



## ***Washtenaw County Parks and Recreation Commission***

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### **Memorandum**

**To:** Washtenaw County Parks and Recreation Commission  
**From:** Robert L. Tetens, Director  
**Date:** March 11, 2014  
**Re:** Rolling Hills Waterpark - Lazy River, Main Pool, and Stair repair projects

#### **Background:**

The Rolling Hills Waterpark was constructed in the early 1990's. The first phase included the main pool, surrounding pool deck and landscaping, "Slide Mountain" and water slides, the original bathhouse, and parking lot. In 2001-02, the lazy river, spray-pad, water-play structure, and concession stand features were added. And last year, as you are aware, we opened the new bathhouse, a three-flume waterslide, park offices, and expanded parking.

Since beginning operation roughly 23 years ago, ongoing maintenance procedures have been undertaken to keep the Waterpark functioning. Unfortunately, some of the above mentioned elements have reached their service life and now require major repair or full replacement. The information below highlights these items and action needed to address them.

#### **Discussion:**

A few years ago, through dye testing, we discovered the Lazy River was leaking water from four of the seven floor and wall expansion joints. As result, this past fall we removed one of the leaking joints to investigate the extent of the problem. It was confirmed that the rubber membrane in the expansion joints had failed causing the leak. To remedy the situation each expansion joint will be removed and replaced.

The operation of the pools and Lazy River are regulated by several County/State and Federal codes or guidelines. One of these is the Virginia Graeme Baker Pool and Spa Safety Act (VGBA) of 2008 (with updates in 2011). This Act was enacted to prevent hazards of drain entrapments in public pools and spas. Since enactment of the VGBA, we initiated replacement of drain grates throughout the Main Pool facility to comply with the 2008 requirements. However, the drain grates within the Lazy River have not been replaced due to their custom configurations and other needed modifications. Now VGBA and State regulations mandate further changes be made to the drain sump structures and grates to be compliant.

"Slide Mountain" and its associate stairway system are some of the original features of the Waterpark. Over time through regular patron usage and weather, the stairs have developed significant deterioration requiring extensive repair and reconstruction.

Due to the complexity of the project work, Stantec Consulting of Michigan (a local engineering firm) was hired to evaluate the above issues and recommend corrective measures to address each. As a result, an RFP was developed and structured to allow a portion of the work to be

completed this spring before opening, then resume after Labor Day shut-down. The scope of work is somewhat specialize and the documentation required perspective bidders to demonstrate previous years of experience with this type of project.

RFP #6763 was advertised by Purchasing for formal bids. Four perspective bidders attended a pre-bid meeting on February 6, 2014 and two bids were received on February 18<sup>th</sup> (see attached bid tabulation). The low bid was submitted by Baruzzini Construction, Co. of Brighton, Michigan in the amount of \$497,549.00 (with alternatives accepted). The second bid came in at \$509,200. Baruzzini worked on the water slide addition last year and is quite familiar with our facility. Additionally, staff at Rolling Hills was quite pleased with their workmanship and equipment performance during the first year of operation. We are confident in their abilities to complete the project as outlined in the Contract Documents and to WCPARC's satisfaction.

**Recommendation:**

Based upon the bids, critical timeline of the project, review of the planning staff and due diligence, it is my recommendation that Washtenaw County Parks and Recreation Commission award a Service Contract in the amount of \$497,549.00 to Baruzzini Construction, Company and include an additional 7% (\$35,000) contingency for potential change orders.