

# CIP BUDGET FISCAL NOTE

**DATE OF COUNCIL CONSIDERATION:**  
**CONTACT DEPARTMENT(S):**

3/8/12  
Parks and Recreation

**SUBJECT:**Authorize execution and/or ratification of a construction contract with CHASCO CONSTRUCTORS LTD., LLP, Round Rock, TX for Repair of Turner Roberts Recreation Center in the amount of \$2,388,000 plus a \$238,800 contingency, for a total contract amount not to exceed \$2,626,800.

## CURRENT YEAR IMPACT:

Project Name:	Turner Roberts Recreation Center - Repair
Project Authorization:	2011-2012 Capital Budget
Funding Source:	GCP-HOUSING MISC PROJECTS
Fund/Dept/Unit:	8741 8607 3057

Current Budget	2,626,800
Unencumbered Balance	2,626,800
This Action	<u>(2,626,800)</u>
Estimated Available	<u>0</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 was named in honor of late civil rights activists, Dorothy Turner and Velma Roberts recognized as the founders and organizer of the Black Citizens Task Force (BCTF) which is active in the community for more than 25 years. BCTF's primary mission was to take action against racism. The Centers amenities includes 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 and parking.

In October 2009, hairline cracks were first noticed and reported to the Center's staff. At the time, it was assumed that the cracks were part of normal foundation settling. In March of 2010, additional hairline cracks were observed in the Center's Gymnasium. An initial inspection of the cracks indicated points of differential building movement but did not indicate building failure. Minor differential settling is common in new buildings and is not typically an indication of structural defects.

By August of 2010 the Center's gymnasium began to show larger cracks in the gymnasium wall. Immediate steps were taken to ensure the safety of the children and staff. City staff engineers assessed the cracks and building movement, and determined that there were no signs of building failure. A portion of the gymnasium was sectioned off from public use while recreational programming and services continued under close supervision. Structural engineers were immediately hired to evaluate the facility and make recommendations. Extensive testing began which included building survey, water leak tests, test pits, and exterior excavation for foundation inspection. The initial testing was inconclusive so further testing and analysis was recommended for August 2011 (after the summer programs). The structural engineers conducted extensive testing which included full depth excavation of foundation piers, soil testing, magnetic resonance of the concrete walls, seismic testing of the foundation along with other tests. Additional concerns about the construction of the building were raised. Based on these concerns the building was closed to all uses in October 2011.

A final report was submitted to the City concerning the structural and mechanical issues at the Center on November 21st. The report confirmed and identified problems with construction of the facility. Copies of the report were provided to the architect of record and the Contractor. City staff met with representatives of the Architect and Contractor, and the