



AGENDA MEMORANDUM

Future Item for the City Council Meeting of July 19, 2016
Action Item for the City Council Meeting of July 26, 2016

DATE: July 19, 2016

TO: Margie C. Rose, City Manager

FROM: Edgar Leonard, Interim Director of Facilities and Property Management
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Service Agreement for Greenwood Senior Center Roof Repair
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CAPTION:

Motion authorizing the City Manager, or designee, to execute a service agreement with South Texas Metal Roofing of Corpus Christi, Texas, for the roof repair of Greenwood Senior Center, in accordance with Bid Event No. 120, based on lowest, responsive and responsible bid for an amount not to exceed \$184,250.00 and an additional 10% project contingency in the amount of \$18,425 for unforeseen repairs. Funds have been budgeted through a Certificate of Obligation in FY 2015-2016.

PURPOSE:

The purpose of this Agenda Item is to execute a contract with South Texas Metal Roofing for the Greenwood Senior Center Roof Repair.

BACKGROUND AND FINDINGS:

The Greenwood Senior Center, approximately 8,250 square feet is located just southwest of downtown Corpus Christi next to the Health Clinic and Ben F. McDonald Public Library. It was originally built in the 1970's, so with this roof repair it should extend the life of the roof. 155 vendors were notified of this bid event via the City's Supplier Portal, of which only one bid submittal was received.

City Council on July 07, 2015, approved a Five-Year Facilities Recapitalization Work Plan investment to be funded through an annual \$2M Certificate Obligation. Year 1 (FY14-15) of the Five-Year Facilities Recapitalization Work Plan is being executed. The Year 1 list of projects includes roof repairs and other major improvements to the Northwest, Lindale, and Greenwood Senior Centers, along with City Hall skylight repairs. Attached is a summary of to date budget expenditures and planned expenditures. Any remaining funds will be repurposed for facility improvements to other senior centers.

ALTERNATIVES:

Not approve the project and continue to mitigate the roof leaks.

OTHER CONSIDERATIONS:

Roof leaks are an ongoing issue. Several areas of the facility have interior damage to the walls and ceiling.

CONFORMITY TO CITY POLICY:

This purchase conforms to the City's purchasing policies and procedures along with the State statutes regulating procurement.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Facilities and Property Management

FINANCIAL IMPACT:

☒ Operating

☐ Revenue

☐ Capital

☐ Not applicable

Fiscal Year: 2015-2016	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget		\$2,000,000.00	\$0	\$2,000,000.00
Encumbered / Expended Amount		\$327,218.00	\$0	\$327,218.00
This item		\$184,250.00	\$0	\$184,250.00
BALANCE		\$1,488,532.00	\$0	\$1,488,532.00

Fund(s): Certificate of Obligation

Comments:

Certificate of Obligation utilized to fund comprehensive Facilities Improvement.

The above Financial Impact Table does not include a 10% Project contingency in the amount of \$18,425 identified for unforeseen repairs, calculated as follows:

\$184,250 Total Cost of repair
\$18,425 10% Contingency
 \$202,675 Total not to exceed project cost

RECOMMENDATION:

Staff recommends approval of the ordinance as presented.

LIST OF SUPPORTING DOCUMENTS:

Bid Tabulation

Service Agreement

Expenditure Summary
Facilities & Property Managemet Fund 5115
Year 1 of 5-Year Facilities Recapitalization Work Plan - \$2M CO

Certificates of Obligation - Series 2015	\$ 2,000,000
Bond Issuance Costs & Agent Fees	\$ 64,244.50
Net Proceeds Available for Improvements	<u>1,935,755.50</u>

LOCATION	WORK DESCRIPTION	COST	REMARKS
City Hall	Repair Skylight	\$ 224,691	Other work incident to leak needed
	Sub-total:	\$ 224,691	
Greenwood Senior Center	Repair Roof	\$ 229,472	
	Repair Foundation - Est. Cost	\$ 156,450	
	Perform Field Assessments & Gen. Constr. Improv.	\$ 50,883	
	Perform Engineering Design & Structural Services	\$ 21,900	
	Install Vinyl Flooring - Est. Cost	\$ 12,000	
	Replace Ceiling Tile - Est. Cost	\$ 8,684	
	Sub-total	\$ 479,389	
Lindale Senior Center	Repair Roof	\$ 175,315	
	Perform Field Assessments & Gen. Constr. Improv.	\$ 90,845	
	Install 12.5 & 4 Ton HVAC Units	\$ 36,465	
	Paint & Repair Kitchen	\$ 23,018	
	Install Vinyl Flooring - Est. Cost	\$ 12,000	
	Replace Ceiling Tile - Est. Cost	\$ 8,684	
	Sub-total	\$ 346,327	
North West Senior Center	Repair Roof	\$ 56,124	
	Perform Field Assessments & Gen. Constr. Improv.	\$ 27,175	
	Repair Parking Lot Signs & Stripe	\$ 21,130	
	Paint Facility - Interior & Exterior	\$ 12,304	
	Sub-total	\$ 116,732	

Total Facility Imprv. Expenditures to Date: \$ 1,167,138
Remaining Balance: \$ 768,617