

AGENDA



Recommendation for Council Action (CMD)

Austin City Council	Item ID:	24292	Agenda Number	12.
---------------------	----------	-------	---------------	-----

Meeting Date:	May 23, 2013
---------------	--------------

Department:	Contract Management
-------------	---------------------

Subject

Authorize additional funding for the Parks and Recreation Department Aquatic Complex Improvements Design-Build Agreement, for the Bartholomew Pool Complex, with Design-Builder CHASCO CONSTRUCTORS, LTD., L.L.P., in the amount of \$990,000 for additional contingency to fund change orders to address unforeseen subsurface conditions and community design concerns for a total contract authorization amount not to exceed \$8,990,000.

Amount and Source of Funding

Funding is available in the 2012-2013 Capital Budget of the Parks & Recreation Department.

Fiscal Note

A fiscal note is attached.

Purchasing Language:	
----------------------	--

Prior Council Action:	March 22, 2012 – Council authorized funding 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; November 10, 2011 – Council authorized negotiation and execution of amendment for a Partial Guaranteed Maximum Price for the Deep Eddy Construction Work Package; June 24, 2010 – Council authorized negotiation and execution of a Design-Build Agreement with Chasco Constructors, LTD., L.L.C. for Design Phase Services; September 24, 2009 – Council authorized use of Design-Build Alternative Project Delivery Method.
-----------------------	--

For More Information:	Robert Egan 974-7220; Vincent M. LeMond 974-5632; Felecia Shaw 974-6017.
-----------------------	--

Boards and Commission Action:	
-------------------------------	--

Related Items:	
----------------	--

MBE / WBE:

The Design-Build contract and approved amendments were awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program).

Additional Backup Information

The Austin Parks and Recreation Department (PAR) 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. Deep Eddy Municipal Pool is substantially complete and Bartholomew Municipal Pool is currently under construction. The final guaranteed maximum price proposal for West Enfield is expected after additional capital bonds have been authorized.

Construction for Bartholomew complex improvement began in late September 2012 and soon thereafter, unforeseen concealed site conditions were discovered. A water-bearing soil stratum 8' below grade at the Bartholomew pool site was discovered by representatives of the City and the Design-Builder. This phenomenon would provide sufficient flow to fill a bathtub-size hole below that stratum in approximately 10 minutes. In addition to the recent discovery of undocumented water-related condition, the Contractor has encountered four (4) additional instances of asbestos pipe over the original pipe. Due to the discovery of the undocumented water on site, design changes have been initiated with stakeholder input. The City's third-party Engineer and Chasco, the Design-Builder, are working on solutions and corrective actions.

Council's approval of the additional \$990,000 Owner's Contingency will allow the City to expeditiously negotiate and execute required design and construction changes resulting from the unforeseen concealed site conditions described above. Upon approval, construction is expected to start in July and be completed for the 2014 swimming season. Without this additional funding authority, the work at Bartholomew Municipal Pool cannot move forward and will be in jeopardy of completion.

This project is located in zip code 78723 and managed by the Public Works Department.

CHASCO CONSTRUCTORS, LTD., L.L.P is located in Round Rock, TX.