

CIP Expense Detail

DATE OF COUNCIL CONSIDERATION:
CONTACT DEPARTMENT(S):

12/13/12
Parks and Recreation

SUBJECT: Authorize negotiation and execution of Change Order #3 to the construction contract with CHASCO CONSTRUCTORS LTD., LLP, for the Repair of Turner Roberts Recreation Center in the amount of \$2,324,279 plus contingency in the amount of \$232,427.90, for a total contract amount not to exceed \$4,914,807.90.

CURRENT YEAR IMPACT:

Department:	Parks and Recreation
Project Name:	Turner Roberts Recreation Center Repairs
Project Authorization:	2012-2013 Capital Budget
Funding Source:	Insurance Settlement Proceeds
Fund/Dept/Unit:	8741-8607-NEW
Current Appropriation:	3,355,000.00
Unencumbered Balance:	3,355,000.00
Amount of This Action:	(2,556,706.90)
Remaining Balance:	<u>798,293.10</u>

ANALYSIS / ADDITIONAL INFORMATION: The Turner Roberts Recreation Center (Center) is a joint-use facility envisioned through the 2005 Colony Park Master Plan that includes Volma Overton Elementary School and other amenities. The Center opened in 2008, following the opening of the elementary school. The Center's amenities include a 7,700 square-foot gymnasium, multi-purpose room, arts and crafts room, weight room, computer room, kitchen facilities, meeting room, corridor art gallery, covered outdoor basketball court (built by AISD) and parking.

In October 2009, visible problems developed in the foundation system of the gymnasium. This initiated a barrage of testing and analysis that eventually lead to the hiring of Chasco Constructors in March 2012 to initiate repairs. The repairs were initiated with the hope that reconstruction would not be necessary. However, after excavating beneath the existing foundation and further testing and analysis, it was determined that a complete demolition and reconstruction of the gymnasium portion of the Center was necessary. Due to the reconstruction of the gymnasium, repairs to the Center will not be completed until the Summer of 2013.

This change order is authorized under the authority of Sections 252.022(a)(2) and (3) of the Texas Local Government Code as Work reasonably necessary to reconstruct a portion of the Turner Roberts Recreation Center in order to address unforeseen damage to public property and to preserve or protect the public health or safety of the City's residents.

Due to the potential for unforeseen and unplanned events, a 10% contingency has been included to allow for the expeditious processing of any additional change orders.

Full reimbursement for this change order is provided by the settlement agreement between the City, the original contractor and designers of the Center and their respective insurance carriers.

This project is located within zip code 78724 and is managed by the Public Works Department.

Chasco Constructors Ltd., LLP is located in Round Rock, TX