

## CITY COUNCIL MEMORANDUM

### AGENDA ITEM

### PROFESSIONAL SERVICES CONTRACT FOR THE RENOVATION OF THE KILLEEN COMMUNITY CENTER

### ORIGINATING DEPARTMENT

### COMMUNITY SERVICES

### BACKGROUND INFORMATION

The Killeen Community Center was constructed in 1973. The facility features a gymnasium, fitness room, and four meeting rooms that are available to the general public for meeting space. In addition, the facility houses the Volunteer Services Division and a component of Parks and Recreation. In recent years, funds have been utilized for the renovation of seven office spaces in the facility. These renovations enabled the relocation of Volunteer Services to the Community Center. Funds were also utilized for the replacement of the roof at the facility; however, over 50% of the facility has yet to be renovated. The heating, ventilation, and cooling (HVAC) system at the facility is in need of replacement, with the current system functioning in less than 50% of the facility. Safety hazards have been identified related to the support system for the basketball goals. The facility has numerous issues related to the American with Disabilities Act (ADA). In addition, the facility's restrooms are in need of significant upgrades.

The Capital Improvement Bond Election of 2002 authorized funding specifically for renovating the Killeen Community Center.

In February 2014, the City Council authorized the City Manager to enter into a professional services contract with Vanir Construction Management, Inc. for the oversight of the design, bid, and remodel of the Killeen Community Center. In October 2014, City Council authorized the City Manager to enter into a professional services contract with L.S. Johnston Architects for the design work and construction documents for the renovation of the Killeen Community Center.

### DISCUSSION/CONCLUSION

Design work and construction documents for the Community Center project were completed in July 2015. Bids for the construction of the Killeen Community Center were advertised August 9 and August 16, 2015. Three bids were received for the project. Vanguard Contractors, LP; A&L Sanchez Painting and Contractors, Inc.; and Mike Stass Services, Inc., were the three submittals.

Vanguard Contractors, LP, submitted a base bid of \$2,014,000. A&L Sanchez Painting and Contractors, Inc., and Mike Stass Services, Inc., submitted incomplete bids, thus rendering their submittals unacceptable.

Vanguard Contractors, LP, represents the lowest responsible bid for the Killeen Community Center renovation project that meets all the requirements of the bid specifications. Three alternates are recommended for acceptance in addition to the base bid for the project:

Alternates 2, 3, and 5. Alternate 2 is to replace the gymnasium floor; Alternate 3 is to replace the floor in Room 150; and Alternate 5 is to replace the canopy at the main entrance. The total for these alternates is \$155,200.00.

### **FISCAL IMPACT**

Funds in the amount of \$2,169,200 for the renovation of the Killeen Community Center will be available in the Community Center Renovate Account #345-3490-800.58-75.

### **RECOMMENDATION**

Staff recommends that City Council authorize the City Manager to execute a contract with Vanguard Contractors, LP, for the renovation of the Killeen Community Center in the amount of \$2,169,200 to include the additions of Alternate 2, 3, and 5; and the City Manager is further authorized to execute any change orders in the amounts allowed by state law.