



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

Detailed Report

File Number: 20-3543

File ID: 20-3543

File Type: Resolution

Status: Passed

Version: 1

Reference:

Controlling Body: City Council

File Created Date : 04/20/2020

Short File Title: Resolution - A Resolution Selecting Sandler's Gold Medal Pools as Contractor for the Hawaiian Falls Water Park Mansfield 2020 Expansion Project; Delegating Authority to the City Manager or his Designee to Negotiate and Enter Into a Contract With Sandler's

Final Action: 04/27/2020

Title: Resolution - A Resolution Selecting Sandler's Gold Medal Pools as Contractor for the Hawaiian Falls Water Park Mansfield 2020 Expansion Project; Delegating Authority to the City Manager or his Designee to Negotiate and Enter Into a Contract With Sandler's Gold Medal Pools; and Providing an Effective Date

Notes:

Sponsors: Shelly Lanners

Enactment Date: 04/27/2020

Attachments: Resolution

Enactment Number: RE-3647-20

Drafter's Name:

Hearing Date:

Contact's

Effective Date:

Name:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	04/27/2020	Approved				Pass
Action Text: A motion was made by Council Member Leyman to approve the following resolution:							
A RESOLUTION SELECTING SANDLER'S GOLD MEDAL POOLS AS CONTRACTOR FOR THE HAWAIIAN FALLS WATER PARK MANSFIELD 2020 EXPANSION PROJECT; DELEGATING AUTHORITY TO THE CITY MANAGER OR HIS DESIGNEE TO NEGOTIATE AND ENTER INTO A CONTRACT WITH SANDLER'S GOLD MEDAL POOLS; AND PROVIDING AN EFFECTIVE DATE							
(Resolution in its entirety located in the City Secretary's Office)							
Seconded by Council Member Moore. The motion CARRIED by the following vote:							
Notes:	Council Member Leyman removed this item from the consent agenda.						

Mover: Mike Leyman

Aye: 8 - David Cook; David Cook; Larry Broseh; Brent Newsom; Terry
Moore; Julie Short; Mike Leyman and Casey Lewis
Nay: 0
Abstain: 0

7-0-0

Text of Legislative File 20-3543

Title

Resolution - A Resolution Selecting Sandler's Gold Medal Pools as Contractor for the Hawaiian Falls Water Park Mansfield 2020 Expansion Project; Delegating Authority to the City Manager or his Designee to Negotiate and Enter Into a Contract With Sandler's Gold Medal Pools; and Providing an Effective Date

Description/History

On April 24, 2007, the City Council approved a Water Park Ground Lease and Operating Agreement with Mansfield Family Entertainment, LLC (MFE) for the operations of Hawaiian Falls Water Park. On December 14, 2015, the City Council approved MFE's assignment of its lease interest to STORE Master Funding VIII, LLC (STORE). On April 23, 2018, the City Council approved STORE's request to sublease to PPW Mansfield, LLC (ProParks) to operate the water park, performing all obligations required of STORE under the Agreement.

On December 9, 2019, the City Council approved Amendment Four to the Agreement to allow for the 2020 expansion of the Hawaiian Falls Water Park Mansfield and designated the competitive sealed proposal method as providing the best value for construction of the project. Amendment Four outlines STORE's plan to construct two new attractions in the amount of \$750,000. STORE will pay 100% of the upfront costs and the City will reimburse 80% of the total project cost following completion of both attractions. Reimbursement will take place through a 50% reduction in the ground lease payment of the annual gross revenues.

Funding Source

N/A

Justification

The first attraction in the expansion project was designed to include the removal of several existing play features in the shallow water areas of the Splash Water Reef pool, removal of an existing ADA-compliant ramp into the pool, installation of a new play structure by FibrArt, and the construction of a separation wall between the shallow water play area and the deep water recreational swim area. Adjustments to the existing pool plumbing will also be made to accommodate the new features. The second attraction proposed in the expansion project will be bid as a separate construction project.

A request for competitive sealed proposals was advertised in the Fort Worth Star-Telegram on March 18th and March 25th. On April 2, 2020, one bid was received and publicly opened. Staff evaluated the proposal based on the selection criteria in the RFP and recommends awarding the construction contract to Sandler's Gold Medal Pools as the best value for the city in the amount of \$153,365.60.