



City of Austin

Recommendation for Action

File #: 26-2005, **Agenda Item #:** 41.

7/23/2026

Posting Language

Ratify a contract for construction services for the Givens District Park Recreation Center Renovation Project for Austin Parks and Recreation with Brown & Root Industrial Services, LLC, in an amount of \$1,237,274 for a revised total contract amount not to exceed \$4,288,089. Funding: \$1,237,274 is available in the Capital Budget of the Austin Parks and Recreation.

Lead Department

Austin Financial Services.

Managing Department

Austin Capital Delivery Services.

Fiscal Note

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

Procurement Language:

Ratification.

MBE / WBE:

This contract is exempt from the City Code Chapter 2-9A (Minority-Owned and Women-Owned Business Enterprise Procurement Program); therefore, no subcontracting goals were established.

Prior Council Action:

December 12, 2024 - Council approved a contract for construction services for the Givens District Park Recreation Center Renovation project with Brown and Root Industrial Services, LLC.

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.

Additional Backup Information:

The requested action is for Council to ratify the contract with Brown & Root Industrial Services, LLC, which has been procured under authority of Section 252.022(a) (2) of the Texas Local Government Code as a procurement necessary to protect or preserve the public health and safety of the citizens of Austin.

The renovation project for the Givens Recreation Center aims to enhance the facility's functionality and ensure it continues to serve the community. The scope of the project included a complete replacement of the heating, ventilation, and air conditioning (HVAC) equipment, installation of a new flat membrane roof, replacement of clerestory windows in the gymnasium, interior accessibility improvements, and replacement of concrete flatwork.

Unforeseen conditions related to the HVAC scope revealed that the existing ductwork must be completely

replaced due to documented health and safety concerns. Continued use of the existing ductwork presents a risk to indoor air quality and could negatively impact the health of building occupants. As a result of these unforeseen conditions, the project continues to experience significant cost increases. Execution of the necessary corrective work is currently underway and will increase the total contract amount beyond the 25% change order limitation. Prompt completion of the project minimizes risk to City assets and restores critical public services in a timely manner.

Transitioning the remaining scope of work to a new contractor would introduce significant risks related to responsibility and warranty coverage. A new contractor completing work initiated by another contractor may disclaim warranty obligations, while the original contractor may similarly disclaim responsibility for work interrupted or completed by others. Maintaining continuity with the current contractor ensured clear responsibility for system integration, commissioning, and warranty coverage, and preserves accountability for delivering quality work in a timely manner.

This project is located within zip code 78721 (District 1).