

Walsh Boat Landing

PUBLIC INFORMATION MEETING
APRIL 19, 2016, 6:30PM
LIONS MUNICIPAL GOLF COURSE



Agenda

- A. Engagement Stakeholder Process (meeting etiquette)
- B. Introductions -
 - a. PARD Staff
 - b. Consultant - Hagood Engineering
- C. Prior communications – 1st Public Meeting October 29, 2015
 - a. Project scope
 - b. Site analysis and Engineering Report
- D. Planned Improvements
 - a. Recreational Area
 - i. Probable Cost
 - ii. Permitting
 - b. Commercial Area
 - i. Probable Cost
 - ii. Permitting
- E. Additional Budget Needs
- F. Solicitation for Commercial Use
- G. Q and A
- H. Next Steps
- End of meeting

Project Overview

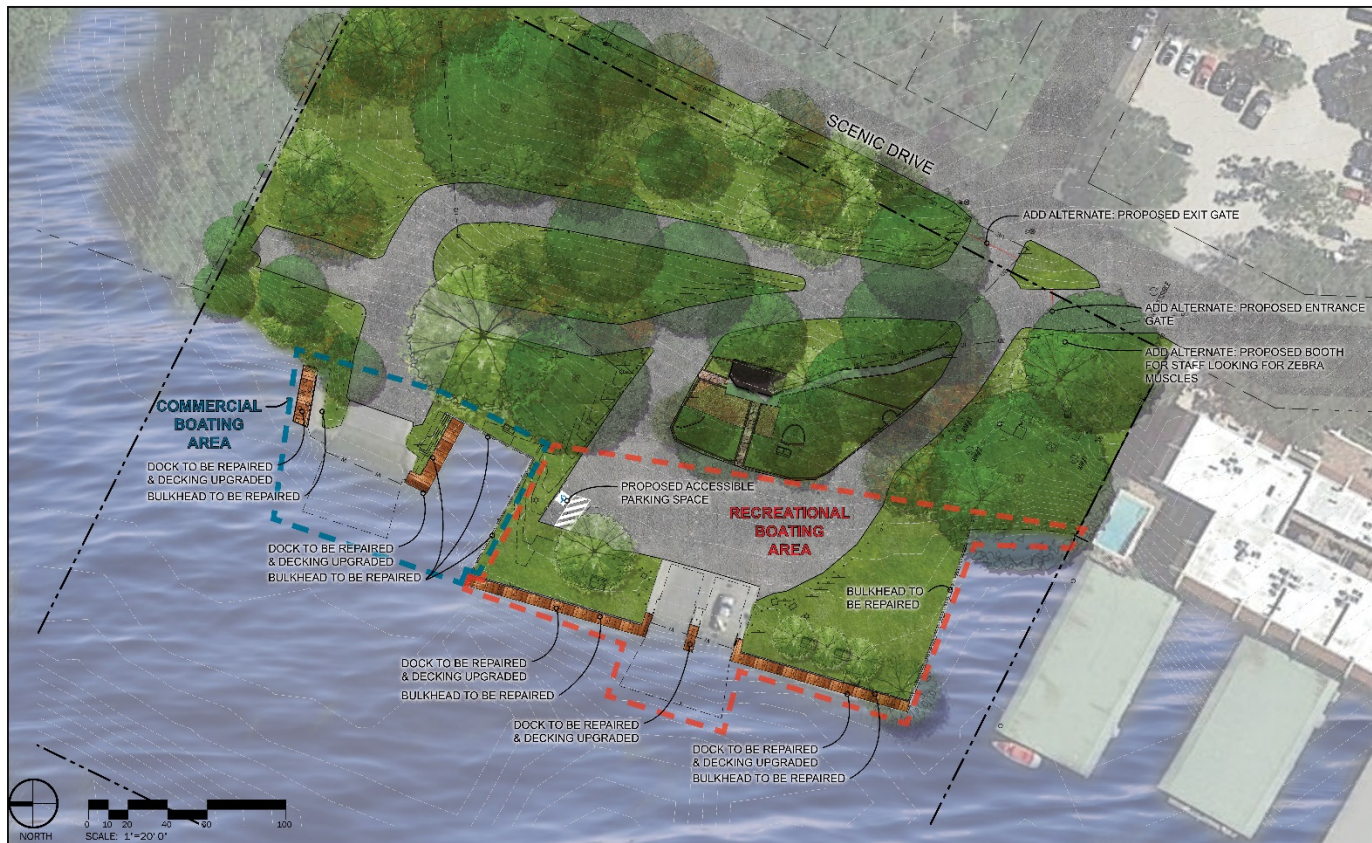
Concerns:

- Private and commercial boaters share existing aged facility
- Current level of use has resulted in congestion and conflict
- Facility in decline due to intensive use

Opportunities:

- Reduce to extent possible competition for space
- Clearly define zones for Private and Commercial boaters within site
- Monitor and management of recreational (private) and commercial boating activities

Recreational and Commercial Use Areas



WALSH BOAT LANDING
1600 SCENIC DRIVE, AUSTIN, TX 78723

PROPOSED SITE PLAN & IMPROVEMENTS

04.19.2016

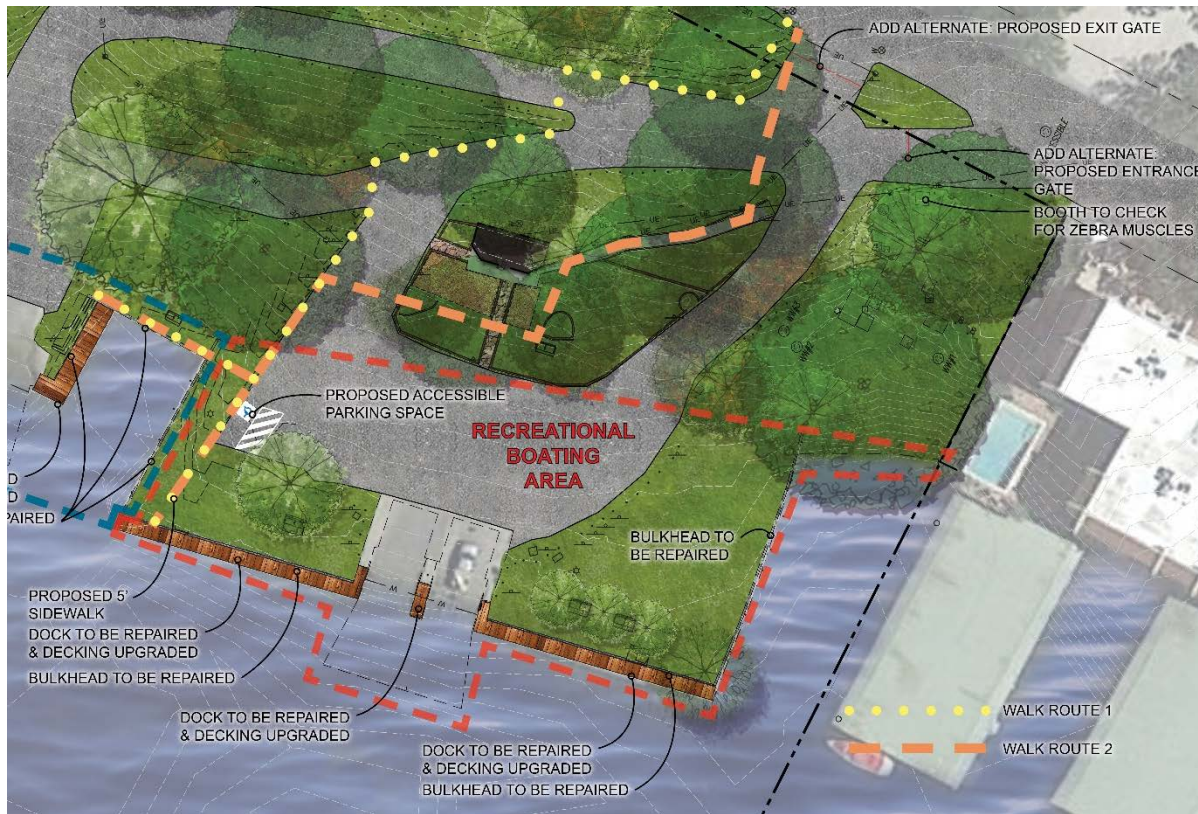


Recreational Use Improvements



- Addresses terms and conditions of the Boating Access Grant with Texas Park and Wildlife, funding source
- Existing double ramp and bulkhead dock designed and constructed for recreational boat user of small to modest size water vessels.

Recreational Use Improvements



- Addresses terms and conditions of the Boating Access Grant with Texas Park and Wildlife, funding source
- Accessible Route complying with Federal, State and City requirements shall be provided.

Recreational Use Improvements



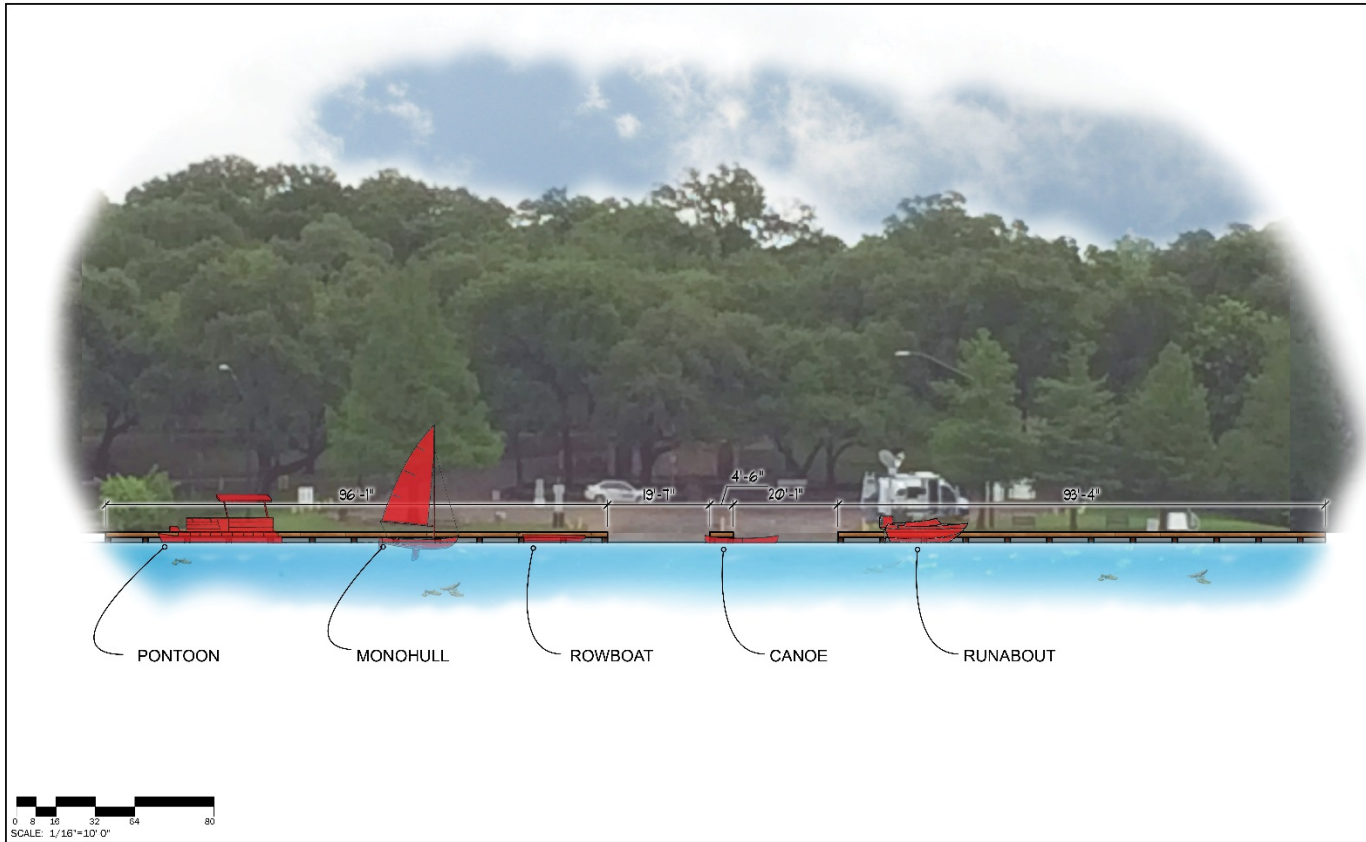
- Walk route presented in November



- Proposed Accessible route

- Previously presented option for pedestrian access.
- Accessible route from Scenic Dr. to dock area.

Recreational Use Improvements



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RECREATIONAL USES

04.19.2016



Recreational Use Probable Cost

• Mobilization	\$30,000
• Bulkhead\Dock Repair	\$140,500
• Wave Abatement\Sheet Piling	\$135,000
• Dewatering\Excavation	\$35,000
• Erosion and Sedimentation Controls	\$7,500
• Improvements for sidewalk and ADA space	\$38,000
• Landscaping	\$44,600
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• Total	\$430,600

Recreational Use Permitting and Requirements

Permitting

- development permitting
- Board of Adjustment Variance
- COA QA/QC Process

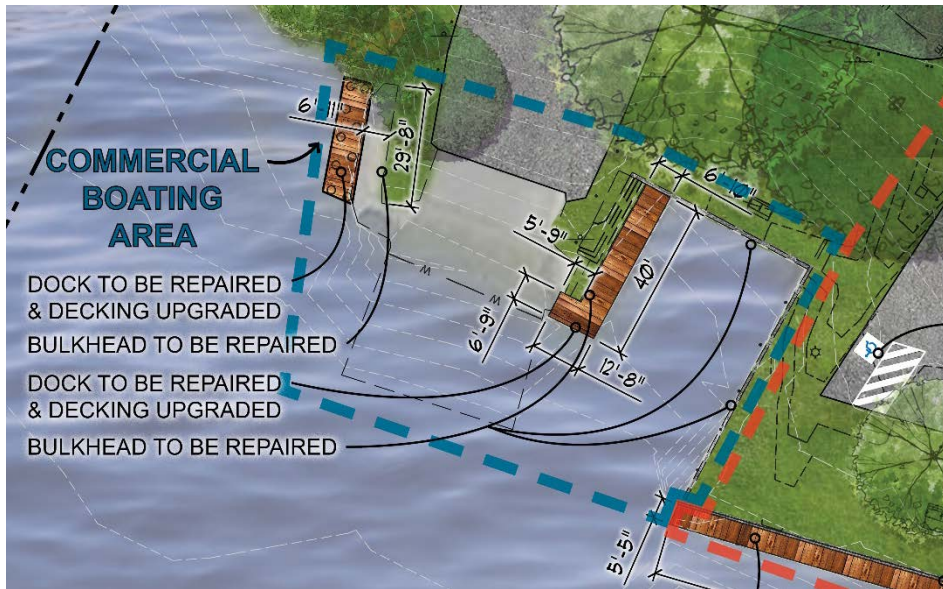
Requirements

- Meet ADA Accessibility Standards
- Wave abatement at the bulkhead repairs
- Maintenance to the Existing Structures

Timeframe for Construction

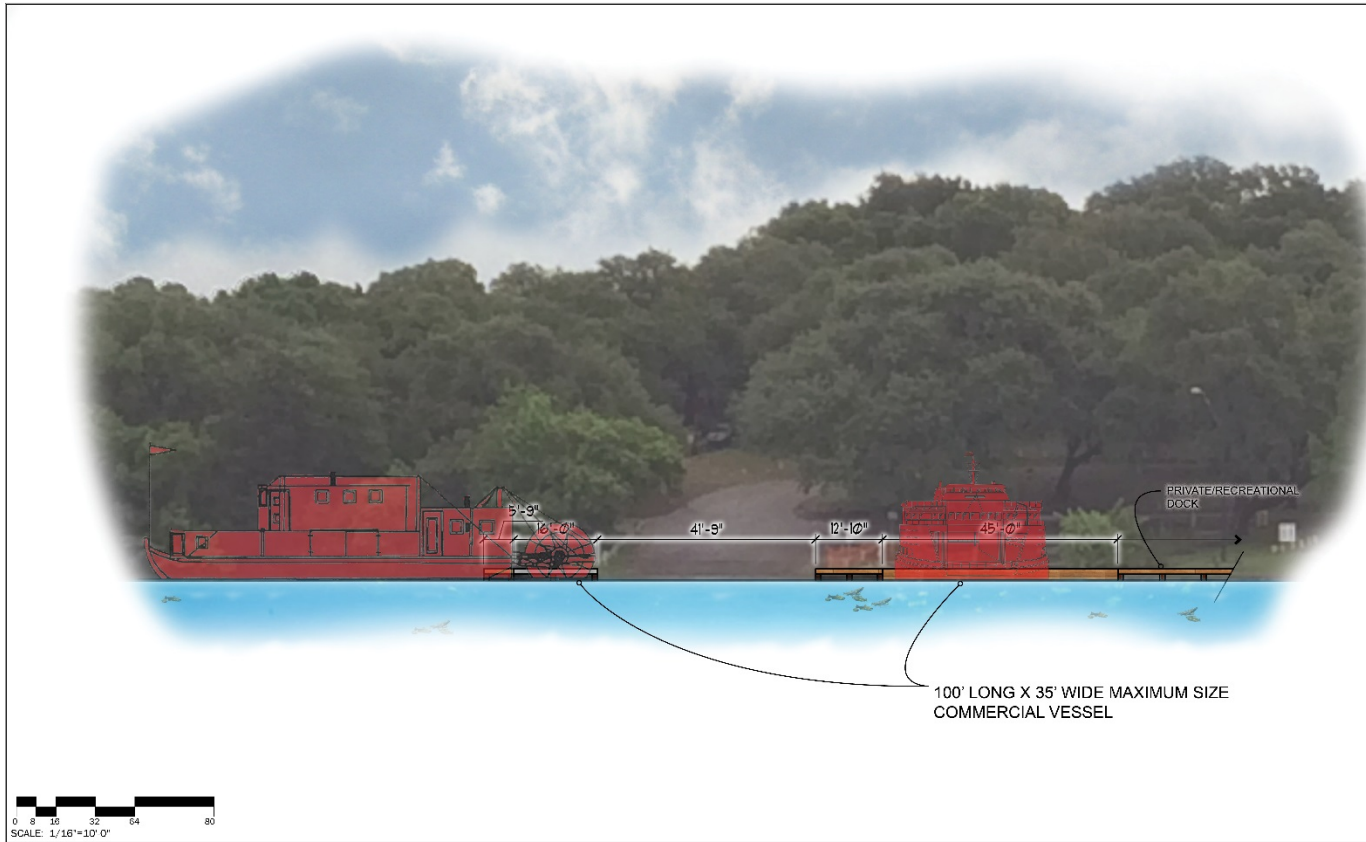
ACTIVITY	START	END	NOTES
Prep	10/14/2015	10/14/2015	Prep meeting for 1st Public Meeting
Final Prep	10/27/2015	10/27/2015	Final Preparation for Public Meeting
1st Pub Meeting	10/28/2015	10/28/2015	1st Public Meeting (Lions Golf Course)
Phase B Begins	11/5/2015	11/5/2015	PM to provide written approval to kick off Phase B services
CD Phase	11/5/2015	5/3/2016	HEA to prepare detailed design plans
PARD Review	5/3/2016	5/17/2016	PM to submit plans for internal review (PARD and Watershed Protection)
Comments Resp.	5/17/2016	5/31/2016	HEA to re-work plan set in accordance with any comments
QA/QC	5/31/2016	11/27/2016	QA/QC Process
Site Dev. Sub	5/31/2016	6/21/2016	Respond to 1st round comments; submit for site development permit
Comments Resp.	6/21/2016	8/7/2016	Receive and respond to comments
Bid	8/7/2016	11/1/2016	Bidding Phase with contract negotiations
Construction	11/1/2016	11/15/2016	Begin Construction

Commercial Use Area



- Necessary shoreline improvements to sustain on going commercial boat activity requires extensive and heavy Engineering solutions
- Underdeveloped areas provide an opportunity to address commercial boating needs

Commercial Use Improvements



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COMMERCIAL USES

04.19.2016



Commercial Use Probable Cost

• Mobilization	\$30,000
• Bulkhead\Dock Repair	\$60,500
• Wave Abatement\Sheet Piling	\$85,000
• Dewatering\Excavation	\$35,000
• Erosion and Sedimentation Controls	\$7,500
• Improvements for sidewalk and ADA space	\$20,000
• Landscaping	\$20,600
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• Total	\$258,600

Commercial Use Permitting and Requirements

Permitting

- development permitting
- Board of Adjustment Variance
- COA QA/QC Process

Requirements

- Meet ADA Accessibility Standards
- Wave abatement at the bulkhead repairs
- Maintenance to the Existing Structures

Additional Budget Needs

Recreational Use Probable Cost of Construction	\$430,600.00
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Current Construction Budget	\$400,000.00
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Recreational Use budget shortfall	-\$30,600.00
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<i>Commercial Use budget shortfall</i>	<i>-258,000.00</i>
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Meeting set with LABC (Lake Austin Business Council) has been scheduled for April 26, 2016

SOLICITATION FOR COMMERCIAL USE

- PARD issues a Request for Proposals (RFP) for a Harbor Master Concessionaire to manage, maintain and operate a commercial zone north of Walsh Boat Landing
- Recommended proposer enters into a Harbor Master Concession Agreement with City of Austin Parks and Recreation Department (PARD) for the use, operation, and maintenance of a commercial boat zone
- Vendor, with PARD approval, leads in the management of final design and construction of the bulkhead and dock amenities for and in the designated commercial zone
- Vendor, with PARD approval, develops access procedures, operating hours and any fees associated with the use of the commercial zone (ramp and docks)

RFP Timeline

- Development of Scope of Work and requirements for RFP
- Solicitation requirements reviewed by COA Purchasing Office
- Small Minority Business Resources (SMBR) reviews solicitation and may establish recommendations for goals
- Solicitation advertised through COA Purchasing Office
- Submittals evaluated and recommended proposer identified
- Recommendation made to Parks and Recreation Board's Concessions and Contract Committee and then to Parks and Recreation Board

RFP Timeline

- Recommendation made to City Council
- Upon City Council approval, PARD and selected proposer negotiate and execute 'Harbor Master Concession' agreement
- Solicitation process takes approximately 7 months after establishment of Scope of Work and requirements
- Implementation begins upon contract execution

Questions?



Next Steps?

