



Parks & Recreation

Memo

To: Eric Hanson, City Administrator

From: Linda Bruer, Director of Parks and Recreation

Date: September 19, 2017

RE: Proposed North Pointe Renovation

As you know a grant request was submitted to the St. Louis County Municipal Park Grant Commission for the maximum amount of \$525,000 for improvements to the North Pointe Aquatic Center; with an estimated total cost of \$840,290. Proposed improvements include replacement of the existing "Bucket Falls" play structure, the existing splash pad (480 sq. ft.) with a shaded pad that is approximately 1,200 square feet, and replacement of the free standing water features (fountains) in the kiddie and leisure pools. The design and cost estimate used in the grant application was prepared by Westport Pools, Inc., builder of both The Pointe and North Pointe pools; using the design-build construction method for estimating purposes.

In August 2016, the Missouri legislature added a design-build project delivery option for public improvement projects. Under the new statute, design-builders can qualify for contracts in a three-phase process involving a point system similar to a best-value procurement system. The three phases include a Request for Qualifications, selection of the most qualified design-builders to prepare a conceptual design without a cost estimate, and thirdly, selection of design-build firm and negotiation with that contractor for construction cost and contract.

Advantages of the design-build construction method on this particular type of project might include:

1. Less time and cost involved in design because of stream-lined process.
2. Specialized renovation with few qualified designers and contractors available in St. Louis.
3. Accountability. One firm is hired based on their qualifications and reputation to deliver design and construction; in other words, less "finger-pointing".

The more traditional approach would involve selecting an architect that would complete design work, write bid specifications and assist with oversight of the project; followed by a formal bid process.

If Ballwin is awarded the grant this fall, it is my understanding that the biggest hurdle to completing the renovation prior to next season, is in the timing of ordering the new play structure; which would be a custom manufactured piece. Ordering the piece in December would most likely result in delivery in February/March, but any later would mean the piece would arrive mid-summer; due to the seasonal nature of the business. Either way the city may want to consider moving forward with the RFQ to initiate the process.