

AGENDA



Thursday, September 23, 2010

**Contract and Land Management
RECOMMENDATION FOR COUNCIL ACTION****Item No. 17**

Subject: Authorize execution of a construction contract with HARVEY-CLEARY BUILDERS, Austin, TX for Waller Creek Tunnel Project, Waller Beach Site Parks and Recreation Department Boat Facility in the amount of \$3,210,500 plus a \$189,500 contingency, for a total contract amount not to exceed \$3,400,000.

Amount and Source of Funding: Funding is available in the Fiscal Year 2009-2010 Capital Budget of the Watershed Protection Department

Fiscal Note: A fiscal note is attached.

For More Information: Gary Jackson, 974-7115; Stan Evans, 974-3378; Susan Garnett, 974-7064; Sarah Terry, 974-7141

Purchasing Language: Lowest bid of 6 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) by meeting the goals with 7.78% MBE and 6.72% WBE subcontractor participation.

Boards and Commission Action: Recommended by Design Commission, Parks Board, Environmental Board, Waller Creek Citizen Advisory Committee, Waterfront Planning, and Planning Commission.

This authorization is for the construction of a new Parks And Recreation Department (PARD) Boat Facility at Waller Beach on the north shore of Lady Bird Lake. The work will also include the demolition of a small PARD administration building and separate boat storage building, which are located on the site of the proposed Waller Creek Tunnel (WCT) Outlet facility. This project will remove these two older facilities (which are currently below the 100-year floodplain elevation and within the 100-foot waterfront overlay setback) and replace them with a single 2-story facility which meets all current requirements, including American Disabilities Act (ADA).

To mitigate for the demolition of the existing buildings and use of parkland for the WCT Outlet, PARD worked closely with the Waller Creek Tunnel Project Team and stakeholder groups to plan for the design and construction of the new boat facility. Benefits of the new design include more usable building and storage space, increased setbacks from Lady Bird Lake in accordance with the waterfront overlay and 100-year floodplain requirements and new restroom facilities for trail users. There will also be vendor space available within the building for a small food and beverage concession.

The building will be 10,800 square feet in size with five boat storage bays on the first floor and office, locker room and workout areas on the second floor. It will include large terrace and observation deck. In addition to these upgrades, the building will also provide a PARD staff office and exterior public restrooms. The lakeside second floor has a high bay ceiling reminiscent of a boat structure with exposed wood and support trusses with the southern expanse of glass for lake viewing.

Due to the potential for waterfront construction and user impact issues, a 5% contingency in funding has been included to allow for the expeditious processing of any change orders. The construction contract

allows 418 calendar days for completion of this project and includes an early completion bonus if it is completed by January 1, 2012. The project is located in zip code 78701.