



## **AGENDA MEMORANDUM**

Action Item for the City Council Meeting of July 25, 2023

**DATE:** July 25, 2023

**TO:** Peter Zaroni, City Manager

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### **Construction Contract Award and Professional Services Contract Amendment**

Fire Station No. 3

#### **CAPTION:**

Resolution rejecting the bid of DLF Two Inc. dba DLF Texas as non-responsive and authorizing a construction contract to Weaver and Jacobs Constructors Inc., of Cuero, Texas, for the construction of the Fire Station No. 3 in an amount of \$10,223,414.00 and authorize a professional services contract amendment No. 2 to Brown Reynolds Waterford Architects, College Station, Texas, to provide construction phase services in an amount of \$138,000 for a total restated fee not to exceed \$758,400, located in Council District 2, with FY 2023 funding available from Certificates of Obligation, G.O. Bond 2018, G.O. Bond 2020, and American Rescue Plan.

#### **SUMMARY:**

This item authorizes a construction contract for the City of Corpus Christi's new Fire Station No. 3 and a professional services contract amendment No. 2 to provide the construction phase services. The new fire station will replace the antiquated fire station to meet current firefighting operations and standards. The Fire Station No.3 is approximately 17,000 square foot building with four-bay station. The station will accommodate 12 firefighters, a community room, and fire fighter support spaces.

#### **BACKGROUND AND FINDINGS:**

The current Fire Station #3 (Morgan Street) was built in 1954, making the facility 67 years old. In FY21, Fire Station #3 took over 8,000 calls and responded to over 10,000 incidents making it one of the busiest stations in the city.

The station has exceeded its design life cycle and ability to accommodate the modern, larger fire

fighting vehicles. In addition to the outdated physical capabilities, the facility has large cracks in the walls and the foundation is showing signs of failure. Engine bays and doorways are too small for modern fire apparatus thus increasing the risks for accidents. In addition, the mechanical and electrical systems are overloaded causing frequent failures, and the facility does not have adequate ADA access.

A new station is needed to replace the antiquated fire station to meet modern firefighting capabilities and standards that will allow for faster response times and a cleaner work environment. The new facility will meet firefighting and emergency services standards with the capacity to house larger/taller/heavier vehicles, provide airlocks and decontamination rooms to minimize the carcinogens in the living quarters from the apparatus bay. The new facility will be located adjacent to the current site of the Fire Station 3 at the intersection of Morgan and Brownlee.

Fire Station 3 will have the capacity to house 12 fire fighters, male and female, with full living quarters and has four pull-through apparatus bays, a community room, weight room, report writing watch office, training mezzanine, support spaces, backup power generator, and appliances. The site includes five public parking spaces, with two being ADA accessible, 21 employee parking spaces with a security fence, and sidewalks. All parking, driveways, and sidewalks on the site will be of concrete paving. The required solid fence along the back property line and around the trash area will be made of wood slats. The fence and two driveway gates for the employee parking will be made of steel pickets and rails to create visibility and security.

The building will be constructed out of a combination of CMU walls for stability and durability surrounding the apparatus bay, structural steel, and metal framing under the current building codes and required wind loads. The face of the building will be made of two different metal panels, brick, glass, and translucent wall panels. These panels provide high thermal performance and light control. The interior walls will be painted gypsum board with brick veneer accents. The ceilings will be both gypsum board and lay-in tile ceilings. Flooring will consist of LVT planks in the public and living spaces, tile in the bathrooms, rubber flooring in the weight room, polished concrete in the bay and sealed concrete in support spaces.

The building construction includes Information Technology (IT) and Audio Visual (AV) infrastructure as needed for a fully functional facility. However, as the project approaches construction completion in FY 2024, staff will bring an item(s) for furniture, IT, and AV equipment purchases to City Council for consideration. Funding for the IT/AV infrastructure and furniture will be identified in FY 2024.

#### **PROJECT TIMELINE**

2023	2023 - 2024
May - July	August - September
Bid/Award	Construction

Projected schedule reflects City Council award in July 2023 with construction completion by September 2024.

#### **COMPETITIVE SOLICITATION PROCESS:**

The Procurement Division of Finance issued a Future Bid Notice on January 24, 2023, and a Request for Bids on May 15, 2023. Subsequently, on June 28, 2023, the city received bids from

five bidders. DLF Texas of Corpus Christi submitted the lowest bid. The City analyzed the bid in accordance with the contract documents and determined DLF Texas as a non-responsive bidder. The statement of experience did not include experience on projects of similar size and complexity as well as failed to include a list of subcontractors and the percentage of the project they would complete. The second lowest bidder Weaver and Jacobs Constructors Inc. is deemed as the lowest responsive and responsible bidder.

The Base Bid includes the Fire Station No. 3 and its supporting infrastructure in an amount of \$9,866,400.00. There were three bid alternates along with the base bid. Bid Alternate No.1 in an amount of \$247,060.00 includes the backup power generator for the entire building. Bid Alternate No. 2 in an amount of \$89,954.00 includes the site security fence and gates. Lastly, Bid Alternate No. 3 in an amount of \$20,000.00 includes the appliances.

The project architect Brown Reynolds and Waterford reviewed the received bids and recommended awarding the construction contract to the responsive and responsible bidder. The bids are less than 0.05% higher than the construction budget. The average of the bids received is within 1.4% of the architect's estimate and the lowest bid is 0.05% lower than the architect's opinion of probable cost. Based on industry standards these bids are considered highly successful.

The bids appear to be competitive and representative of current market conditions. Staff recommends awarding the construction contract for Base Bid and alternates.

The bid results are summarized below.

<b>BID SUMMARY</b>	
<b>CONTRACTOR</b>	<b>BASE BID + 3 ALTERNATES</b>
1. <del>DLF Texas*</del>	\$10,119,382.49
<b>2. Weaver and Jacobs Constructors Inc.</b>	<b>\$10,223,414.00</b>
3. Victory Building Team	\$10,258,839.00
4. Summit Building and Design	\$10,463,111.00
5. STBP, Inc.	\$10,906,105.00
<b><i>Engineer's Opinion of Probable Construction Cost</i></b> <i>Including Alternates</i>	<b>\$9,899,380.00</b>

\*Contractor's experience did not meet minimum qualifications.

Weaver and Jacobs Constructors Inc. (WJC) has over 20 years of experience serving South Texas and the Coastal Bend area. Weaver and Jacobs Constructors Inc. has not completed any City of Corpus Christi projects in the past; however, Weaver and Jacobs Constructors Inc., has completed multiple projects for multiple local, public agencies including Gregory Portland Independent School District, Corpus Christi Independent School District, Academy Independent School District, Little River-Academy and Luling Independent School District.

More specifically, WJC has completed numerous construction projects in the Coastal Bend region

with similar value, construction type, occupancy type to Fire Station #3. Such projects include Ingleside Highschool, Gregory-Portland's WC Andrews Elementary, and the Ingleside Sports Complex.

WJC previously constructed the City of Caldwell, Texas' Fire Station, which is a 13,000 square foot, two-story steel-frame metal building. The fire station was constructed to have six 70' fire apparatus bays, as well as offices, locker rooms, a bunker gear room, a weight room, and living and sleeping quarters. Fire Station No. 3's construction requires various occupancy classifications, including vehicle bays, offices, living quarters, sleeping quarters, assembly areas, bunker gear room, and exercise room. These construction requirements are very similar, and in some cases replicated, the construction requirements of the Caldwell Fire Station.

### **ALTERNATIVES:**

The alternative is that the City council could choose not to award the construction contract to Weaver and Jacobs Constructors Inc. However, this would delay the start of the project, and a re-advertisement is unlikely to result in lower bids.

### **FISCAL IMPACT:**

The revised FY 2023 Capital Improvement Program project page shows the available funding breakdown. The project has a \$9,538,000.00 available for construction. The shortfall in funding will be transferred from project reimbursements and Bond 2018 Proposition E.

### **FUNDING DETAIL:**

The Capital Improvement Program (CIP) shows the project is planned for FY 2023. The project is ready to be implemented and the expenditures shown reflect the CIP.

#### **Funding Detail:**

Fund: American Rescue Plan Grant (Fund 1076)  
Department: Infrastructure (17)  
Org: Grants and Capital Projects (89)  
Account: Construction (550910)  
Activity: 421008-F-1076-EXP  
Amount \$4,050,000.00

Fund: Fire2020 Bd18 (Fund 3192)  
Department: Fire (10)  
Org: Grants and Capital Projects (89)  
Account: Construction (550910)  
Activity: 21085-3192-EXP  
Amount \$521,504.57

Fund: Fire 2023 CO (Fund 3194)  
Department: Fire (10)  
Org: Grants and Capital Projects (89)  
Account: Construction (550910)  
Activity: 21085-3194-EXP  
Amount \$5,651,909.43

**Construction**  
**Total \$10,223,414.00**

Fund: Fire2021 Bd20 C (Fund 3193)  
Department: Fire (10)  
Org: Grants and Capital Projects (89)  
Account: Design (550950)  
Activity: 21085-3193-EXP  
Amount \$138,000.00

**Construction  
and Design**

**Total \$10,361,414.00**

**RECOMMENDATION:**

Staff recommends awarding the construction contract for the City of Corpus Christi's new Fire Station No. 3 to Weaver and Jacobs Constructors Inc., of Cuero, Texas in an amount of \$10,223,414.00 and authorize a professional services contract amendment No. 2 to Brown Reynolds Waterford Architects, to provide construction phase services in an amount of \$138,000 for a for a total restated fee not to exceed \$758,400. The construction duration is planned for 12 months from issuance of the Notice to Proceed to begin construction in August 2023.

**LIST OF SUPPORTING DOCUMENTS:**

Location and Vicinity Maps  
Bid Tab  
CIP Page  
PowerPoint Presentation