

## AGENDA



Thursday, February 25, 2010

**Contract and Land Management  
RECOMMENDATION FOR COUNCIL ACTION****Item No. 24**

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**Subject:** Authorize execution of a construction contract with FAZZONE CONSTRUCTION CO. INC., Austin, TX, for the Northwest Recreation Center Expansion and Improvements project in the amount of \$2,355,600 plus a \$117,780 contingency, for a total contract amount not to exceed \$2,473,380.

**Amount and Source of Funding:** Funding is available in the Fiscal Year 2009-2010 Capital Budget of the Parks and Recreation Department.

**Fiscal Note:** A fiscal note is attached.

**For More Information:** Burton Jones 974-7278; John McKennis 974-9481; Susan Garnett 974-7064; April Thedford 974-7141

**Purchasing Language:** Lowest bid of five (5) bids received.

**MBE/WBE:** This contract will be awarded in compliance with Chapter 2-9A of the City Code (Minority Owned and Women Owned Business Enterprise Procurement Program) through the achievements of Good Faith Efforts with 9.31% MBE and 9.76% WBE subcontractor participation.

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The existing Northwest Recreation Center, located at 2913 Northland Drive (78757), is a 13,000 square foot facility that was built in the 1970s. Voters approved an addition and renovation to this facility in the 2006 Bond election. The existing recreation center includes multi-purpose rooms, a gymnasium, fitness room and kitchen, as well as storage and loading areas. The original center also had a roof deck for recreation and activity space that was accessed by exterior stairs. Over time, the roof deck play area proved to be difficult to utilize as an activity space. In addition, leaks developed through the roof that eventually necessitated the closing of the roof deck. The existing building is surrounded by earthen berms and the walls behind these berms have also developed leaks. In addition, the loading area slopes toward the building and allows water to flow into the building during heavy rains.

This project will include renovations to the existing facilities and an addition of approximately 7,000 square feet to the east and west sides of the center. The additions will include a classroom, a fitness room, a multi-purpose room, toilets, storage, and a loading dock area. It will provide an open and inviting entrance and allow more natural light into the building. A fire suppression sprinkler system will be added to the existing and new portions of the building, and the drainage issues at the loading dock will be corrected. The existing gymnasium is not included in the renovations. The project was reviewed with the surrounding neighborhoods through community open houses and work sessions. The project will include public art as part of the Art in Public Places program.

Due to the potential for hidden conditions typical of renovation work in an existing facility, a 5% contingency in funding has been included to allow for the expeditious processing of any change orders. The contract allows 365 calendar days for substantial completion of this project. The project is designed to achieve LEED-Silver certification by USGBC.