



AGENDA MEMORANDUM
One-Reading Ordinance for the City Council Meeting June 13, 2023

DATE: June 13, 2023

TO: Peter Zanoni, City Manager

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Construction Contract Award

North Beach Restroom and Parking Facilities (Bond 2020)

CAPTION:

One-reading ordinance authorizing a construction contract with SpawGlass Contractors, Inc. of Corpus Christi for the construction of new restrooms, parking lot and park amenities at Surfside Park in North Beach for a total amount of \$5,996,091.00; appropriating \$1,856,612.00 from the unreserved fund balance of the State Hotel Occupancy Tax Fund and transferring such funds to the SHOT Capital Improvement Program fund; amending the FY 2023 Operating and Capital Improvement Budgets, located in Council District 1, with FY 2023 funding available from the Park and Recreation Bond 2020 Fund and SHOT CIP Fund.

SUMMARY:

This motion authorizes the construction of a new restroom facility with a new parking lot and playground area with picnic tables for families. The facility will be located at the east end of Surfside Park in North Beach.

BACKGROUND AND FINDINGS:

The existing bathrooms and parking lot at Surfside Park in North Beach have reached their useful life expectancy and require major renovation. The facility is located in a FEMA velocity flood zone and the existing parking lot and restroom are subject to frequent flooding.

The new restrooms are proposed to be constructed approximately 175 feet east of the existing restrooms to reduce the susceptibility to flooding. Park amenities like a playground and picnic tables are offered in the open space.

The current building code requires all structures located in a velocity zone to be elevated 1’ above the base flood elevation. This will require the new restroom to be built on piers approximately 10 to 12 feet above the existing ground. The design will incorporate a walkway ramp that satisfies the Americans with Disabilities Act (ADA) accessibility requirements. The surrounding areas to the facility will be elevated up to 2 feet to mitigate nuisance flooding during high tides and rain events. The elevation included in this project has also been programmed into Phase 1 of the North Beach Drainage Solution project.

This project is proposed to be constructed utilizing a design-build contract. On March 29, 2022, City Council approved the design of a new restroom, parking lot and park amenities at Surfside Park in North Beach for a total amount of \$196,522.00. This item will authorize SpawGlass Contractors Inc. to begin construction of the facility and the proposed supporting improvements included in Alt 01(Driveways from Surfside Boulevard) and Alt 02 (Beachwalk Light Demo and New Site Lighting). Alt 03 (Pour in place additional coverage) is not included with this construction contract.

PROJECT TIMELINE

2023	2023-2024
June	June - April
Award	Construction

Projected Schedule reflects City Council award in June 2023 with anticipated construction completion by April 2024.

COMPETITIVE SOLICITATION PROCESS:

On August 19, 2021, the Finance & Procurement Department issued a Request for Qualifications (RFQ) Number 3843 – Project 21082. The City received Statements of Qualifications (SOQ) from five respondents. The SOQ evaluation committee consisted of representatives from Parks and Recreation, Engineering Services and the City Manager’s Office.

On December 2, 2021, the selection committee conducted interviews for the top four firms. The interview committee consisted of representatives from the Parks and Recreation Department, Asset Management, Engineering Services Department, Contracts and Procurement Department and the City Manager’s Office. Firms were ranked based on three factors: 1) firms experience, 2) team’s experience, 3) and understanding of the project scope.

The final evaluation ranked SpawGlass Contractors Inc. as the highest scorer and is recommended as the most qualified for this project. SpawGlass Contractors Inc. has extensive experience in design-build projects. Some of their project experience includes: CCIA Terminal & GA Apron Rehabilitation, Texas State Aquarium Wildlife Research Center, Del Mar College Workforce Development Center Upgrade, TAMU Corpus Christi Student and Welcome Center Renovation, CHRISTUS Spohn Shoreline CSR Equipment Replacement, CHRISTUS Spohn South Thomas Spann Clinic - 2nd Floor Wellsprings Building.

ALTERNATIVES:

City Council could instruct staff to reject this construction contract and not move forward with this project. The result of this decision would effectively remove badly needed restroom facilities from the area since the existing facilities have reached their useful life and need to be demolished and removed from the site. In addition, the completion of the North Beach Drainage Improvements Phase 1 would also be delayed.

FISCAL IMPACT:

The fiscal impact in FY 2023 is an amount of \$5,996,091.00 with funding available from the Bond 2020 Fund and SHOT CIP Fund. \$1,856,612.00 will be appropriated to the SHOT operating fund and transferred to the SHOT capital fund.

From:	To:	Amount:
SHOT Fund 1032-27-60150 Acct 548500	SHOT Capital Improvement Fund 3285 for project 21082 North Beach Restrooms and Parking Facilities	\$1,856,612.00

Funding Detail:

Fund: PK&R2021 Bd20 B (Fund 3296)
Department: Parks and Recreation (27)
Org: Grants and Capital Projects (89)
Account: Construction (550910)
Activity: 21082-3296-EXP
Amount: \$1,914,479.00

Fund: SHOT CIP (Fund 3285)
Department: Parks and Recreation (27)
Org: Grants and Capital Projects (89)
Account: Construction (550910)
Activity: 21082-3285-EXP
Amount: \$4,081,612.00

Total: \$5,996,091.00

RECOMMENDATION:

City Staff recommends awarding the construction contract in an amount of \$5,996,091.00 to SpawGlass Contractors Inc. for the North Beach Restroom and Parking Facilities.

LIST OF SUPPORTING DOCUMENTS:

Location/Vicinity Maps
Evaluation Matrix
Contract
CIP Page
Presentation