



## AGENDA MEMORANDUM

Action Item for the City Council Meeting May 9, 2023

**DATE:** May 9, 2023

**TO:** Peter Zaroni, City Manager

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### **Professional Services Contract**

Coopers Alley Boaters Facility and Parking Lot Improvements - L Head (Pier)

#### **CAPTION:**

Resolution authorizing a professional services contract with Richter Architects of Corpus Christi Texas to provide design for the Coopers Boat Facility and to Perform Construction Management Services for Facility and Parking Lot Improvements at the L Head (Pier) in an amount not to exceed \$342,047.00, with FY 2023 funding available from the Seawall Fund.

#### **SUMMARY:**

This resolution authorizes approval of a professional services contract to provide design for the Coopers Boat Facility and to perform construction management services for facility and parking lot improvements. The scope will include detailed design, bid phase and construction phase services to provide multipurpose room, tenant/public restrooms and showers, tenant laundry, pavement repairs and resurfacing, and proper traffic markings and parking configuration.

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

The City of Corpus Christi Marina is a year-round tourist attraction and home to numerous marina tenants. The Coopers Alley Boaters Facility was designed and built in the early 2000's and provides restrooms, showers, and a laundry facility with approximately 800 square feet. The existing facility is inadequate for current demands and usage is forecasted to increase. The existing parking lot is also in poor condition and lacks proper pavement markings.

The design will provide a new Coopers Alley Boater's Facility with the following amenities:

- multipurpose room
- tenant/public restrooms and showers
- tenant laundry
- pavement repairs and resurfacing
- proper traffic markings and parking configuration

The estimated construction cost per the Capital Improvement Program (CIP) is \$4,340,000.00.

The professional services contract with Richer Architects will include developing bid documents for demolition of the existing facility, construction of a new larger facility, related site work and parking lot resurfacing.

**PROJECT TIMELINE:**

2023-2024	2024	2024-2025
May - January	February - April	May - December
<b>Design</b>	<b>Bid/Award</b>	<b>Construction</b>

Projected schedule reflects City Council award of design services in April 2023 with anticipated construction completion without delays by December 2025.

**COMPETITIVE SOLICITATION PROCESS:**

On December 28, 2020, the Contracts and Procurement Department issued a Request for Qualifications for engineering services with the RFQ Number 3409 for Professional Engineering Services Bond 2020 Facilities and Parks & 2021 CIP Projects. The City of Corpus Christi received a total of four Statements of Qualifications. The selection committee consisted of representatives from Engineering Services, Parks and Recreation Department, and Asset Management. Firms were ranked based on five factors: 1) firm's experience and qualifications of firm; 2) team's experience and qualifications; 3) understanding of project scope based on understanding of scope of services, ability to maintain schedules, cost, and quality controls.

**ALTERNATIVES:**

City Council could choose not to award the contract to Richer Architects. Not awarding the contract for the design for the Coopers Boat Facility would delay the necessary enhancements.

**FISCAL IMPACT:**

The fiscal impact to FY 2023 is an amount not to exceed \$342,047.00 with funding available through the Type A/B Sales Tax and Marina Fund Reserves.

**Funding Detail:**

Fund: Seawall Sys CIP (Fund 3271)  
Department: Economic Development (57)  
Org: Grants and Capital Projects (89)  
Account: Design (550950)  
Activity: 21025-3271-EXP  
Amount \$320,000.00

Fund: Marina (Fund 4700)  
Department: Marina (21)  
Org: Marina Operations (35300)  
Account: Design (550950)  
Activity: 23053  
Amount \$22,047.00

**RECOMMENDATION:**

Staff recommends approval of the professional services contract with Richer Architects, in an amount not to exceed \$342,047.00 for the Coopers boat Facility and Parking Lot Resurfacing L-Head project.

**LIST OF SUPPORTING DOCUMENTS:**

Location & Vicinity Maps  
Evaluation Matrix  
Proposal  
CIP Page  
Presentation