

**City of Leon Valley**  
**Capital Facilities Oversight Committee**  
**Final Report – Recommendations for 2021/2022 Capital Projects**

Date: October 3, 2022

To: Mayor and City Council

From: Capital Facilities Oversight Committee

Re: FY 2022-2023 Capital Projects - Facilities Upgrades – ADA Compliance  
Public Works, Swimming Pools, Library Annex, Park Restroom

This report is to forward recommendations from the Capital Facilities Oversight Committee for the possible renovation, rehabilitation, and demolition of the above-named facilities. Due to age and condition, these facilities are not compliant with modern building and life safety codes, are not Americans with Disabilities Act (ADA) compliant and are in poor to fair condition. A citizen survey was conducted to gauge the public's approval or disapproval of the possibility of a Bond ballot initiative to fund these projects. The survey returned 634 respondents, which is approximately 5.49% of the total population of Leon Valley. The results of that survey for each facility are included in the summaries below.

**Public Works Facility**

The Public Works Facility was constructed in 1984 and was designed to accommodate approximately ten employees and related materials, supplies, and equipment. The current staffing level is twenty-four (24) employees and projected staffing levels would be at twenty-eight (28) employees. The structure is a pre-engineered metal building, with metal roof and sides, open bay areas, seven office spaces (one of which was converted from a storage closet), a breakroom, numerous residential type storage sheds, pole barns and parking areas. It does not meet the requirements of the ADA.

With city growth and a significant increase in responsibilities of the department has come the addition of employees and numerous pieces of light and expensive heavy-duty equipment, such as additional dump trucks, backhoes, a water truck, asphalt zipper, 3-ton roller, a street sweeper, sewer jet machine, more mowers, additional tractors, a 4,000 gallon above ground gas and diesel storage tank and pumps, and more. The facility is out of space for not only the current, but for possible additional employees, and the current and future materials, supplies, and equipment.

In addition to removing numerous ADA violations, the following are areas of concern and need remediation:

- Building insulation deteriorated or non-existent
- Not enough room for equipment and existing employees, need to add space for future employees

- In need of dedicated space for employee uniforms, lockers, showers, and changing areas, and a larger breakroom
- Space for meetings, two more offices
- Loading/unloading dock for large deliveries
- More covered parking areas for heavy equipment/vehicles
- Dedicated and enclosed area for storage of paper goods, cleaning supplies, event supplies, decorations
- Second floor is open to the elements, not ADA accessible, and deteriorating
- Air conditioning/heating system in poor condition and not energy efficient
- Not easily accessible for visitors and consultants
- Exterior wall panels have deteriorated and allows rodents, bugs, & birds free access, and allows for air infiltration at numerous points throughout administrative area
- Needs dedicated DMARC, mechanical, and electrical room

After careful consideration of the options available, it is recommended that a new building be constructed, which will house the personnel functions, create access to the facility by the general public, and then use the existing building, with modifications made in-house and with contractors, to house vehicles, supplies and equipment, provide for dedicated welding, woodworking, and sign making spaces. A new secured and weather tight storage building should be installed to take the place of the small residential type sheds currently in use for storage of event materials and supplies.

### **Construction Estimates:**

• New 3,998 square foot administrative building:	\$1,400,000
• 1,000 square foot prefabricated storage building:	\$ 30,000
• Architect, engineering, environmental, inspection, etc.:	\$ 570,000
• Total:	\$2,000,000

### **Citizen Survey Results:**

Of the 634 respondents, 457 or 75% were in favor of a ballot initiative to construct a new Public Works facility.

### **Recommendation:**

To address these issues and prepare the city for the long-term, the Capital Facilities Advisory Oversight Committee recommends to the City Council that either a General Obligation Bond or a Certificate of Obligation be obtained to fund the improvements for this facility.

## **Forest Oaks Community Pool**

This facility was acquired by the City in 2017, but it was constructed in the early 1970's. The facility and concrete deck areas are not ADA compliant and should be brought into compliance with the Act. The facility is constructed of CMU block walls with brick veneer, which makes renovation more costly. In addition, the facility has old wiring and plumbing, uses too much energy, is outdated, and the pool needs replastering. Almost all of the exterior patio area is out of ADA compliance, as it was built to drain water, resulting in too much slope. The 2021 pool usage report for this facility shows that 4,491 persons visited this pool, and 2,138 persons visited the Leon Valley Community Pool that season.

### **Construction Estimates:**

Option A -	Remodel existing facility and patio area:	\$945,000 to \$1,000,000
Option B -	New prefabricated building, correct patio areas, replaster pool, small splash pad:	\$750,000

### **Citizen Survey Results:**

The survey results indicate that citizens would agree to close one pool facility and renovate the remaining facility. Of the 634 surveys sent, 249 or 48.9% of respondents indicated they would prefer to keep the Leon Valley Community Pool facility and replace the Forest Oaks facility with a recreational facility of a different type.

### **Recommendation:**

At their 11/10/21 meeting, the Park Commission voted to modify or replace the facility the City decided to keep, in order to comply with the ADA.

Should the City Council decide to keep this pool facility, the CFOC recommends Option B - Demolish building, construct new prefabricated building, correct patio areas, replaster pool, demolish baby pool and install small splash pad.

## **Leon Valley Community Pool**

This facility was also constructed in the early 1970's and is also non-compliant with the ADA. The building is a wood framed structure, therefore the cost to renovate is less than at the Forest Oaks pool facility. The concession building, restrooms, and portion of patio, the concrete deck areas, and the parking lot are not ADA compliant. The buildings and the pool are costing more each year in maintenance and utilities. The pool itself needs replastering now. The 2021 pool usage report for this facility shows that 2,138 persons visited this pool, and 4,491 persons visited the Forest Oaks Community Pool that season.

### **Construction Estimate:**

Option A -	Remodel existing building, concrete deck areas:	\$300,000
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Option B - New prefabricated building, splash pad, parking area: \$2–4 million

**Citizen Survey:**

The survey indicates that citizens would prefer to close one pool facility and renovate the remaining facility. Of the 634 surveys sent, 260 or 51.1% of the respondents indicated they would prefer to keep the Forest Oaks Community Pool facility and replace the Leon Valley pool facility with a recreational facility of a different type.

**Recommendation:**

At their 11/10/21 meeting, the Park Commission voted to modify or replace the facility the City decided to keep, in order to comply with the ADA.

Should the City Council decide to keep this facility, the CFOC recommends Option A - remodel existing building and concrete deck areas .

**Library Annex**

This building was donated to the City by the developer of the Grass Valley neighborhood in the mid-1970's and was used as the City's library until the current library was built in the 1990's. The ADA ramp to the rear of the building is the only portion of the building in compliance with the ADA and the building is in poor condition. All areas of the interior are old, non-compliant, and may constitute a fire danger. In addition, it is located at intersection of Poss and Evers, and parking creates a traffic hazard. The books have to be driven from the library to the Annex by Trustees and volunteers. The lot near the library in the civic complex would be a more convenient location for this building and it could be built to not only hold sale inventory, but also house and display the City's historical archives.

**Construction Estimate:**

Construct prefabricated building on new site: \$250,000 - \$260,000

**Citizen Survey:**

The survey indicates that of the 634 respondents, 326 or 53.7% are in favor of constructing a new building at the new site.

**Recommendation:**

The CFOC recommends a new building be constructed on the new site with Bond funds, with assistance from the Library Board of Trustees funding and possibly a grant, and gives this project a high priority. They also recommend that the City Council, in conjunction with the Library Board of Trustees, consider naming the facility the Carol Poss Archive Education Center.

## **Park Restrooms**

The Raymond Rimkus Park restroom nearest to the large playground was built in 1977 and is not ADA compliant. In addition, Staff has received numerous complaints over the years, and in previous surveys for the Park Commission, that the restroom is dark, not convenient for new mothers, and is not aesthetically pleasing. Staff has also received complaints regarding the other restroom facility at the park as also being old and needing some renovation. After inspection of both restrooms, it was determined that the most cost-effective option would be to demolish the existing non-ADA compliant building and replace it with a prefabricated building with “smart” technology and renovate the other restroom.

### **Construction Estimate:**

Option A -	New prefabricated building:	\$200,000
	Renovate restroom near ball field	\$ 50,000
Option B -	Replace both buildings:	\$400,000

### **Citizen Survey:**

This building was not included in the citizen survey. The 2018 Park Commission survey results indicated the citizens preference for updating both of the park restrooms and provide diaper changing stations and nursing areas in each.

### **Recommendation:**

The CFOC remanded this item back to the Park Commission. The Park Commission recommended the City apply for a grant from the Texas Parks and Wildlife Department to fund the replacement of both buildings. The CFOC agrees with this recommendation.