



## Legislation Details (With Text)

<b>File #:</b>	20-3543	<b>Version:</b>	1	<b>Name:</b>	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
<b>Type:</b>	Resolution	<b>Status:</b>			Passed
<b>File created:</b>	4/20/2020	<b>In control:</b>			City Council
<b>On agenda:</b>	4/27/2020	<b>Final action:</b>			4/27/2020
<b>Title:</b>	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				
<b>Sponsors:</b>	Shelly Lanners				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Resolution, 2. Detailed Report				

Date	Ver.	Action By	Action	Result
4/27/2020	1	City Council	Approved	Pass

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

Consider Resolution

Approve Resolution

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.

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 18<sup>th</sup> and March 25<sup>th</sup>. 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.

N/A

Shelly Lanners, Deputy City Manager  
[Shelly.Lanners@mansfieldtexas.gov](mailto:Shelly.Lanners@mansfieldtexas.gov)  
817-276-4265