL PACKAGE TOTAL:	\$434,500.00 USD

NOTEABLE EXCLUSIONS:

- Deck & Site Works/Prep/Mass Demo/Backfill
- Mechanical Systems, Plumbing & Electrical
- Pool & Deck Equipment
- Aquatic Design & Engineering/Permitting
- Surge Tanks (if applicable)
- Local Prevailing Wages NOT Assumed





The Myrtha Choice

1800 Second Street, Suite 758
Sarasota, Florida 34236
Tel: (941) 955-2591

With over 20,000 commercial installations in 82 countries, the bottom line is that the Myrtha system has the flexibility and experience in a variety of different challenging conditions to confidently complete your proposed project. We design every aspect of our technology, and continually innovate to make our pools the most functional, dependable, and fastest system available. This is the reason why we are the Olympic standard and have had more than 150 world records set in our pools to date. There is no better choice than to purchase a Myrtha pool.

Thank you for your consideration,

A&T Europe S.p.A./ Myrtha Pools USA

Jon Cleveland, OLY, CPO
Myrtha Pools USA
Regional Sales & Marketing Manager
T 214-773-1243
M jon.cleveland@myrthapools.com
W myrthapools.com



City of Windcrest City Council Meeting February 6, 2023

Municipal Pool Briefing



City of Windcrest City Council Meeting February 6, 2023

Municipal Pool Briefing

Background

- ▶ The City of Windcrest has over the past several years considered several options to repair or replace the Windcrest Municipal Pool.
- ▶ A concern that has always been expressed is length of warranty on renovated pool
- ▶ The City Engineer had discussed with the City Council the possibility of utilizing the Myrtha Pool System as a cost-effective system to renovate the Pool while providing a warranty longer than One(1) Year
- ▶ Myrtha Pools has been in business for over 60 years and has installations San Antonio, Texas, and worldwide. Over that time period Myrtha systems have installed 20,000 commercial facilities in 82 countries.

Myrtha System Advantages

- ▶ The Myrtha System allows for existing pools to be renovated.
- ▶ A Myrtha pool does not need any special maintenance.
- ▶ Myrtha provides a standard 25-year warranty on structure and 10-year warranty on PVC components. Additional warranty period can be purchased if desired. Sample copy of warranty attached.
- ▶ There is no need for re-plastering, re-painting or re-tiling
- ▶ Myrtha pools can maintain structurally independent wall and floor systems. Alleviates site specific challenges such as high-water tables and expansive soils.
- ▶ A Myrtha pool can be built in an extremely short time (about one third the time as traditional concrete pools).
- ▶ Myrtha technology adapts to any type of technological and aesthetical requirement, giving the client ample options to choose from. Myrtha's freeform technology allows for pools of almost any shape and size, so we can match most any radius in the project design.

Construction Options and Cost

- ▶ Working with Myrtha and Texas Aquatic Construction (Myrtha partner company) the City Engineer developed options and probable cost for renovation to the Municipal utilizing Myrtha Technology. There were no detailed plans prepared for the development of costs.

- ▶

- ▶ Scope of Project

- ▶ Lap Pool - All equipment and materials to construct an approximately 2410 SF pool with a minimum depth of 3.5 feet to 5 feet depth.

- ▶ Wading Pool - All equipment and materials to construct an approximately 1820 SF pool with a minimum depth of 2.0 feet depth

- ▶ Provide and install all pool treatment systems

- ▶ Remove and replace all pool deck and make facility ADA compliant

Options

▶ **OPTION 1 - Design Build**

▶ Under this option the City would select hire a firm that would design, purchase, and construct the project. The City would work with the contractor and his/her designer on the selection of materials and equipment to reduce cost as well as to achieve desired quality. Attached is a copy of a proposal (cost estimate) from Texas Aquatic Construction.

▶ **OPTION 2 – Pre-Purchase And Contractor Install**

▶ Under this option the City would select a Design Team to design the pools specifying the utilization of Myrtha System. Once the design is completed and the appropriate Myrtha equipment selected, the City will pre-purchase the equipment at a discounted price. The City simultaneously would solicit for bids and award a contract for construction. Cost Estimate for Pre-purchase of materials attached.

Cost

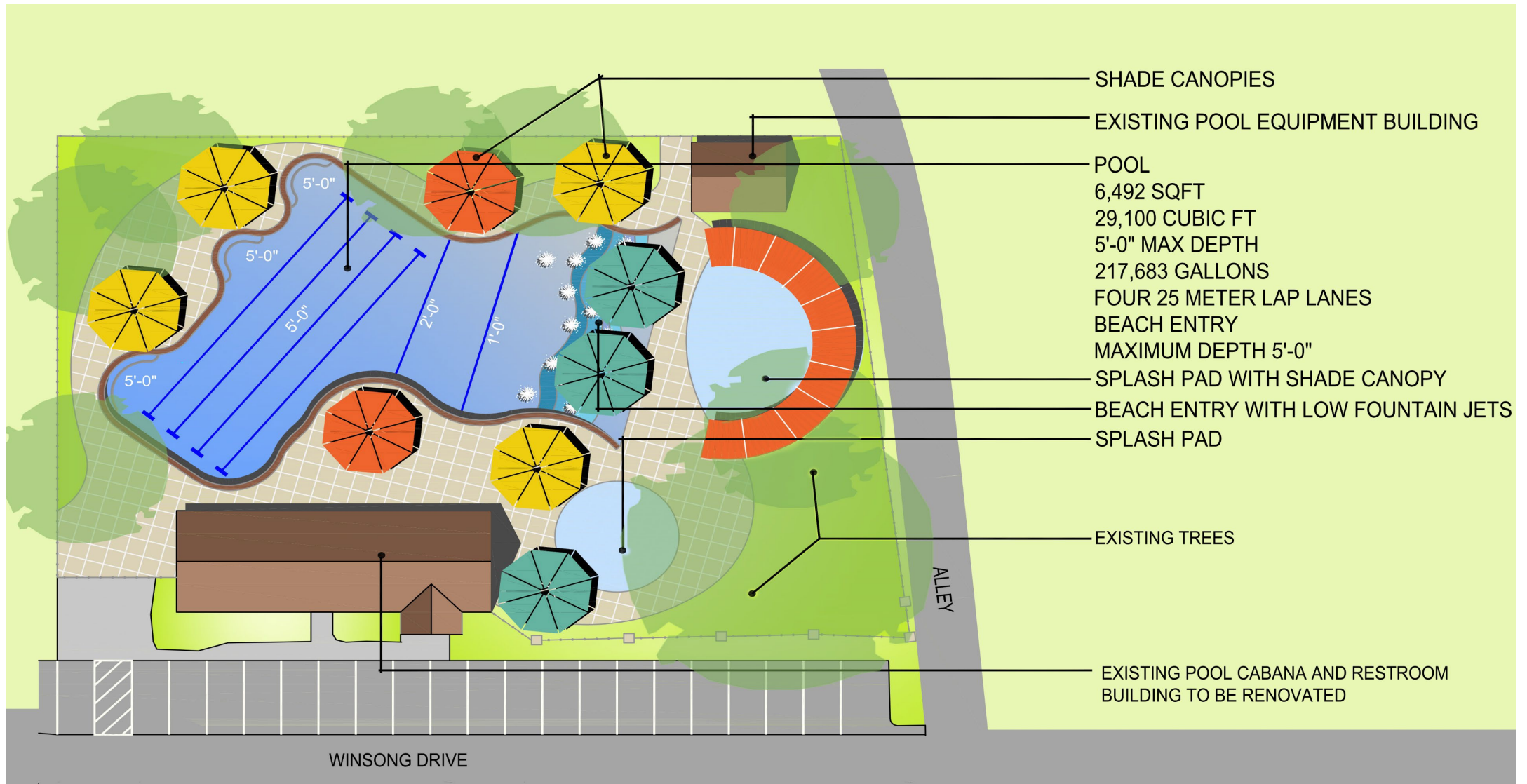
ITEMS	OPTION 1 -Design Build	OPTION 2 -Pre-Purchase and Contractor Install
Lap Pool		
Myrtha Equipment	\$351,730.86	\$265,500.00
Construction	\$427,121.48	\$427,121.48
Finishes	\$41,945.80	\$41,945.80
Subtotal Total	\$820,798.14	\$734,567.28
Wading Pool		
Myrtha Equipment	\$235,145.87	\$169,000.00
Construction	\$406,672.44	\$406,672.44
Finishes	\$37,148.80	\$37,148.80
Subtotal Total	\$678,967.11	\$612,821.24
ADA/and Concrete Decking	\$230,000.00	\$230,000.00
Engineering	\$103,785.92	\$94,643.31
Contingency	\$91,677.56	\$83,601.59
Total	\$1,833,551.17	\$1,755,633.42

Cost

- ▶ Construct New Pool Onsite with Parking \$2,530,000
 - Parking was \$400,000
- ▶ Renovation Option 1 including Parking - \$2,325,228.72
- ▶ Renovation Option 2 including Parking - \$2,172,196.00
- ▶ **Option on Parking**
 - Allow On-Street Parking adding Striping and Signage – Monitor the conditions to determine if warrants and program in future Budgets

City of Windcrest City Council Meeting February 6, 2023

Municipal Pool Briefing



SCHEMATIC DESIGN PLAN
CITY OF WINDCREST
MAY 17, 2021

RENOVATION OF EXISTING POOL WITH SPLASH PADS



24. *City of Windcrest*



Parks and Recreation

25. *City of Windcrest*



Parks and Recreation

26. **City of Windcrest • Parks and Recreation**



36.



32.



39.



40.

