



City of Austin

Recommendation for Action

File #: 26-1548, **Agenda Item #:** 15.

5/7/2026

Posting Language

Authorize negotiation and execution of a contract for construction services for the Zilker Metro Park, Zilker Clubhouse Project for Austin Parks and Recreation with Phoenix I Restoration and Construction, LLC, in the amount of \$5,420,000, plus a \$650,400 contingency, for a total contract amount not to exceed \$6,070,400. Funding: \$6,070,400 is available in the Capital Budget of the Parks and Recreation Department.

Lead Department

Austin Financial Services.

Managing Department

Austin Parks and Recreation.

Fiscal Note

Funding is available in the Capital Budget of Austin Parks and Recreation.

Procurement Language:

Austin Financial Services issued a Competitive Sealed Proposal solicitation CSP 6100 CLMB339A for these services. The solicitation was published on November 24, 2025 and closed on February 5, 2026. Of the three offers received, the proposal submitted by the recommended contractor offers the best value to the City based on the solicitation's evaluation criteria. A complete solicitation package, including a log of offers received, is available for viewing on the City's website. This information can currently be found at https://financeonline.austintexas.gov/afo/account_services/solicitation/solicitation_details.cfm?sid=138496.

MBE / WBE:

This contract will be awarded in compliance with the City Code Chapter 2-9A (Minority-Owned and Women-Owned Business Enterprise Procurement Program) through the achievements of Good Faith Efforts with 0.00% MBE and 17.41% WBE participation.

Prior Council Action:

September 30, 2021 - Council authorized use of Competitive Sealed Proposal of contracting as the type of Alternative Delivery Method, item 13, Resolution No. 20210930-013 Approved on Consent without objection.

For More Information:

Direct questions regarding this Recommendation for Council Action to Austin Financial Services - Central Procurement at: FSDCentralProcurementRCAs@austintexas.gov or 512-974-2500. Respondents to the solicitation and their Agents should direct all questions to the Authorized Contact Person identified in the solicitation.

Additional Backup Information:

This project will provide rehabilitation of the historic Charles Page Zilker Clubhouse located at 200 Arnulfo Alonso Way. The Zilker Clubhouse is in the far western section of the park, known as Zilker Nature Preserve, west of Mopac. Constructed in 1934 on the highest point in the park, the Clubhouse faces southeast, and its terrace provides a sweeping view of Austin's skyline and Lady Bird Lake. This project will benefit the

community by retaining the site as an affordable rental venue, while enhancing the flexibility of the site to hold many types of group events. The project will be funded by the Historic Preservation Fund through Hotel Occupancy Tax revenue.

Goals of this project are to restore and preserve the historic Charles Page Zilker Clubhouse. The Clubhouse requires extensive restoration to address several deteriorated conditions and systems, as well as Americans with Disabilities Act (ADA) accessibility challenges. The building requires a new roof, window and door restoration, masonry cleaning and repainting, restoration of ironwork, multiple ADA modifications, replacement of exterior lighting, and site improvements to parking, wayfinding and interpretive signage, and landscaping. The building also requires extensive systems upgrades including the installation of a heating and ventilation air conditioning system. Nearby historic Lookout Point requires masonry repair and restoration of the wood pergola. The facility has also sustained vandalism requiring repeated remediation of damage to the building and surrounding site. Security patrols are currently in place to protect the facility. This project will include security upgrades to deter future vandalism and reduce the need for continued security expenditures. Additional improvements to site amenities include parking, wayfinding, interpretive signage, and landscaping. Anticipated community benefits include a safer public facility, compliance with current Texas Accessibility Standards, and enhanced park use.

This item includes one allowance of \$30,000. An allowance is an amount that is specified and included in the construction contract or specifications for a certain item(s) of work when certain details have not been determined at the time of bidding.

This item includes \$490,000 in alternates. An alternate is a defined portion of the work that is priced separately and thus provides an option for determining the final scope of the Project after pricing is obtained from prospective contractors. Alternates help to ensure the project can be constructed with the funds available.

Due to the potential for unforeseen conditions, a 12% contingency in funding has been included to allow for the expeditious processing of any change orders to cover any unforeseen construction costs associated with the project. By authorizing the additional contingency funding, Council is authorizing any change orders within the contingency amount.

A delay in approving this contract could impact the deteriorated conditions of the property and extend closure of the facility.

The contract allows 330 calendar days for completion of this project.

This project is located within zip code 78704 (District 8).