

**RESOLUTION OF THE TOWN COUNCIL OF BASALT, COLORADO, APPROVING
THE ARBANEY PARK POOL PROJECT INITIAL PHASING PLAN AND DIRECTING
TOWN STAFF TO REQUEST BIDS FOR CONSTRUCTION**

**Town of Basalt, Colorado
Resolution No. 23
Series of 2020**

RECITALS

A. The Basalt Parks, Open Space and Trails Committee (POST) has identified improvements to Arbaney Park and the Basalt Swimming Pool as a “High Priority” project since at least 2013 (see 2013 Parks Open Space and Trails Master Plan prepared by POST and adopted by the Planning and Zoning Commission and Town Council and adopted by reference as part of the 2020 Basalt Master Plan).

B. The 2017 Greenhouse Gas Emission Report identified that the Basalt Swimming Pool emits the highest amount of greenhouse gas emissions of any Town-owned facility. The Green Team has a goal of reducing those impacts in the most cost-effective manner.

C. In 2019, the Town engaged the Connect One Design (C1D) to lead a consultant team to evaluate the park and pool facilities and prepare conceptual plans and bid documents for the Arbaney Park Pool Project.

D. Funds have been identified over a five-year period for improvements to Arbaney Park in the Town’s adopted Capital Improvements Plan as part of the 2020 Budget, showing \$625,000 for 2020 plus additional funds for the waterline and pool plaster project.

E. The POST Committee and C1D presented the proposed Arbaney Park Pool Project to the Basalt Town Council on June 9, 2020 with a draft phasing plan, and Staff advised the Council that an item would be placed on the Council’s June 23rd Agenda to authorize going to bid on the Arbaney Pool Project once additional public input was solicited.

F. The Town used its “Let’s Talk Basalt” website engagement tool to solicit feedback from the community on the Arbaney Park Pool Project.

G. Based on the feedback from “Let’s Talk Basalt” and the Council provided at

the June 9th worksession, POST made recommendations on the improvements to go out to bid and the initial phasing plan on June 19th and ratified these recommendations at a meeting on July 1st.

H. The Council considered Resolution No. 23, 2020 at its meeting on June 23, 2020 and continued its consideration to July 14, 2020 to give POST the opportunity to review and ratify its recommendations.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Basalt, Colorado, as follows:

Based on the evidence, testimony, exhibits, and comments from the public and Town Staff, the Town Council hereby:

1. Approves the general phasing plan for the Arbaney Park Pool Project as outlined in **Exhibit "A"**, subject to future revision by the Town Council to projects and phasing based on new information provided by community input, POST and Green Team discussions, actual bids received, and future budget allocations.
2. Directs Town Staff to request bids for construction for the projects outlined for the Initial Phase which includes the projects outlined for 2020 and 2021 as described in **Exhibit "A"**.
3. Directs Town Staff to include funds in the 2021 proposed budget for Council's consideration in the formal budget process to complete the Initial Phase.

READ AND ADOPTED on July 14, 2020, by a vote of 5 to 0.

TOWN OF BASALT, COLORADO

By: 
William G. Kane, Mayor

ATTEST

By: *Pamela K Schilling*
Pamela K. Schilling, Clerk



Exhibit A

Phasing Plan – Arbaney Park Capital Improvements

2020

Men and Women’s Locker Room Renovations

New PV Panels on Changing Room Roof

Purchase Shade Sails

Mechanical Room Upgrades - New Efficient Boiler(s) and Mechanical Equipment

Pool Code Compliance & Safety Upgrades

New Water Line

[Note – Design and construction of family friendly restrooms moved to later phase to allow concession area to remain, and pavilion area to be studied]

2021

Robot Pool (includes demolition of existing pool) with shading

ADA Ramp into Shallow Pool

Main Pool Re-plaster

New Furniture

New fence around Robot pool and re-align path

Artificial turf by Robot Pool Only (examine other surfaces)

2022

Family-friendly restrooms for pool

Demo existing restrooms and rebuild restrooms for Arbaney Park

New Pavilion slab, utilities, and roof

Move existing solar thermal to pavilion roof

New fence on north and east sides

Complete new pathway

New Trees, Turf, and Irrigation within Pool Area

Note only 2020 and 2021 are included in the projects that will be going out to bid at this time

2023

Build Out under Pavilion (Reflect whatever decision is made on what is included in pavilion. Options include restrooms, concessions, sport equip. and moving entrance)

Potential Additional Solar Thermal on Pavilion Roof and other infrastructure to reduce Green House Gas Emissions dependent on results of energy monitoring)

Remaining Arbaney Furniture

Handicap Parking by Pavilion

Replace some play Equipment at Arbaney

Financial Implications

The Phasing Plan was adjusted due to input from the June survey and Council at the June 9th Worksession.

Staff programmed more available funding because of more POST dollars being carried over from 2019, better sales tax collection than Staff projected earlier this year, and to respond to the Council’s directive to construct the improvements sooner. Resolution No. 23, 2020 authorizes the preparation of bid documents and going out to bid for the Initial Phase which includes 2020 and 2021. That way bidders can schedule the work in a sequence that makes sense to the bidder given anticipated weather conditions and the need to manage construction around having the main pool open during the pool season. Bid documents will be prepared for items identified for 2022 and 2023 as soon as decisions are made by the Council on the details of the improvements included for those years after recommendation by POST and the Green Team so that the Town is poised to proceed when funds become available through Town revenues or grants. This was a recommendation from POST.

INITIAL PHASE 2020 AND 2021

2020 – The Following Costs are estimated to be within the **\$625,000** included in the current adopted CIP (\$591,350), The ADA lift and waterline were included in other line items in the POST budget

Physical Equipment, Construction, and furnishing, Contractor Fee	\$506,000
2020 Professional Fees for 2020 to date	\$25,500
Unspent Contracted Services to prepare bid documents	\$27,300
Unspent design solar thermal – repurpose to MEP	\$4,950
Additional costs to prepare bid documents, Meetings and Input	\$27,600

2021 The Following Costs are estimated to be within the **\$600,000** included in the adopted CIP (\$585,000) The Pool Plastering Project is included in a separate line item for \$250,00 because of prior price quotes.

<i>Physical Equipment, Deconstruction, Construction, and furnishing, Contractor Fee</i>	\$540,000
2021 Professional Fees – bid documents for pavilion, additional meetings and public outreach. <i>* This is where the Town could further evaluate whether the hot tub is to be moved into the construction schedule and when.</i>	\$45,500

SUBSEQUENT PHASES

2022 The Following Costs are estimated to be within the **\$600,000** included in the current adopted CIP (\$597,000)

<i>Physical Equipment, Deconstruction, Construction, and furnishing, Contractor Fee</i>	\$557,000
Contractor Fee and Professional Services	\$40,000

2023 The Following Costs are estimated to be within the **\$600,000** included in the current adopted CIP (\$597,000).

<i>Physical Equipment, Construction, and furnishing</i>	\$557,000
Contractor fee and Professional Services	\$40,500

NOTES:

1. The Initial Phase to be included in the first request for bids will be for both 2020 and 2021 Improvements.
2. Adjustments have been made in the working CIP for the 2021 year to reflect the higher price quotes received this spring for the Pool Plaster Project and moving the project from 2020 to 2021. Other POST projects were reduced to reflect this increase.
3. The water line is currently out for bids as a separate project to work around the RE-1 School District's needs.
4. The PV on the Changing Rooms may also be put out to bid separately to take advance of the current higher Holy Cross maximum lifetime limits on rebates which go down in the fall.