

CIP EXPENSE DETAIL

DATE OF COUNCIL CONSIDERATION:
CONTACT DEPARTMENT(S):

3/22/12
Parks and Recreation Department

SUBJECT: Authorize funding in the amount of \$4,962,835 and the negotiation and execution of amendments for the Bartholomew and West Enfield Pool Facilities Construction Work Packages and changes to the work for the Deep Eddy Pool Improvements of the PARD Aquatics Facilities Improvements Design Build Project with Design-Builder CHASCO CONSTRUCTORS, LTD., L.L.P., Round Rock, TX for a final Guaranteed Maximum Price not to exceed \$8,000,000.

CURRENT YEAR IMPACT:

Department:	Parks and Recreation
Project Name:	Bartholomew Pool
Fund/Department/Unit:	8603 8607 6430
Funding Source:	2006 GO Bonds
Current Appropriation:	4,039,894.00
Unencumbered Balance:	3,451,102.00
Amount of This Action:	(3,451,102.00)
Remaining Balance:	<u>0.00</u>
Project Name:	West Enfield Pool
Fund/Department/Unit:	8603 8607 6438
Funding Source:	2006 GO Bonds
Current Appropriation:	1,783,800.00
Unencumbered Balance:	1,375,568.00
Amount of This Action:	(1,375,568.00)
Remaining Balance:	<u>0.00</u>
Project Name:	Deep Eddy Pool
Fund/Department/Unit:	8603 8607 6428
Funding Source:	2006 GO Bonds
Current Appropriation:	2,550,645.00
Unencumbered Balance:	136,165.00
Amount of This Action:	(136,165.00)
Remaining Balance:	<u>0.00</u>

ANALYSIS / ADDITIONAL INFORMATION: The Austin Parks and Recreation Department (PARD) Aquatic Facilities Improvements Design-Build Project consists of design and construction improvements to Deep Eddy Municipal Pool, Bartholomew Municipal Pool, and West Enfield Neighborhood pool complexes, including bathhouses. The proposed improvements are part of the 2006 Bond Program authorized by Austin voters on November 7, 2006. The portion of the Design-Build Project that is not yet under contract for construction consists of demolition and construction of the remaining two complexes, Bartholomew Municipal Pool and West Enfield Neighborhood Pool complexes, including bathhouses.

On June 24, 2010, Council authorized negotiation and execution of a Design-Build Agreement with Chasco Constructors, LTD., L.L.P. (Chasco) in an amount not to exceed \$1,000,000 for Preliminary Phase Services which included design services for all three facilities. On November 10, 2011, Council authorized negotiation and execution of the first Work Package Amendment to the contract with Chasco (Design-Builder) for the Deep Eddy Municipal Pool. Despite unanticipated site conditions encountered at Deep Eddy, construction is progressing and is scheduled to complete in late March 2012.

At this point in the design-build contract process, this proposed Council action would provide sufficient funding for the negotiation and execution of the last two Partial Guaranteed Maximum Price Work Package Amendments for the Bartholomew and West Enfield facilities as well as potential change orders for unanticipated site conditions encountered

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Bartholomew and West Enfield facilities as well as potential change orders for unanticipated site conditions encountered during the renovations to the Deep Eddy work.

Chasco is currently bidding Work Packages for the construction of the Bartholomew and West Enfield work, and will be ready to award subcontracts in compliance with the City's MBE/WBE Ordinance for the various construction trades. A pre-bid meeting was held for prospective subcontractors on February 7, 2012. Bids will have been received for Bartholomew Pool on February 14, 2012, and for West Enfield Pool on February 21, 2012. The Design-Builder will submit Partial Guaranteed Maximum Price (GMP) Work Packages for the City's review and approval in early-mid March.

With Council's authorization, City staff may proceed immediately with negotiating the GMP proposals for the construction renovations at Bartholomew and West Enfield. Further, this authorization supports a proposed aggressive project schedule to have both the Bartholomew and West Enfield pool complex renovations completed prior to the 2013 swim season. This would facilitate the issuance of notices to proceed and allow the proposed work to remain on schedule as represented to the community. Returning to Council for funding or approval of the amendments would duplicate information and could reasonably be expected to add 6-8 weeks to the project schedule. If the parties cannot agree to a GMP Amendment for the requested funding, staff would then return to Council.

As required, the MBE/WBE Compliance Plan submitted with the GMP will be reviewed and approved by SMBR to ensure goals are met or Good Faith Efforts are performed prior to the City approving the GMP for construction. Additionally, written approval from the City Manager's Office will be obtained before the GMP work amendments are executed. Staff will provide Council with a status report to include the executed amendments, MBE/WBE Compliance Plan and current participation.

Chasco is currently bidding Work Packages for the construction of the Bartholomew and West Enfield work, and will be ready to award subcontracts in compliance with the City's MBE/WBE Ordinance for the various construction trades. A pre-bid meeting was held for prospective subcontractors on February 7, 2012. Bids will have been received for Bartholomew Pool on February 14, 2012, and for West Enfield Pool on February 21, 2012. The Design-Builder will submit Partial Guaranteed Maximum Price (GMP) Work Packages for the City's review and approval in early-mid March.