



# City Council A-Session

**Item 4 – Contract Award (Construction Manager at Risk): Ella Austin Community Center Renovation**

**February 6, 2025**

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# Background

- As part of the voter approved 2022 Bond Program \$11.5 Million was authorized for the Ella Austin Community Center project.
- A total of \$11.5 Million in TIRZ funding for a total project budget of \$23 Million.
- Facility was constructed in 1923 by San Antonio Independent School District.
- Historically, the center has provided a wide range of services to the local community, including early childhood, youth, seniors, and family services.

<b>Location:</b>	District 2
<b>Funding:</b>	2022 Bond Tax Increment Reinvestment Zone (TIRZ)



# Project Map



1023 N. Pine



## Facility Improvements

- Demolition
- Main Building Renovation
- Auditorium Renovations
- Gymnasium Improvements
- New 4,600 square foot Senior Center

## Site Improvements

- New Parking Lot
- Existing Parking Lot Modifications
- New Vehicular drop-off
- New Central Courtyard Area



**WestEast**  
Design Group

**VIEW FROM GYM**



**WestEast**  
Design Group

**VIEW FROM BURLESON ST DROP-OFF**

# Schedule

## Pre-Construction Phase

- February 2025 – September 2025

## Demolition & Construction

- Spring 2025 – Fall 2026





# Recommendation

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Awarding a Construction Manager At Risk (CMAR) contract to F.A. Nunnelly Company in the amount not to exceed \$17,815,020 for pre-construction and construction phase services for the Ella Austin Community Center.

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## PUBLIC WORKS

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