

Project: Montopolis Recreation and Community Center

Solicitation Number: CLMP177

Instructions to vendors for use of the attached Preliminary Phase report prepared by The Lawrence Group Architects (LGA) dated 03/03/2014.

Since the completion of above mentioned and attached report, the City of Austin's project team has met with community members and conducted a public meeting to address community's questions. The inserted pages in front of the preliminary phase report show proposed revisions to services. These services may be revised based on Health Department's needs during design phase.

This report is should be used as a guide. The space requirements are estimates based on the preliminary program information. The proposed services document has been revised and may be revised further.

The site diagrams are likely to be affected by new land use information showing two deeds. Once a consultant contract is executed, the City will have more community input meetings during the design phase of the project for site layout and future expansion.

- The revised proposed services document is shown on page 2. Immunization services are going to stay at the current location of Stassney Lane and will not move to the Montopolis Recreation and Community Center. Health Department will consider moving some other functions to this community center. Parks and Recreation and Health and Human Services Departments provide some of the services jointly and collaboratively. They are highlighted on this page.
- Land Use Plan is attached showing 5.05 acres of Parkland and 2.55 acres that can be used for any City use.

CURRENT SERVICES	REQUESTED SERVICES	PROPOSED SERVICES IN THE NEW CENTER
<p>CURRENT RECREATION CENTER SERVICES</p> <p><u>Out of School Time Activities</u></p> <p>After School Ages 5 – 12</p> <p>Summer Camp</p> <p>Boredom Busters</p> <p>Winter Camp</p> <p>Spring Break Camp</p> <p>TCTA Teens 13 and up (attending high school)</p> <p><u>Youth Sports</u></p> <p>Basketball Ages 5 – 12</p> <p>Little Dribblers Basketball Ages 3 – 5</p> <p>Soccer Ages 5 – 12</p> <p>Indoor Soccer Ages 3 – 5</p> <p>Volleyball Ages 9 – 12</p> <p>Flag Football Ages 5 – 12</p> <p><u>Specialized Classes</u></p> <p>Karate Ages 6 and up</p> <p>Boxing</p> <p>Ballet Ages 6 – 12</p> <p>Folklorico Dance Ages 18 and up</p> <p><u>Health and Nutrition</u></p> <p>Kids Café Up to Age 18</p> <p><u>Exercise and Fitness</u></p> <p>Weight Room Membership Ages 18 and up</p> <p>Boxing Room Membership All Ages</p> <p>Zumba Ages 18 and up</p> <p><u>Senior Activities</u></p> <p>Zumba Gold</p> <p>Arts and Crafts</p> <p>Excursions</p> <p>CURRENT SERVICES FOR HHSD</p> <p><u>The Neighborhood Center</u> (1 day a week only)</p> <p>The neighborhood center on Montopolis provides variety of social services to low-and-moderate-income families in need.</p> <p><u>*Women, Infant and Children (WIC)</u> (Limited services to estimated 2,200 participants)</p> <p>WIC is the special supplemental nutrition program for pregnant women, new mothers and young children. Participants learn about nutrition and how to stay healthy, and receive benefits to purchase healthy foods.</p> <p><u>Fruit and Vegetable Fairs</u></p> <p>Food Demonstrations</p> <p>Nutrition Education</p> <p>Stress Buster classes</p> <p>Walking classes</p> <p>Cooking classes</p> <p>Breastfeeding classes</p> <p>Food safety</p> <p>SNAP</p> <p>Farmer's Market Nutrition Program</p> <p>All current services will be provided in the new facility.</p>	<p><u>Heath & Wellness</u></p> <p>Gym/Exercise Classes</p> <p>Senior Lunch Program</p> <p>Swimming Classes</p> <p><u>Nutritional Cooking Classes</u></p> <p>Activities</p> <p>Dance Classes</p> <p><u>Sports</u></p> <p>Softball/Baseball</p> <p>Soccer</p> <p>Basketball</p> <p>Football</p> <p>Karate</p> <p>Boxing</p> <p>Table Games</p> <p><u>Educational Programs</u></p> <p><u>Computer Classes</u></p> <p>GED Classes</p> <p>Reading Classes</p> <p>Tutoring</p> <p>Music Lab</p> <p><u>Parenting Classes</u></p> <p>Leadership Classes</p> <p><u>Community Needs</u></p> <p><u>Food Pantry</u></p> <p>Inside/Outside Swimming Pool</p> <p>Elderly Day Care</p> <p>Indoor Track</p> <p><u>Meeting Room</u></p> <p>Theater Room</p> <p><u>Special Events Room</u></p>	<p><u>Out of School Time Activities</u></p> <p>Year Round Teen Program Ages 13 and up</p> <p><u>Specialized Classes</u></p> <p>Oil Painting</p> <p>Drawing</p> <p>Ceramics</p> <p>Photography</p> <p>Musical Instruments such as Drums; Piano</p> <p>Specialized Dances such as Salsa; Line Dancing;</p> <p>Country Western; Ballroom</p> <p><u>Cooking</u></p> <p><u>Continuing Education</u></p> <p>GED Classes</p> <p><u>Computer Education</u></p> <p>ESL</p> <p><u>Parenting Classes</u></p> <p>Reading Classes</p> <p>Other Languages</p> <p>Tutoring</p> <p><u>Sports</u></p> <p>T-Ball</p> <p>Adult Sports such as Dodge ball; Kickball</p> <p>Swimming Classes</p> <p><u>Early Childhood</u></p> <p>Little Mathematicians</p> <p>Little Readers</p> <p>Little Explorers</p> <p>Tiny Tot Exercise</p> <p>Parent and Me Exercise</p> <p>Parent and Me Nutrition</p> <p>Parent and Me Arts and Crafts</p> <p><u>Senior Activities</u></p> <p>Congregate Meal Site, Service Lunch</p> <p><u>Computer Classes</u></p> <p>Exercise Classes</p> <p>Arts and Crafts Classes</p> <p><u>Nutrition Classes</u></p> <p>Table Games</p> <p><u>Exercise and Fitness</u></p> <p>Weight Training</p> <p>Tai Chi</p> <p>Spin</p> <p>Yoga</p> <p>Jazzercise</p> <p>Kickboxing</p> <p>Aerobics</p> <p><u>Women, Infants, and Children (WIC),</u> <u>Health & Wellness</u></p> <p><u>Fruit and Vegetable Fairs</u></p> <p>Food Demonstrations</p> <p><u>Nutrition Education</u></p> <p>Stress Buster Classes</p> <p>Walking Classes</p> <p><u>Cooking Classes</u></p> <p>Breastfeeding Classes</p> <p>Food safety</p> <p>SNAP</p> <p>Farmer's Market Nutrition Program</p> <p><u>*Basic Services</u></p> <p>Food pantry</p> <p>Bread distribution</p> <p>Clothes closet</p> <p>Child safety seats</p> <p>Notary services</p> <p>Form/application assistance</p> <p>Employment/case management information and referrals</p> <p><u>*Seasonal Services</u></p> <p>Christmas Bureau applications</p> <p>Income tax assistance</p> <p>Coats for Kids vouchers</p> <p>Thanksgiving baskets</p> <p><u>*Social Services</u></p> <p>Home visits</p> <p>Crisis intervention</p> <p>Grief counseling</p> <p>Case management</p> <p><u>*Health Services</u></p> <p>Blood sugar and blood pressure checks</p> <p>Tuberculosis skin test</p> <p>Pregnancy testing with referrals as needed</p> <p>Women's health referrals (obstetrical care, family planning)</p> <p>Referrals to doctors or clinics as needed</p> <p>Referrals to Women, Infants and Children Program</p> <p>Other Health Services as needed</p> <p>IMMUNIZATIONS</p> <p><u>Shots for Tots for Children</u></p> <p>Child-Care immunization requirements for children under the age of five</p> <p>School immunization requirements for students K-12</p> <p><u>Big Shots for Adults</u></p> <p>Hepatitis B</p> <p>Measles Mumps, and Rubella (MMR)</p> <p>Tdap, and Td</p> <p><u>Flu Shots</u></p> <p>Children six months of age or older who are uninsured</p> <p>Medicaid recipients</p> <p>Uninsured adults</p> <p><u>Shot Records</u></p> <p>Available at clinic locations for anyone who received their immunizations at public health clinics in Austin and Travis County, including Shots for Tots and Big Shots</p> <p>ADDITIONAL SERVICES</p> <p><u>Meeting Rooms</u></p> <p><u>Commercial Kitchen</u></p> <p><u>Special Events Space</u></p>

Highlighted Services are collaboratively done by PARD & HHSD.

*Full time service provision is proposed instead of current one day a week

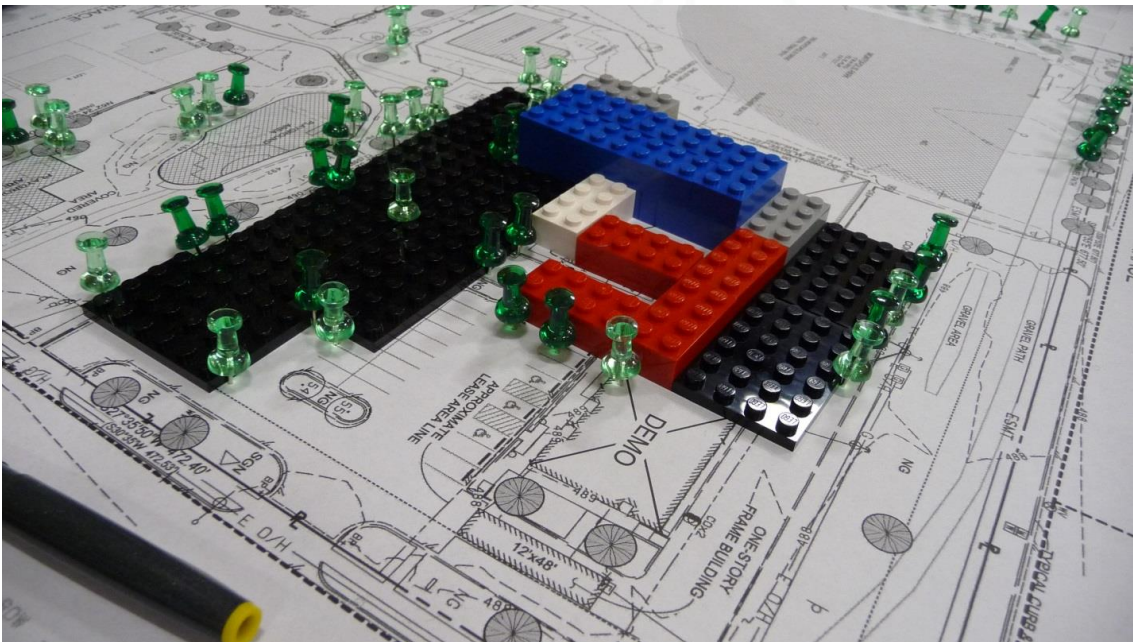


CITY OF AUSTIN

Contract and Land Management Department, Contract Procurement Division

**MONTOPOLIS NEIGHBORHOOD PARK
RECREATION & COMMUNITY CENTER
1200 MONTOPOLIS DRIVE, AUSTIN TEXAS**

**PRELIMINARY PHASE SERVICES
SITE ANALYSIS & SITE CONCEPT DESIGN**



Issue Date: 03/03/2014
LG Project No.: 13243.001



CITY OF AUSTIN

Contract and Land Management Department, Contract Procurement Division

**MONTOPOLIS NEIGHBORHOOD PARK
RECREATION & COMMUNITY CENTER
1200 MONTOPOLIS DRIVE, AUSTIN TEXAS**

**PRELIMINARY PHASE SERVICES
SITE ANALYSIS & SITE CONCEPT DESIGN**

TABLE OF CONTENTS

DRAWINGS

○ Site Plan Analysis	03/03/2014
○ Program of Spaces	03/03/2014
○ Site Plan Concept A	03/03/2014
○ Site Plan Concept B	03/03/2014
○ Site Plan Concept C	03/03/2014
○ Services	03/03/2014

NARRATIVES

○ Site/Civil Feasibility Report, Chan & Partners Engineering, LLC	03/03/2014
○ MEP Engineering Narrative, Jose I. Guerra, Inc.	03/03/2014

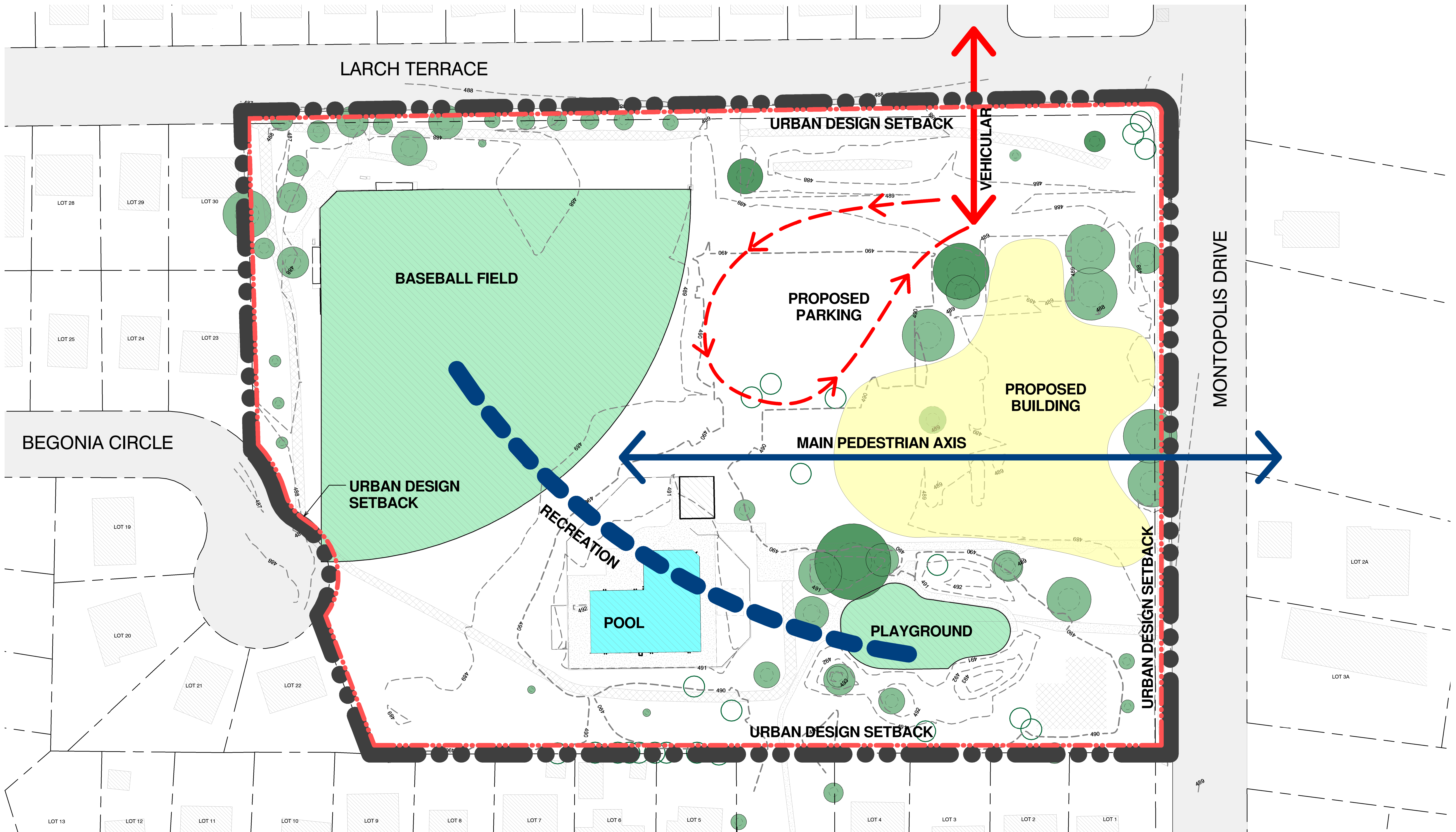
ESTIMATE

○ Budget Estimate, Sunland Group	03/03/2014
----------------------------------	------------

MEETINGS

○ Meeting Summaries, Group Solutions RJW	03/03/2014
--	------------

Issue Date: 03/03/2014
LG Project No.:13243.001

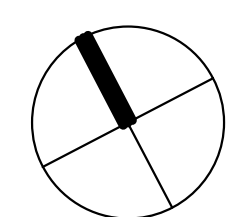


MONTOPOLIS RECREATION AND COMMUNITY CENTER - SITE PLAN ANALYSIS

MONTOPOLIS PARK: 1200 MONTOPOLIS DRIVE. AUSTIN TEXAS 78741. 7.6 ACRES.

03/03/2014

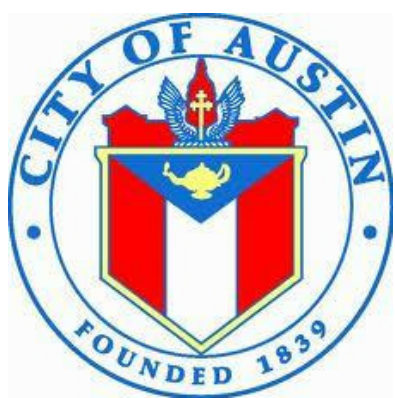
1/32" = 1'-0"



Montopolis Neighborhood Park												
Recreation & Community Center												
1200 Montopolis Drive, Austin, TX												
Preliminary Phase Services - Site Analysis & Site Concept Design												
Program of Spaces												
March 3, 2014												
			width	length	sub-total	quantity		Level 2 if req'd	existing	equipment	total	Comments
Shared Spaces												
	Commercial Kitchen		20	30	600	1	600		424			Seniors lunch program/nutrition/children's program
	Kitchen Storage		10	20	200	1	200		152			
	Public Toilets - Men		15	20	300	1	300					
	Public Toilets - Women		15	20	300	1	300					Public Toilets to be within site line of staff
	Data Closet		10	10	100	1	100					24/7 stand alone cooling / Liebert Unit
	Electrical Closet		10	10	100	1	100					
	Mechanical Room		20	25	600	1	600					
	Break Room		12	20	240	1	240					possibly close to Kitchen
	Passenger Elevator				0	1	0					SF in Grossing Factor
	Freight Elevator				0	1	0					SF in Grossing Factor
	Elevator Machine Room				0	1	0					SF in Grossing Factor
	Public Circulation Spine / "Atrium" (connecting program spaces between Rec. Center and HHS)											SF in Grossing Factor - public info kiosk
	Exterior Loading Area with Loading Dock Door into Gym or Common Area						0					SF in Grossing Factor / possibly adj to Food Pantry / wide enough for a pallette loader
Sub Total Shared Spaces							2,440					
Net to Gross Factor							1.25					
Total Shared Spaces							3,050				3,050	
			width	length	sub-total	quantity		Level 2 if req'd	existing	equipment	total	Comments
Recreation Center												
	Multi-Sport Gymnasium		70	115	8050	1	8050		7935	bleachers		College Standard: [50' (W) + 20' (Buffer)] X [94' (L) + 20' (Buffer)] = 7980 sq-ft
												High School: [50' (W) + 10' (Buffer)] X [84' (L) + 20' (Buffer)] = 7280 sq-ft
												Basket Ball, Volley Ball, Indoor Soccer, Dodge Ball
												Similar to bleachers at Dove Springs & Turner Roberts
	Sport Storage		10	20	200	2	400			overhead doors		Room 1: 500 tables & chairs / Room 2: Sports Equipment
	Fitness Room		20	35	700	1	700		594	closet		weight training - machines and free weights
	Boxing Room		20	35	700	1	700		750	closet		tread mills (2), recumbent (2), elliptical machines (2)
	Teen Space - similar to Dittmar Rec. Center		20	35	700	1	700	Level 2 optional		closet		game table, bean bag chairs , flat screens
	Walking/Running Track					1	1100					suspended above Gym - 2200 SF / 2 = 1100 SF
	Men's Locker Rooms		15	30	450	1	450		495			2 private showers - confirm SF with test fit
	Women's Locker Rooms		15	30	450	1	450		495			2 private showers - confirm SF with test fit
	Multipurpose Room 1: Exercising		20	30	600	1	600	Level 2	1113	Mirrors		Yoga, Martial Arts, Dance, Aerobics, Zumba
	Multipurpose Room 2: Learning		20	30	600	1	600	Level 2	600			Computer, Continuing Ed, GED, Job Search, Tutoring, Parenting, Leadership Training
	Multipurpose Room 3: Activity Room		20	30	600	1	600	Level 2	575			After School, Crafts / Seniors / Special Events
	Storage for Rm 1, 2 & 3		6	8	48	3	144	Level 2				
	Conference Room #1		20	30	600	1	600		1370			Portion of room for toddlers (150 SF) with divider wall to Conference Room #2
	Conference Room #2		20	30	600	1	600					divider wall to Conference Room #1
	Two Unisex Restrooms		8	8	64	2	128	Level 2				

	Offices		10	10	100	4	400		271			6 staff total
	Rec Center Lobby		15	15	225	1	225		370			
	Reception Desk		10	12	120	1	120		300			
	Housekeeping Closet		8	12	96	1	96					
Sub Total Recreation Center							16,663					
Net to Gross Factor							1.25					
Total Recreation Center							20,829				20,829	
			width	length	sub-total	quantity		Level 2 if req'd	existing	equipment	total	Comments
Austin/Travis County Health and Human Services Department												
Immunization / 1				width	depth	SF	quantity	total SF				clear identity / not on Level 2
	Vaccine Storage		10	10	100	1	100					independent ventilation and temp control
												natural gas emergency generator
												vaccine storage
												secured space with emergency lighting/refreigerator
	Waiting Room		10	20	200	1	200					14 occupants per waiting room / total 42 / combined with other units
	Nurse Offices		10	12	120	5	600					sink / 1 shared office w/ 2 staff for audit
	Secured Cashier Office		10	10	100	1	100					
	Supervisor Offices		10	10	100	2	200					
	Secure Storage		10	12	120	1	120					
	Intake Windows		6	8	48	3	144					sliding glass windows / high counters for sit stand
	Conference Room		15	20	300	1	300					10 people
	Audit Staff Office		10	10	100	3	300					3 staff / open office in cubicles
	PHEP Storage		20	20	400	1	400					first floor / consult with Tech Staff on design / locked
							2464					
	Circular Drive for distribution traffic flow			efficient vehicular flow/drive up flu shots								
Neighborhood Center / 2												7 - 10 staff / not on Level 2
	Nurse Office		10	12	120	1	120					with sink
	Supervisor Office		10	10	100	1	100					
	Secure File Room		10	12	120	1	120					
	Waiting Room		10	20	200	1	200					14 occupants per waiting room / total 42 / combined with other units
	Offices		10	10	100	5	500					
	Community Room		15	20	300	1	300					Combined with Conf Room via sliding wall
	Mental Health-Case Management Referral			10	12	120	1	120				
	Flex Offices		10	10	100	2	200					
	Conference Room		15	20	300	1	300					10 people
	Intake Windows		6	8	48	3	144					sliding glass windows / high counters for sit stand / adjacent to Immunization Intake
	Food Pantry w/ generator		20	20	400	1	400					near loading dock with rollup door
	Clothes Closet		10	15	150	1	150					
							2654					
WIC / 3												7 - 10 staff
	Eligibility Offices		10	10	100	2	200					
	Eligibility Offices-Nutrition, Education		10	10	100	3	300					sink in one office
	& Peer Counseling											
	Height / Weight Room		10	12	120	1	120					sink
	Classroom		20	30	600	1	600					

	Waiting Room		10	20	200	1	200					14 occupants per waiting room / total 42 / combined with other units
	Intake Windows		6	8	48	3	144					sliding glass windows / high counters for sit stand
	Records		10	12	120	2	240					
	Supervisor Office		10	10	100	1	100					
	Locked Storage		10	12	120	1	120					
	Data Room / HIPA / GAATN		10	10	100	1	100					
							2124					
HHSD Common Areas												
	Staff Toilets - Men		8	8	64	1	64					
	Staff Toilets - Women		8	8	64	1	64					
	House Keeping		8	8	64	1	64					
	Data Room		10	10	100	1	100					
							292					
Sub Total Health and Human Services Department							7,534					
Net to Gross Factor							1.25					
Total Health and Human Services Department							9,418				9,418	
Outdoor Spaces												
	Community Garden											
	Portable Stage with Portable Chair Viewing											
Total Community Center Programmed SF											33,296	
Total Community Center Target SF											30,000	
Delta											3,296	



MONTOPOLIS RECREATION AND COMMUNITY CENTER - PROGRAM OF SPACES

MONTOPOLIS PARK: 1200 MONTOPOLIS DRIVE. AUSTIN TEXAS 78741. 7.6 ACRES.

03/03/2014

1/32" = 1'-0"

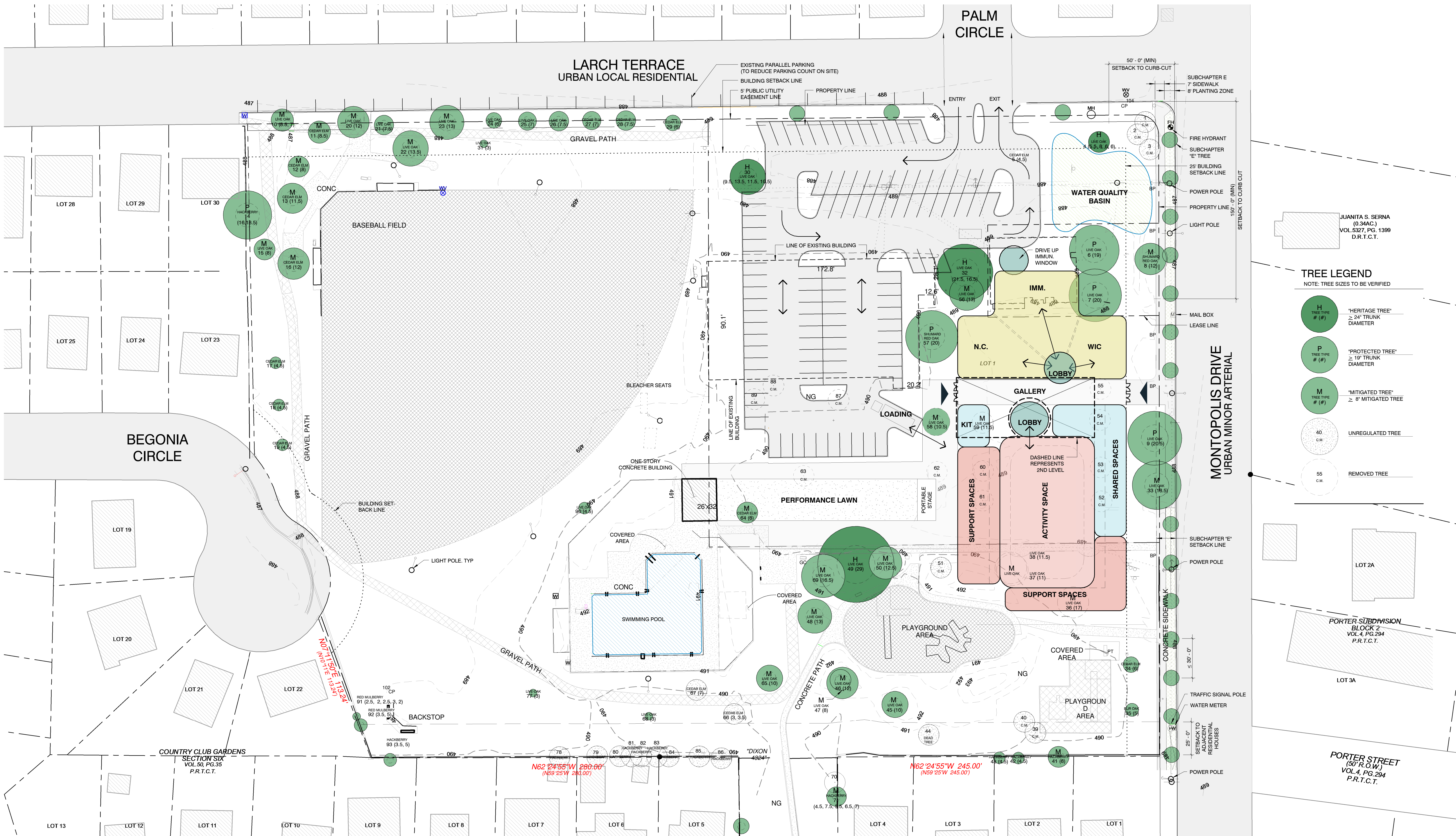
RECREATION CENTER				HEALTH & HUMAN SERVICES				SHARED SPACES			
				IMMUNIZATION		NEIGHBORHOOD CENTER		WIC 3			
LEVEL 2 WALKING/RUNNING TRACK	1010			PHEP STORAGE	400	FOOD PANTRY	400	CLASSROOM	600	COMMERCIAL KITCHEN	600
MULTI-SPORT GYMNASIUM	8050			CONFERENCE ROOM	300	COMMUNITY ROOM	300	WAITING ROOM	200	MECHANICAL ROOM	600
FITNESS ROOM	700			WAITING ROOM	200	CONFERENCE ROOM	300	ELIGIBILITY OFFICES	100 x 2	PUBLIC TOILETS MEN / WOMEN	300 x 2
BOXING ROOM	700			NURSE OFFICES	120 x 5	WAITING ROOM	200	ELEGIBILITY OFFICES NUTRITION & PEER COUNSELING	120 x 3	BREAK ROOM	240
TEEN SPACE	700	LEVEL 2 OPTIONAL		SECURED CASHIER OFFICE	100	CLOTHES CLOSET	150	HEIGHT / WEIGHT ROOM	120	KITCHEN STORAGE	200
MULTI-PURPOSE ROOM 1: EXERCISING	600	LEVEL 2		SUPERVISOR OFFICES	100 x 2	NURSE OFFICE	120	RECORDS	120 x 2	DATA/ELECTRICAL CLOSETS	100 x 2
MPR1 - STORAGE ROOM	48			SECURE STORAGE	120	SUPERVISOR OFFICE	100	SUPERVISOR OFFICE	100	PASSENGER ELEVATOR	0
MULTI-PURPOSE ROOM 2: LEARNING	600	LEVEL 2		AUDIT STAFF OFFICE	100	SECURE FILE ROOM	120	LOCKED STORAGE	120	FREIGHT ELEVATOR	0
MPR2 - STORAGE ROOM	48			VACCINE STORAGE	100	OFFICES	100 x 5	DATA ROOM / HIPA / GAATN	100	ELEVATOR MACHINE ROOM	0
MULTI-PURPOSE ROOM 3: MULTI-PURPOSE	600	LEVEL 2		INTAKE WINDOWS	48 x 3	MENTAL HEALTH: CASE MGMNT REFFERAL	120	INTAKE WINDOWS	48 x 3	PUBLIC CIRCULATION SPINE	0
MPR3 - STORAGE ROOM	48					FLEX OFFICES	100 x 2				
CONFERENCE ROOM	600			NET PROGRAM S.F. x GROSSING FACTOR	2,464 1.25	NET PROGRAM S.F. x GROSSING FACTOR	2,654 1.25	NET PROGRAM S.F. x GROSSING FACTOR	2,124 1.25		
MEN'S LOCKER ROOM	450			SUBTOTAL OF IMMUNIZATION	3,080	SUBTOTAL OF NEIGHBORHOOD CENTER	3,318	SUBTOTAL OF WIC 3	2,655		
WOMEN'S LOCKER ROOM	450			HHSD COMMON AREAS							
REC. CENTER LOBBY	225			HHS DATA ROOM	100	HHS DATA ROOM	100				
SPORTS STORAGE	200			HHS STAFF TOILETS	64 x 2	HHS STAFF TOILETS	64 x 2				
RECEPTION DESK	120			HHS HOUSEKEEPING	64	HHS HOUSEKEEPING	64				
OFFICES	100 x 4										
HOUSEKEEPING CLOSET	96										
UNISEX TOILETS	64 x 2	LEVEL 2 W/ MP ROOMS									
NET PROGRAM S.F. x GROSSING FACTOR	16,663 1.25			NET PROGRAM S.F. x GROSSING FACTOR	7,534 1.25	NET PROGRAM S.F. x GROSSING FACTOR	2,440 1.25	NET PROGRAM S.F. x GROSSING FACTOR	26,637 1.25		
SUBTOTAL OF REC CENTER	20,829			SUBTOTAL OF HHS	9,418			SUBTOTAL OF SHARED SPACE	3,050	SUBTOTAL	33,296

NOTE: MAY BE REDUCED IF ROOF-TOP UNITS ARE USED



**LAWRENCE
GROUP**



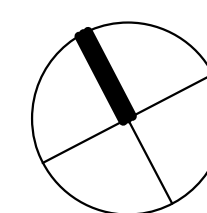


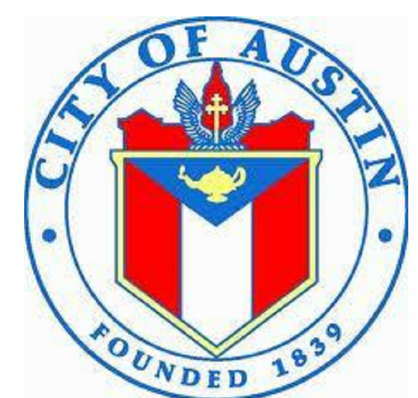
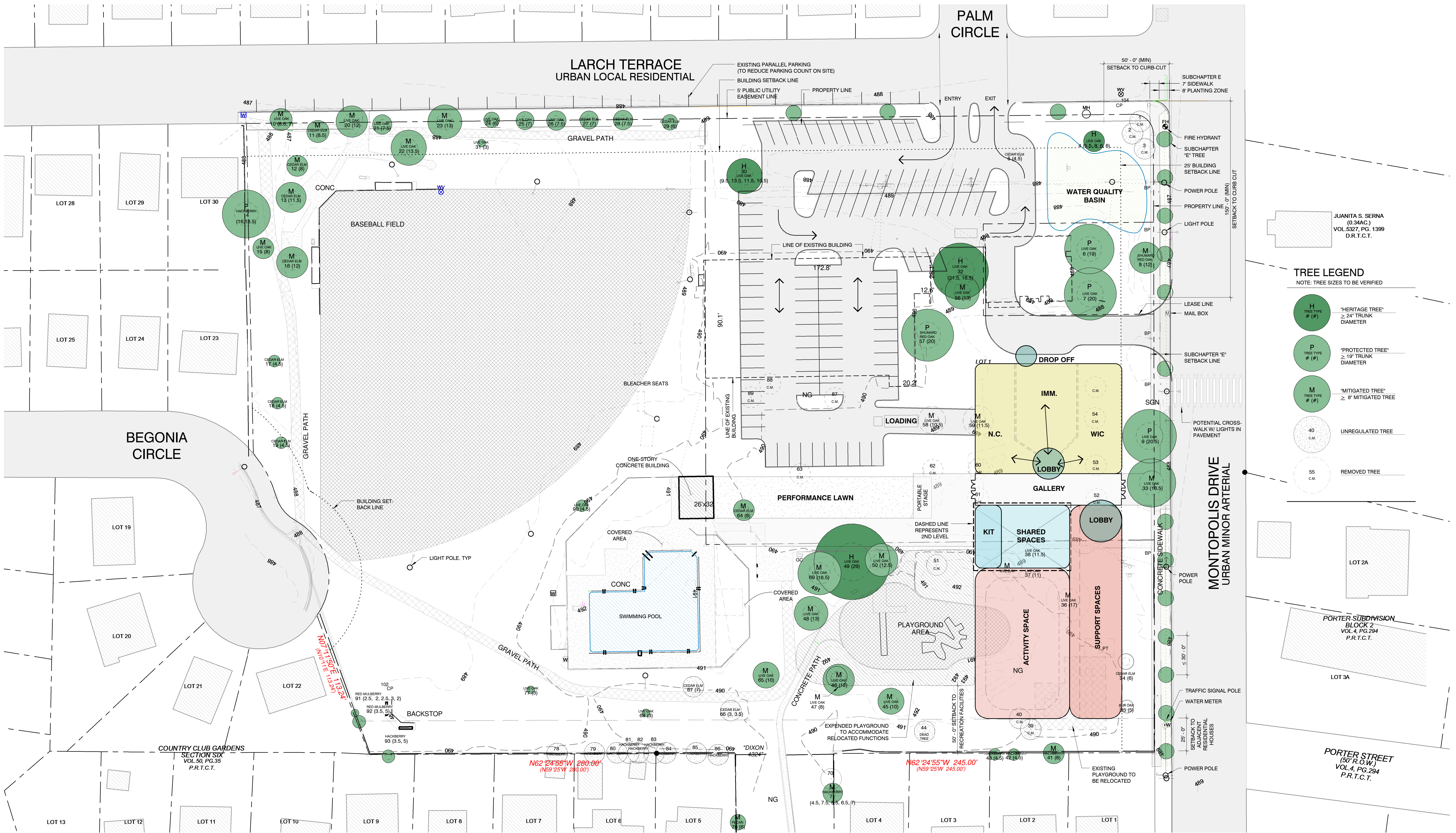
MONTOPOLIS RECREATION AND COMMUNITY CENTER - SITE PLAN CONCEPT B

MONTOPOLIS PARK: 1200 MONTOPOLIS DRIVE. AUSTIN TEXAS 78741. 7.6 ACRES.

03/03/2014

1/32" = 1'-0"





MONTOPOLIS RECREATION AND COMMUNITY CENTER - SITE PLAN CONCEPT C

MONTOPOLIS PARK: 1200 MONTOPOLIS DRIVE. AUSTIN TEXAS 78741. 7.6 ACRES.

03/03/2014

1/32" = 1'-0"





CITY OF AUSTIN

Contract and Land Management Department, Contract Procurement Division

**MONTOPOLIS NEIGHBORHOOD PARK
RECREATION & COMMUNITY CENTER
1200 MONTOPOLIS DRIVE, AUSTIN TEXAS**

SITE/CIVIL FEASIBILITY REPORT

Issue Date: 03/03/2014
LG Project No.: 13243.001

**LAWRENCE
GROUP**

MONTOPOLIS NEIGHBORHOOD PARK
RECREATION & COMMUNITY CENTER

1200 MONTOPOLIS DRIVE

SITE/CIVIL FEASIBILITY REPORT

Prepared for:

Lawrence Group

900 East Sixth Street, Suite 105
Austin, Texas 78702

and

The City of Austin

Parks and Recreation Department

Prepared by:

CHAN & PARTNERS ENGINEERING, LLC

Consulting Civil Engineers

Consulting Civil Engineers

4319 James Casey Street ♦ Austin, Texas 78745
Office: (512) 480-8155 ♦ Fax: (512) 480-8811

March 3, 2014

PROJECT DESCRIPTION

The Montopolis Neighborhood Park Recreation & Community Center, located at 1200 Montopolis Drive, was originally opened in 1971 and upgraded with outdoor playscape facilities in 1995. The City of Austin is investigating the feasibility of replacing the existing recreation center with a new community center and have hired the Lawrence Group Architects to prepare programming and preliminary concepts, as well as estimating the cost of a new facility. The site is platted as Lots 1 & 2 of Montopolis Park and occupies 7.60 acres of land. Current plans are to investigate replacement of the existing public health and recreation center with a new community center offering expanded services for the neighborhood. This feasibility report is to assist in evaluation of the site and civil improvements, along with jurisdictional regulations to support the new facility.

ZONING AND COMMERCIAL DESIGN STANDARDS

The current zoning for the tract is Public (P), and the area is included within the Montopolis Neighborhood Plan (NP). Permitted uses include governmental, civic, public service, and public institutional uses, for which a public community center qualifies. Since the site is greater than one acre, the site development regulations are established by the approval of a Conditional Use Site Plan that requires review and approval by the City's Planning Commission.

The site is located within the urban boundary of the city and is subject to the design standards of Subchapter E of the City's Zoning Regulations. This calls for the relationship of buildings and public streets/walkways to be adjacent to promote pedestrian friendly access. While Montopolis Drive is not a Core Transit Corridor (CTC) street, the city of Austin has imposed upon itself the higher CTC standards on all city projects. The primary site requirement for a CTC project is to have a 15-foot wide sidewalk corridor consisting of an 8-foot tree and facilities zone, with a 7-foot wide sidewalk clear zone. Shade trees are to be located along the sidewalk every 30-feet on average.

In general, building frontage is to be along the Montopolis Drive right-of-way, with parking to the side or rear of the building. As the site is for a civic use, there are exceptions enabling greater flexibility in building placement, such that the building could be further back as long as there is no parking between the building frontage and the street.

As the site is greater than 5-acres, it is subject to the internal circulation route (ICR) requirements of Sub-chapter E. As such, there is not a minimum building frontage percent along the primary street, and buildings could face the ICR. Regardless, an ICR will need to be shown on the site plan and sidewalks would be required along the ICR to a primary building entry. Continued pedestrian access to Begonia Circle and to Carnation Terrace through Lot 2 access is desired by the city for neighborhood connectivity.

The subdivision plat for Lot 1 & 2, (Montopolis Park, Travis County Volume 76, Page 41) has a 25-foot building setback line off of Montopolis Drive. Unless the plat was vacated and the lots re-platted without the building setback line, the proposed buildings would need to respect the plat building setback. From our discussions with staff at the City's Development Assistance Center, the city cannot require re-platting and therefore the building(s) could be setback the 25-

feet off of the property line and meet the intent of Sub-chapter E requirements. This could also be beneficial given a couple of large live oak trees along the Montopolis property line. Lastly, there are Alternative Equivalent Compliance exceptions the applicant may apply for to deviate from the requirements of Sub-chapter E.

The site is adjacent to single family uses (SF-3-NP) to the north, west, and south of the site. Larch Terrace, to the north, serves as a buffer for compatibility setbacks; however, these setbacks will need to be considered for any improvements proposed adjacent to the west and south borders of the property. Currently, compatibility setbacks are 25-feet for all structures (buildings, drives, parking, etc.) and 50-feet for any intensive recreations use (jogging trails, playing fields, playground equipment, etc.). We note that the existing playground, and perhaps the ball field, may not comply with the setbacks, but are an existing condition. Improvements to either of these could open up compatibility setback conflicts, along with light shielding and screening from adjacent residential properties.

SITE PLAN

Permitting

A site development permit application to the City of Austin Watershed Protection and Development Review Department (WPDRD) will be required for approval of the construction documents and building permits. The city review process for a site development permit typically takes five to six months for approval. Since the site is zoned Public, a Conditional Use Site Permit has to be issued, and time has to be allocated to be on the Planning Commission agenda after staff comments have been cleared. A site development permit must be obtained prior to issuance of a building permit; however, both site development and building plan review can occur concurrently. An approved site development permit expires three years from the date of approval if construction has not commenced. Since this site is within the desired development zone, a one-year extension can be granted, but must be requested prior to permit expiration.

TRANSPORTATION

Roadway Network

Montopolis Drive is an urban minor arterial roadway and is currently a four lane road with 4-foot wide sidewalks on both sides. From review of the City's Austin Metropolitan Area Transportation Plan 2025, there are no roadway expansion plans for Montopolis Drive in this area. Montopolis Drive is a part of the City's Bike Plan, and bike lanes are proposed to be incorporated within the existing pavement width.

Driveways

Presently, there are three driveways entering the site off of Montopolis Drive, and one driveway off of Larch Terrace. Each of the driveways along Montopolis is about 75-feet apart. The center driveway is aligned with a driveway across the street and is therefore the preferable drive if vehicular access from Montopolis is maintained into the site. The COA Transportation Criteria Manual calls for a separation of driveways along an undivided minor arterial to be at least 150-feet apart and minimum 120-feet offset from driveways on the other side of the road. These distances can be reduced with approval from the City Transportation Department and are

typically dependent upon the number of vehicular trips expected from the driveways. There is also access available to a cul-de-sac street (Begonia Circle) at the west end of the property and potential access available to Carnation Terrace as the property has frontage on Carnation Terrace.

Parking

The parking lot layout should be designed in accordance with Table 9-1 of the Transportation Criteria Manual. Parking lots shall have adequate drives, aisles and turning and maneuvering areas, with consideration for fire truck access where needed. It may be possible to utilize existing parallel parking in the public right-of-way along Larch Terrace to offset on-site parking requirements. Larch Terrace has an approximate 40-foot wide pavement section for the local residential street and parallel parking is currently taking place on both sides of the street. The ability to take credit for these public parking spaces will need to be confirmed with the City's area transportation engineer.

Parking spaces meeting Texas Accessibility Standards shall be provided with short distance accessible walkways to entries into each building. At this time, we anticipate the need for approximately 120 total parking spaces. If so, then six handicap accessible parking spaces need to be provided. One of the handicap accessible parking spaces is required to be van accessible. The current Site Feasibility Scheme has 101 parking spaces on-site and 23 parallel parking spaces on Larch Terrace for a total of 124 spaces.

Parking Calculation is based upon the following:

Appendix A – Tables of Off-Street Parking and Loading Requirements

Part 1 – Motor Vehicles

Indoor Entertainment – Indoor Sports and Recreation: 1 space / 400 SF

Civic Uses – Administrative Services: 1 space / 200 SF

Note: This building is a mixed use building and parking can be negotiated per Schedule D of the Austin Land Development Code.

Recreation Center: 20,829 SF divided by 400 SF/parking spaces =	52
Health & Human Services: 9,418 SF divided by 200 SF / parking space =	47
Shared Spaces: 3,050 SF divided by 200 SF / parking space =	16
<hr/>	
Total Estimated Parking Spaces =	115 spaces

Fire Department Access

Fire Department access requirements stipulate the width of driveways with two way drives being a minimum of 25-feet with a minimum turning radius of 25-feet. A fire truck must be able to drive on an all weather driving surface to within 150-feet of all exterior points of the building.

DRAINAGE**Watershed**

The site is located along the watershed boundary of Carson Creek to the east and Country Club East to the west. All of the proposed development improvements are within the eastern two-

thirds of the site, which is within the Carson Creek watershed. Both Carson and Country Club East are classified as suburban watersheds by the City of Austin.

Floodplain

From review of the City's GIS drainage information, the site is located outside of any City or FEMA 100-year floodplain and outside of any creek water quality buffer zone.

Detention

The site currently has approximately 34 percent impervious cover. On-site detention should only be required if there is an increase to the impervious cover levels. At this time, it appears the proposed impervious cover will be approximately equal to existing levels.

Water Quality

The site will be required to meet the water quality standards of the Land Development Code and Environmental Criteria Manual. The existing site has a rudimentary water quality facility near the corner of Larch Terrace and Montopolis Drive, but it does not appear to meet existing standards. The existing water quality feature appears to be a linear excavated area with some gravel along the bottom. Record plans do not show any sub-surface collection or exit location, so it appears the area holds water until it infiltrates or evaporates. A new water quality pond meeting city criteria will be necessary with the community center redevelopment. The city has self-imposed upon itself that water quality facilities on city projects will be sustainable facilities. Sustainable water quality pond options for this site would include a singular bio-filtration pond at the corner of Larch Terrace and Montopolis Drive, or several localized rain gardens. Details of the treatment methods are located in the Environmental Criteria Manual.

Drainage Conveyance

The site is along the boundary of two watersheds, although only the baseball field conveys runoff westerly into the Country Club East watershed. The developed portion of the site generally conveys runoff in a northeasterly direction and is within the Carson watershed. The northeast corner of the site at the intersection of Larch Terrace and Montopolis Drive is the lowest in elevation. While a majority of runoff conveys to this area, the site is generally flat with shallow ponding throughout after rain events.

Runoff from the site currently drains from the property onto the adjacent roads via street curb and gutters. There is a public storm drain pipe system on the east side of Montopolis Drive beginning across from Larch Terrace and conveying northerly. We would anticipate that under proposed conditions, a storm drain pipe would exit the site near the proposed water quality pond area and connect with the existing 24-inch storm drain pipe.

ENVIRONMENTAL**Critical Environmental Features**

An environmental survey has not been performed to investigate the site for Critical Environmental Features (CEFs). A CEF includes springs, seeps, wetlands, steep bluffs, and rim rock. Based upon the existing developed state of the site and the lack of reported identified features, it is unlikely that CEFs exist on the site.

Creeks

There are no creeks in the vicinity of the site and as such, no floodplain or water quality creek setbacks limiting development areas of the site.

Trees

A tree survey has been performed and identifies a few protected or heritage trees on the property. The proposed site layout will need to respect these trees to the greatest extent possible.

UTILITIES**Water Service**

A 12-inch water main was installed in Montopolis Drive in 2010, from Riverside Drive through the property's frontage. A new service connection was installed so the property's water service is coming from the 12-inch line. Records indicate a 3-inch water meter serves the existing use and we anticipate this will be of adequate size to meet the domestic demand of the proposed community center. There also appears to be a secondary 2-inch water meter on Carnation Terrace that likely serves the swimming pool, and a 1.5-inch water meter off of Larch Terrace which may provide water for irrigation, or serve one of the existing buildings on the site.

Fire Flow Requirements

Fire flow tests were not ordered for this phase of the project and should be done in the design phase; however, it is probable that fire protection is adequate given the new 12-inch water line serving the area. Fire hydrants will need to be spaced so a fire hydrant is provided within 400 feet of any exterior point on a proposed building, and a secondary fire hydrant provided within 500 feet. Fire flow requirements are based on building construction type and square footage. Significant reductions are allowed by the local fire marshal for buildings equipped with approved fire sprinkler systems.

Wastewater Service

The existing site is served by a 12-inch wastewater collection line in Montopolis Drive that was installed in 2006. New wastewater service lines onto the property were installed with the project. Therefore no off-site wastewater improvements should be necessary to support the re-development.

Storm Drain Lines

A public storm drain system begins with a curb inlet on the east curb line of Montopolis Drive near Larch Terrace. A 24-inch drain pipe then conveys in a northerly direction down Montopolis Drive. As mentioned the site currently discharges stormwater runoff at street level using the curb and gutter for conveyance. We would anticipate that the new development would have a piped connection to the 24-inch line to better facilitate drainage off the site, and reduce on-site ponding.

SUMMARY

- The subject tract consists of 7.60-acres along Montopolis Drive. The site has been serving as a neighborhood park and recreation center since 1971.

- Redevelopment will be subject to the city's Sub-chapter E requirements and the city's self imposed Core Transit Corridor standards.
- The site is zoned Public (P) and will require a Conditional Use site development permit, which requires approval of the Planning Commission. There are compatibility setbacks based upon adjacent residential use.
- Public access is available from all four sides of the property. Reducing parking requirements on-site may be available with the City's approval of using existing parallel parking along Larch Terrace to offset parking space requirements.
- On-site water quality measures meeting the city's sustainable practices (bio-filtration or rain gardens) will be required with re-development. Storm water detention requirements will be minimal due to the minimal change in anticipated impervious cover percentage on the site.
- There are no apparent environmental features on the property and no creek setbacks in the area. There are some protected and heritage trees on the property although the tree survey should be reviewed for accuracy.
- There appears to be adequate domestic and fire demand water service in the area with a new 12-inch water line installed in Montopolis Drive in 2010. The site currently has three water meters (3-inch, 2-inch, and 1.5-inch) serving the property. Wastewater service is provided from a 12-inch wastewater line in Montopolis Drive, which was installed in 2006. An older storm drain system exists along the northerly end of the property in Montopolis and a stub-out from the site to connect with this line is anticipated to better drain the site.



CITY OF AUSTIN

Contract and Land Management Department, Contract Procurement Division

**MONTOPOLIS NEIGHBORHOOD PARK
RECREATION & COMMUNITY CENTER
1200 MONTOPOLIS DRIVE, AUSTIN TEXAS**

MEP ENGINEERING NARRATIVE

Issue Date: 03/03/2014
LG Project No.: 13243.001

**LAWRENCE
GROUP**

Montopolis Recreation Center Schematic Design Narrative

March 3, 2014

Mechanical Systems

General

The mechanical systems will be designed in accordance with the latest editions of the Uniform Mechanical Code, the International Energy Conservation Code, ASHRAE Standard 90.1-2010 Energy Standard for Buildings Except Low-Rise Residential Buildings, ASHRAE Standard 55-2004 Thermal Environmental Conditions for Human Occupancy and local City of Austin code amendments.

HVAC Cooling and Heating Design Parameters

Cooling load will be based on 98°F db 74°F wb summer (0.4% db/wb temperatures) and 30°F db winter (99% db temperature) as published in the ASHRAE Fundamentals 2009 for Austin, Texas.

Interior design temperatures will be based on 75°F, 50% humidity for summer and 72°F for winter.

Outdoor air will be supplied for ventilation in accordance with the City of Austin amendment to the Uniform mechanical Code.

System Description

The preliminary estimated cooling load for the entire facility will be about 90 tons with about 22 tons in the health and human services department, eight tons in the shared areas and about 60 tons in the recreation areas. These areas will be served by a combination of packaged rooftop air conditioning units and variable refrigerant flow (VRF) equipment. A separate, packaged, outdoor air handling unit will pre-treat the ventilation air for the different spaces. All units shall be a direct expansion (DX), air-cooled air conditioners and/or heat pumps with variable speed driven compressors using R-410A refrigerant.

For both schemes it makes sense to install the packaged equipment and condensing units on the high, concealed roof of the recreational activity spaces. This is part of the reason VRF would be ideal for the Health and Human Services portion of the facility, because then just the

refrigerant and small outside air ducts would have to be located in the spaces under the lower roof. This will keep the low, visible roof free of unsightly mechanical equipment.

The larger recreational spaces will be best served by larger packaged equipment that can handle the latent loads of high activity levels. In these spaces, the rooftop packaged units will feed air to VAV boxes in the spaces that are controlled by local thermostats.

This project will be designed and constructed with a requirement to secure at least a LEED silver certification. This will require an efficient mechanical design, a design that addresses ASHRAE 55 for thermal comfort, zone temperature control for at least 50% of the occupants, etc. The VRF system's high efficiency will drastically help toward achieving this credit as building efficiency is the most point valuable LEED credit.

Zoning

Similar function spaces with similar load profiles will be reviewed for possible combining of thermal control (thermostat). Distinctly separate areas and specialty rooms (i.e. weight rooms, gymnasium, conference rooms, etc.) will not be considered for combining and will be zoned individually and each will have a separate terminal unit and thermostat.

Cooling only wall mounted units will be used to serve the electrical rooms and IT spaces.

Air Distribution Systems

Supply air, return air, and exhaust air ductwork shall be fabricated of galvanized sheet metal in rectangular and round shapes according to SMACNA Duct Construction Standards for 2-inch and 4-inch Pressure Classification, and for Class A duct sealing. Insulated flexible ducts are used for connections from supply air ducts to air outlets above ceilings. 2 inch pressure class ductwork is used for supply ducts downstream of all constant volume systems. Exhaust ductwork is either 2 or 4 inch pressure class as appropriate for each system.

Supply and return ducts above ceilings are insulated with external fiberglass duct insulation with a foil-scrim-kraft vapor barrier jacket covering. Insulation thickness will be as required to prevent condensation, and to prevent thermal losses on hot piping. All exposed ductwork will be pre-insulated double wall spiral duct.

Control System

All systems will be controlled with OEM supplied DDC (direct digital controls) that takes inputs from temperature, humidity and CO2 sensors and controls the air handlers and VAV boxes to act accordingly. Thermostats will be provided with lockable wall covers for protection and accessed only by authorized personnel

Exhaust Systems

Toilet rooms, janitor's closets, and any room requiring general exhaust will be exhausted to the building exterior via centrally located exhaust fans. Specialty exhaust systems such as the locker rooms, workout facility, etc. and any other user defined areas will be supplied with dedicated exhaust systems.

Exhaust fans will either ceiling or roof mounted centrifugal type. Fans will not be situated directly above any noise critical space.

Kitchen Systems

The commercial kitchen will require its own mechanical exhaust system. This will include a type 1 grease hood, a grease rated exhaust fan, and stainless steel grease duct, meeting current codes. The type 1 grease hood will also require a wet chemical fire suppression system, with tanks to hold the agent, mounted nearby.

The kitchen area will also likely have a dedicated packaged air handler to handle the high cooling loads associated with cooking equipment.

Electrical Systems

General

The electrical system shall be designed in accordance with the 2011 Edition of the National Electrical Code (NEC), the 2012 Edition of the International Energy Conservation Code, International Building Code 2012 (IBC), Illumination Engineering Society of North America (IESNA) Lighting Handbook Version 9, and LEED New Construction Version 3.

Electrical Service

An existing Austin Energy single phase primary voltage overhead line terminates at the site in the electrical easement on Larch Terrace Rd. The existing utility poles shall be removed with the exception of the first pole in the electrical easement. Austin Energy shall utilize the existing utility pole to install a new three phase primary voltage overhead line. The existing riser pole shall then feed a new pad mounted transformer through a red concrete encased underground primary ductbank. The existing pool facility and the existing baseball field lighting shall be back fed from this new service. An evaluation of the existing lighting system and pool equipment shall be performed to ensure proper electrical service is provided.

The new transformer shall supply 480/277volt, three-phase, four-wire power to the new facility.

The Austin Energy revenue meter will be located at the transformer on a steel frame. Directly behind the meter will be the 800A fused service disconnect. From this breaker an underground secondary voltage ductbank will be extended to Panel MDP.

Grounding

Service and Equipment Grounding: The service entrance neutral conductors will be grounded to earth and bonded together with a grounding system consisting of buried conductors, driven ground rods and connections to building foundation steel, in conformance with the City of Austin electrical ordinance. Grounding risers within the building will be provided to connect wall mounted ground bars in the electrical and communications rooms to the service grounding system. Branch circuit and feeder wiring will contain green grounding conductors.

Power Distribution

Power for the facility shall be served by a, 800 amp, 480/277 volt three-phase, four-wire circuit breaker switchboard. This switchboard will include 25% spare capacity. Additionally, TVSS provisions will be provided in the switchboard. The switchboard will feed all distribution, lighting, and power panelboards via underground and overhead conduit systems. The power panelboards will be served from the distribution/and or lighting panelboards via delta to wye 3 phase transformers.

Distribution and branch circuit panelboards shall be surface mounted, and shall use bolt on circuit breaker devices.

Lighting

Illumination and lighting control design shall conform to IES recommendations, COA and LEED, including for exterior lighting the criterion for lighting pollution limits.

Interior Lighting: Lighting sources shall be a combination of fluorescent T-8, compact fluorescent, and LED. A percentage of fixtures shall be equipped with integral or remote battery inverters to provide for Life Safety egress lighting upon loss of utility power. Interior lighting controls will consist of dual-technology ceiling mounted and/or wall mounted occupancy sensors in all areas, programmed in vacancy mode. Areas shall have local override control of the lighting. Ambient lighting in office, classroom, and common environments shall utilize high efficiency lighting fixtures including direct, indirect/direct and indirect architectural fixtures as needed for particular space types. The design will provide efficient and adequate illumination in all areas. Fixture mounting types include suspended, recessed, surface, and wall. Lighting in the gym/recreational areas shall be by means of high output T-8 or T-5 'high bay' fluorescent fixtures.

Exterior Lighting: Exterior lighting for parking areas shall consist of pole-mounted decorative LED fixtures. Poles shall be approximately 25 feet high, set on top of 30-inch high

concrete pedestals where subject to damage by vehicles. Fixtures shall be full cut-off type. Wall-mounted LED full-cutoff fixtures shall be mounted at exterior doors that do not have canopies. Canopies shall be lighted by recessed or surface-mounted 'can' lights. A time clock strategy will control the exterior lighting with photocell "ON" and time clock "OFF" features.

Exit signs shall be LED type and will be equipped with integral emergency battery.

Wiring Devices

Twenty (20) amp Heavy-duty grade receptacles and switches shall be utilized. New devices shall be located throughout the facility per NEC code and user requirements. Weatherproof enclosures and GFCI receptacles with while-in-use covers shall be provided on receptacles located outdoors.

Fire Alarm

A complete addressable Fire Alarm System, including fire alarm control panel, smoke detectors, duct detectors, manual pull stations, interface with fire sprinkler and suppression systems, and audio/visual devices, will be provided for the Building. The fire alarm control panel will be located in a location determined in design, with a remote annunciator panel being located at the front entrance.

The system will be specified and shall be designed in compliance with the 2012 International Fire Code with the City of Austin, TX Amendments, NFPA 72, and NFPA 70 Article 760.

Telecommunications

Only the infrastructure of raceways and pathways shall be included for the telephone/data systems. This shall include incoming local telephone service raceways from the property line to the Point of Entry (POE) in the MDF/IDF room; raceways and/or pathways to telephone/data closets within the building; and outlet boxes and raceways from each telephone/data location to an accessible space or location. Any related power requirements will be addressed and included. Equipment racks, patch panels, backbone cabling, horizontal cabling and work station outlets shall be provided by the Owner. Owner will also provide room and space requirements for telecommunications equipment.

Security

Only the infrastructure of raceways and pathways will be included for the security system. Any related power requirements will be addressed and included.

Plumbing Systems

General

The plumbing systems will be designed in compliance with the 2012 International Building Code, Uniform Plumbing Code, and International Energy Conservation Code, all as amended by the City of Austin; ASPE Guidelines; and Texas Accessibility Standards (TAS).

Plumbing Systems Description

Domestic cold and hot water systems will be piped to all plumbing fixtures in the facility and will include backflow protection. All hot water piping and cold water piping will be insulated. Water piping systems shall have a minimum working pressure of 125-psig.

Water piping shall be provided with shutoff valves for isolation of piping sections for maintenance and repair. All valves in domestic water piping systems 2-inch and smaller shall be 2-piece full-port ball valves. Valves 2-1/2" and larger shall be butterfly valves.

Sanitary waste and vent systems will be piped to all plumbing fixtures in the facility. All floor drains in restroom areas and mechanical rooms will be served by trap primers.

Stormwater and stormwater-overflow piping will be sized for 5 inches-per-hour of rainfall.

Natural gas will be distributed within the building at a pressure no greater than 2 psig, with secondary pressure-regulators at the equipment as required.

Domestic cold water, sanitary waste, and stormwater piping will be extended to five feet outside the building perimeter for connection to the site domestic water service by the site work contractor. Stormwater overflow piping will terminate with downspout nozzles at the building exterior and spill to grade. High-pressure natural-gas service piping will be extended to the gas meter by the utility company.

A hydrant flow test shall be conducted to determine the water pressure at the site. Need for a water booster system is not currently anticipated. A pressure reducing valve will be provided if the water-supply pressure is greater than 80 psig.

Plumbing Piping

Domestic cold and hot water piping will be type "K" and "L" copper water tube. Type "K" annealed temper will be used without joints below grade. Type "L" drawn temper with wrought copper solder joint fittings will be used inside the buildings.

Underground waste, vent, stormwater, and stormwater-overflow piping shall be service weight hub and spigot cast iron and shall be assembled with hubbed and gasketed fittings. Above ground waste, vent, stormwater, and stormwater-overflow piping shall be hubless, cast-iron soil pipe and fittings and shall be assembled with heavy-duty hubless-piping couplings and coupled joints.

Natural gas piping will be standard-weight black steel with threaded joints and malleable-iron threaded fittings.

Plumbing Fixtures

All plumbing fixtures shall be low consumption type. Water closets will be white vitreous china with flush valves (1.28 gallons per flush). Urinals will be wall hung, white vitreous china with 0.25 gallon per flush. Lavatories will be white vitreous china, with 0.5 GPM aerators on the faucets. Sinks in the general use portion of the building will be 18-gauge stainless steel, with 1.5 GPM aerators on the faucets. Shower heads shall be low-flow, institutional-type. All primary plumbing fixtures shall be the products of one (1) manufacturer. Drinking fountains shall be recessed, duplex, high-low, 8 GPH coolers for handicapped and regular use and shall be provided with a cane skirt. Each service sink shall be floor mounted with wall mounted faucet with a pipe hook and threaded ends.

Domestic Water Heating

Domestic hot water for Restrooms, Janitor's Closets, and Locker Rooms shall be provided by two commercial storage-type, high-efficiency gas-fired water heaters located in the Mechanical Room. A hot water circulation system with thermostatic mixing valve will provide hot water throughout the building.

Fire Suppression System

General

A fully automatic, wet fire-sprinkler system will be provided throughout the building.

The fire suppression system will be designed in compliance with the 2012 International Fire Code with the City of Austin, TX Amendments, sprinkler system per NFPA 13, underground piping per NFPA 24, and flow and tamper switches per NFPA 72.

Fire Suppression System Description

Water for the fire-suppression system will be provided by the city water supply. Piping will be extended to five feet outside the building perimeter for connection to the site fire water service by the site work contractor. The service will enter the building at the fire riser room, where it will be provided with an approved, double check detector backflow preventer. A siamese fire department connection will be provided on the exterior of the building. The system will be monitored by tamper and flow switches that will interface with the building's fire alarm control panel. Provisions for testing and draining the system will be provided.

Sprinkler System Design Criteria

All fire sprinkler piping, valves, fittings, and sprinklers will be rated for a minimum working pressure of 175-psig.

Sprinkler coverage for Light Hazard occupancies will be provided at 0.10 gpm/sq.ft. over the most remove 1,500 sq.ft. at a minimum. Spaces with a Light Hazard occupancy classification include the gym, multi-purpose areas, offices, bathrooms, locker rooms, foyer, corridors, and similar spaces.

Sprinkler coverage for Ordinary Hazard Group 1 occupancies will be provided at 0.15 gpm/sq.ft. over the most remove 1,500 sq.ft. at a minimum. Spaces with an Ordinary Hazard Group 1 occupancy classification include storage, electrical, and mechanical rooms and closets, and similar spaces.

Sprinkler type and spacing will be in strict conformance with NFPA 13 and their approved listing.

A hydrant flow test will be performed. The system layout will then be verified by the sprinkler contractor with hydraulically calculations, to be submitted for review and approval by the engineer. Need for a fire pump is not currently anticipated.

Sprinkler Piping

Sprinkler piping throughout other areas will be welded or seamless black steel. Mains and cross-mains will be rolled groove Schedule 10 with ductile or malleable iron fittings and standard weight mechanical couplings. Branch piping will be Schedule 40 threaded type with standard gray iron fittings. All black steel pipe will be internally coated and warranted by the manufacturer to resist the effects of microbiologically influenced corrosion (MIC).

Sprinklers

All sprinkler heads will be new, automatic-type, and quick-response. They will be upright, concealed pendent, or sidewall, and will have appropriate temperature ratings, as required to meet the conditions of each space.

System Acceptance

Prior to system acceptance, the system will be hydrostatically tested at 200 psi and will maintain that pressure without loss for two hours.



CITY OF AUSTIN

Contract and Land Management Department, Contract Procurement Division

**MONTOPOLIS NEIGHBORHOOD PARK
RECREATION & COMMUNITY CENTER
1200 MONTOPOLIS DRIVE, AUSTIN TEXAS**

BUDGET ESTIMATE

Issue Date: 03/03/2014
LG Project No.: 13243.001

**LAWRENCE
GROUP**

Date: 3-Mar-14

Project Name: Montopolis Community Center & Site Development

Project Location: 1200 Montopolis Drive
Austin, Texas 78741

Client: The Lawrence Group

Client Location: 900 E. 6th Street
Austin, Texas 78702

Services: Preliminary Phase Services Budget Estimate



Demolition	Qty	UM	Unit Price	Total Cost
Remove Existing Paving	4,500	SY	\$ 31.35	\$ 141,075
Demolish Existing Structures & Dispose of Waste	371,484	CF	\$ 3.14	\$ 1,164,602
Relocate Existing Utilities	1	SUM	\$ 104,500.00	\$ 104,500
Subtotal Demolition	375,985	GSF	\$ 3.75	\$ 1,410,177

Health & Human Services	Qty	UM	Unit Price	Total Cost
Immunization	3,080	GSF	\$ 205.87	\$ 634,064
Neighborhood Center	3,318	GSF	\$ 186.95	\$ 620,302
Walk In Clients	2,655	GSF	\$ 186.95	\$ 496,354
Common Areas	365	GSF	\$ 156.75	\$ 57,214
Subtotal HHSD Constuction Cost	9,418	GSF	\$ 191.97	\$ 1,807,933

Recreation Center	Qty	UM	Unit Price	Total Cost
<i>Level 1</i>				
Multi-Sport Gymnasium	8,050	GSF	\$ 220.50	\$ 1,774,985
Fitness Room	700	GSF	\$ 178.70	\$ 125,087
Boxing Room	700	GSF	\$ 178.70	\$ 125,087
Teen Space	700	GSF	\$ 178.70	\$ 125,087
Conference Room	600	GSF	\$ 158.84	\$ 95,304
Men's Locker Room	450	GSF	\$ 200.64	\$ 90,288
Women's Locker Room	450	GSF	\$ 200.64	\$ 90,288
Rec. Center Lobby	225	GSF	\$ 141.08	\$ 31,742
Sports Storage	200	GSF	\$ 114.95	\$ 22,990
Reception Desk Area	120	GSF	\$ 130.63	\$ 15,675
Offices	400	GSF	\$ 130.63	\$ 52,250
Housekeeping Closet	96	GSF	\$ 114.95	\$ 11,035
Unisex Toilets	64	GSF	\$ 219.45	\$ 14,045
Subtotal Recreation Center Lvl 1	12,755	GSF	\$ 201.79	\$ 2,573,861

	Qty	UM	Unit Price	Total Cost
<i>Level 2</i>				
Walking/Running Track	1,010	GSF	\$ 161.98	\$ 163,595
Multi-Purpose Room 1 Exercising	600	GSF	\$ 161.98	\$ 97,185
MPR1 - Storage	48	GSF	\$ 161.98	\$ 7,775
Multi-Purpose Room 2 Learning	600	GSF	\$ 161.98	\$ 97,185
MPR2 - Storage	48	GSF	\$ 161.98	\$ 7,775
Multi-Purpose Room 3 Multi-Purpose	600	GSF	\$ 161.98	\$ 97,185
MPR3 - Storage	48	GSF	\$ 161.98	\$ 7,775
Unisex Toilets	64	GSF	\$ 219.45	\$ 14,045
Subtotal Recreation Center Lvl 2	3,018	GSF	\$ 163.19	\$ 492,519
Subtotal Recreation Space	15,773	GSF	\$ 194.41	\$ 3,066,380
Grossing Factor	3,943	GSF	\$ 194.41	\$ 766,595
Total Recreation Space	19,716	GSF	\$ 194.41	\$ 3,832,975

Date: 3-Mar-14

Project Name: Montopolis Community Center & Site Development

Project Location: 1200 Montopolis Drive
Austin, Texas 78741

Client: The Lawrence Group

Client Location: 900 E. 6th Street
Austin, Texas 78702

Services: Preliminary Phase Services Budget Estimate



Shared Spaces	Qty	UM	Unit Price		Total Cost
Commercial Kitchen	600	GSF	\$	238.68	\$ 143,207
Kitchen Equipment	1	SUM	\$	50,000.00	\$ 50,000
Mechanical Room	600	GSF	\$	166.10	\$ 99,662
Public Toilets Men/Women	600	GSF	\$	165.11	\$ 99,066
Break Room	240	GSF	\$	156.75	\$ 37,620
Kitchen Storage	200	GSF	\$	156.75	\$ 31,350
Data/Electrical Closets	200	GSF	\$	130.63	\$ 26,125
Passenger Elevator	1	SUM	\$	35,000.00	\$ 35,000
Freight Elevator	1	SUM	\$	40,000.00	\$ 40,000
Elevator Machine Room		GSF	\$	156.75	\$ -
Public Circulation		GSF	\$	156.75	\$ -
Subtotal Shared Spaces	2,443	GSF	\$	230.06	\$ 562,029
Grossing Factor	611	GSF	\$	230.06	\$ 140,507
Total Shared Spaces	3,054	GSF			\$ 702,537

TOTAL COMMUNITY CENTER BUILDING	32,188	GSF	\$	240.89	\$ 7,753,623
--	---------------	------------	-----------	---------------	---------------------

Site Development	Qty	UM	Unit Price		Total Cost
Surface Parking	42,000	SF	\$	14.00	\$ 588,000
Drive Approach	450	SF	\$	20.00	\$ 9,000
Water Quality Basin	4,700	SF	\$	15.00	\$ 70,500
Landscaping/Sidewalks/Trees	1	Sum	\$	150,000.00	\$ 250,000
Total Site Development	3	ACRES	\$	305,833.33	\$ 917,500
Subtotal Montopolis Program					\$ 8,671,123

TOTAL PROGRAMMED CONSTRUCTION COST					\$ 8,671,123
---	--	--	--	--	---------------------

Notes Regarding The Preparation of This Estimate

All unit prices include all Federal, State and Local Taxes

Unit Prices include 20% contingency

Unit prices included in this estimate are based on quotes where possible and historical costs from similar facilities

This estimate is based on a Structural Framed Building w/ CMU Back Up Walls; Modified Bitulithim Roof; Modular Brick Exterior Finish; Fixed Anodized Aluminum Windows; Refer to Mechanical Narrative for basis of MEP



CITY OF AUSTIN

Contract and Land Management Department, Contract Procurement Division

**MONTOPOLIS NEIGHBORHOOD PARK
RECREATION & COMMUNITY CENTER
1200 MONTOPOLIS DRIVE, AUSTIN TEXAS**

MEETING SUMMARIES

Issue Date: 03/03/2014
LG Project No.:13243.001

**LAWRENCE
GROUP**



GROUP SOLUTIONS RJW

Public Involvement • Communications

Montopolis Community Center Open House November 14, 2013

Summary of Public Input

The first Montopolis Community Center Open House took place on Thursday, November 14, from 6:30-8pm. The event included activity and informational stations staffed by the City's Parks and Recreation Department, the Health and Human Services Department, and the consulting team, which included Earl Swisher of the Lawrence Group, Jackie Nirenberg of Group Solutions RJW, and Ed Gomez, who served as the Spanish language interpreter. There were also two demonstrations (karate and zumba) put on by the Montopolis Recreation Center staff, instructors and students. Per the sign-in sheets, 48 community members attended the event. All presentations and materials were translated into Spanish.

Following is a summary of public comments recorded on the two paper banner activities:

What do you use the recreation center for?

- Exercise
- Dance classes
- Boxing
- Basketball
- Soccer

What would you like to use it for?

- Indoor/Outdoor walking/running trail (received the most dots)
- Benches along trail
- Indoor/outdoor trail
- Bigger weight room
- Boxing ring
- Bleachers in gym
- Bicycle racks
- Water feature/water play area
- Eldercare
- Activities for seniors
- Healthcare for seniors
- Lunch program for seniors
- More classes, including GED, computer, swimming lesson for kids and adults, literacy, job searching skills, business, yoga, tai chi, nutritional cooking
- Prenatal care
- More shade for outdoor activities at pool, on trail

- Shaded playscape
- Tennis court
- Indoor pool
- Greenhouse
- Community events
- Food bank

Following is a summary of the input from the Lawrence Groups's facility planning activity listed by participant name:

Norina Egay

- Many trees
- Outdoor and Indoor Swimming Pool
- Outdoor track
- Parking Lot under the trees
- Gym access to the disabled

Edwina Hill

- Outdoor track
- Indoor second floor track
- Access for disabled all doors
- Like – still have second floor
- Gym access for disabled
- Trees on parking lots for car shade
- Clinic for first aid
- Bigger rooms for meeting
- Rooms for 150 – 200 people to be rented for parties

John Lopez

- Bleachers for the gym (that slide out)
- Extra parking slots (elevated)
- Third story building
- Computer lab
- Larger kitchen

Anonymous

- Get rid of the [ball] field
- One story scheme
- Separate senior citizen center
- More parking
- New separate dining and kitchen
- Bigger play ground
- Covered shelters

Anonymous

- Classrooms for recreation center programs that are specific for that class [where] equipment cannot be moved out
- After school boxing room, workout room, craft room
- Want a walking track

Frank Monreal

- Flag pole area for a veterans memorial
- Lots of trees
- Gym and locker rooms near baseball field



GROUP SOLUTIONS RJW

Public Involvement • Communications

Montopolis Community Center Community Meeting #2

Monday, January 27, 2014, 6:30 to 8:00 PM

Meeting Location – Room #1, Montopolis Recreation Center

Meeting Summary

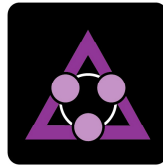
Team members in attendance:

Kalpana Sutaria, COA Public Works; Lyn Estabrook, COA PARD; Filip Gecic, COA HHSD; Earl Swisher, The Lawrence Group; Sara Behunek, COA Capital Planning Office; Victor Ovalle, COA Parks Department, Gina Saenz, COA Parks Department, Michelle Rojas, COA Montopolis Recreation Center; Courtney Crayton, COA Montopolis Recreation Center; Marion Sanchez, COA PIO; and Jackie Nirenberg, Group Solutions.

- This meeting was originally scheduled for Thursday, January 23 (rescheduled due to cold weather), and that contributed to a lower turnout
- There were 11 neighborhood residents present. Three residents including Suzana Almanza, Fred McGhee and Ana Villalobos expressed concerns about PARD/HHSD shared facility at this site.
- They asked questions about funding allocation for each department in 2012 Bond approved by the voters. Kalpana provided this information in the meeting.
- Fred McGhee, who is a historian, mentioned that the existing recreation center was built in 1964 and it could be a historical structure. The recreation center is not on the register of City's historical buildings. In fact, it was neighborhood's request to the City Manager to tear this building and build a new recreation center at this site.
- They asked questions about the existing Montopolis Neighborhood Center which is two blocks from this site and HHSD services provided in that facility. The team will collect and provide in the next meeting.
- The neighborhood wants improvements to the swimming pool in the park. They want to have at least a heated swimming pool if they cannot get an indoor pool. Lyn mentioned that there is no additional funding except \$500,000 for park improvements.
- Suzana mentioned that City should spend some of the drainage fee collected from utility bills for improvements to this park.

After a presentation regarding funding sources by Sara Behunek with Capital Planning and an overview of the timeline by project manager Kalpana Sutaria, architect Earl Swisher with the Lawrence Group made his presentation on proposed program space allocations and factors affecting site plan layout. The following comments were documented on a flip chart during and after the presentation:

- The need for two entrances into the new center (showing preference for an entrance on Montopolis)
- The need for a traffic signal at Larch Terrace and Montopolis
- The need for a play area for the WIC and Immunizations clinics to share
- The request that \$500,000 reserved in PARD funds separate from the facility budget be spent on refurbishing the pool and the outdoor bathrooms
- The request for a senior lunch area near the kitchen



GROUP SOLUTIONS RJW

Public Involvement • Communications

Montopolis Recreation and Community Center Community Meeting

Monday, March 3, 2014, 6:30 to 8:00 PM

Meeting Location – Montopolis Recreation Center 1200 Montopolis Blvd

Meeting Summary

Team members in attendance:

Kalpana Sutaria, COA Public Works; Susan Daniels, COA Capital Planning Office; Kimberly McNeely, COA PARD; Lyn Estabrook, COA PARD; Kymberley Maddox, COA HHSD; Filip Gecic, COA HHSD; Earl Swisher, The Lawrence Group; Gina Saenz, COA Parks Department, Michelle Rojas, COA Montopolis Recreation Center; Marion Sanchez, COA PIO; and Jackie Nirenberg, Group Solutions.

Over 50 people attended the community meeting, but only 22 were willing to sign in. There were about 10 organizations represented at the meeting, including four neighborhood associations. The meeting began with a presentation, but while participants were asked to hold their questions until the end of the presentation, there were questions and comments from the start. These comments came mostly from the members of the Montopolis and Montopolis-Ponca neighborhood associations and focused almost entirely on the groups' disapproval of having HHSD services at the new facility.

Q&A:

1. Q. When was it decided that HHSD would be part of the new facility? A. It was decided in bond committee. The bond committee meetings were open to the public, and there is documentation of those discussions.
2. Q. Why do residents from the Stassney area need to be relocated to the new facility? A. We are consolidating the programs to assume the cost benefit in one building. Many of the people being served at the Stassney location live in the contiguous zip code areas of and around Montopolis.
3. Q. Will not the overflow of residents from the Stassney area cause more traffic in the neighborhood, which is already a congested area? What about parking? A. Parking is an issue that the team will be addressing in the design of the facility. However, the number of parking spaces is dictated by City code.
4. Q. Can we work with the COA to design a process that is more inclusive for area residents to participate in? A. Yes. The next phase of the project will be construction

and design in about six months. There will be another round of public meetings and opportunities for input.

5. Q. What are the next steps? A. We gather all the questions and input and submit them to the planners and Assistant City Manager.
6. Q. I don't see anything on the list of services that talks about services for special needs kids. Where are people with special needs supposed to go? A. PARD is dedicated to offering inclusive recreation services at all facilities. The new facility will be no different.
7. Q. Are you hearing that we don't want HHS at MRC? A. Yes, we will relay that information to the Assistant City Manager.