



Recommendation for Action

File #: 23-3287, Agenda Item #: 12.

12/14/2023

Posting Language

Authorize execution of a contract for construction of the Parque Zaragoza Neighborhood Park - Bathhouse Rehabilitation project with Majestic Services, Inc., in the amount of \$1,281,922 plus a \$186,690 contingency for a total contract amount not to exceed \$1,468,612.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) through the achievement of Good Faith Efforts with 2.35% MBE and 4.66% WBE participation].

Lead Department

Financial Services Department.

Managing Department

Parks and Recreation Department.

Fiscal Note

Funding is available in the Fiscal Year 2023-2024 Capital Budget of the Parks and Recreation Department.

Purchasing Language:

The Financial Services Department issued an Invitation for Bids (IFB) 6100 CLMC949B for these services. The solicitation was issued on July 3, 2023, and closed on August 17, 2023. Of the three offers received, the recommended contractor submitted the lowest responsive offer. A complete solicitation package, including a tabulation of the bids received, is available for viewing on the City's Financial Services website, Austin Finance Online. This information is currently found at

https://financeonline.austintexas.gov/afo/account_services/solicitation/solicitation_details.cfm?sid=139310.

For More Information:

Direct questions regarding this Recommendation for Council Action to the Financial Services Department - 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 item will be funded by the Hotel Occupancy Tax (HOT) funding.

In 1941, residents of the neighborhood, organized by the National Youth Administration, a New Deal agency, built a recreation center and bathhouse on the northwest corner of Zaragoza park. Originally constructed as a bathhouse for the pool built in 1933, the small brick building's two rooms served as the park's only indoor facilities for the next 65 years. The Zaragoza Recreation Center Advisory Board, established in 1981, petitioned the City for a new recreation center to service the community's needs, which became reality in 1996. The bathhouse served the Parque Zaragoza pool through the early 2000's but due to maintenance concerns, the Parks and Recreation Department closed the Parque Zaragoza bathhouse facility. Since the bathhouse

closure, patrons of the Parque Zaragoza pool have utilized porta-potties. In late summer of 2022, the structure was formally listed on the National Register of Historic Places.

This request for Council action is to authorize the execution of a construction contract to implement the proposed rehabilitation of the existing historic Parque Zaragoza bathhouse. The project scope is to renovate the interior of the existing bathhouse. Renovations will include the existing restrooms, an enhanced and designated entry area to the pool and bathhouse, a conditioned lifeguard office space and a unique Art in Public Places artwork. The large recreation space will be renovated for the purposes of allowing open airflow through the large windows during swim season and will also be designed to allow for lifeguard training during the colder periods of the year. All improvements will be American Disabilities Act (ADA) compliant, and the project will comply with the current City of Austin Green Building Policy to achieve a LEED Silver certification.

This contract will include the award of one alternate bid item for the installation of an entry area metal entryway canopy which includes footing, foot grill, and wall scuppers. The alternate is being accepted to provide an enhanced entry to the facility and to contribute to earning LEED credits. An alternate bid is a specified item of the construction work that is priced separately and may be awarded as part of the contract if the bids come within the specified budget.

This item includes an allowance of \$5,000 to address existing ADA parking area repairs. An allowance is an amount that is specified and included in the construction contract or specifications for a certain item(s) of work whose details are not yet determined at the time of bidding.

Due to the potential for unforeseen site conditions, a 13% contingency in funding has been included to allow for the expeditious processing of any change orders. A contingency is an additional amount of money added to the construction budget 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.

The park and Parque Zaragoza pool will remain opened during the renovation process. Due to weather and the age and condition of the facility, unforeseen site conditions may increase the overall construction timeline.

A delay in approval of this contract would delay the City's ability to provide basic recreational facilities, ADA compliance, and deliver improved park amenities.

The contract allows 240 calendar days for completion of this project. This project is located within zip code 78702 (District 3).