



## **AGENDA MEMORANDUM**

Action Item for the City Council Meeting of April 29, 2025

**DATE:** April 29, 2025

**TO:** Peter Zaroni, City Manager

**FROM:** Jeff H. Edmonds, P.E., Director of Engineering Services  
[jeffrey@cctexas.com](mailto:jeffrey@cctexas.com)  
(361) 826-3851

Wesley Nebgen, Director of Water System Infrastructure  
[WesleyN@cctexas.com](mailto:WesleyN@cctexas.com)  
(361) 826-3111

Sergio Villasana Jr., CPA, CGFO, CIA, Director of Finance & Procurement  
[sergiov2@cctexas.com](mailto:sergiov2@cctexas.com)  
(361) 826-3227

<p style="text-align: center;"><b><u>Construction Contract Award</u></b> <b>City of Corpus Christi Wastewater Maintenance Building Rebid</b></p>
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**CAPTION:**

Motion awarding a construction contract to Barcom Construction, Inc., of Corpus Christi for construction of a new Wastewater Maintenance Building in an amount up to \$8,476,293.00, located at the City's Greenwood Wastewater Treatment Plant in District 3, for the project approved by City Council in FY 2022, FY 2023, FY 2024 and FY 2025 with FY 2025 funding available from the Wastewater Capital Fund.

**SUMMARY:**

This motion awards a construction contract to Barcom Construction, Inc. for the construction of the City of Corpus Christi Wastewater Maintenance Building. The building will be located approximately on a 2.8 acres of the 95-acre site at Greenwood wastewater treatment plant.

**BACKGROUND AND FINDINGS:**

This project is one of the Capital Improvements Program (CIP) project. Currently Corpus Christi Water department does not have a designated space for maintenance and repair of wastewater capital equipment like pumps and other electrical equipment. The building will be located approximately on 2.8 acres of the 95 acre site at Greenwood Wastewater Treatment Plant. There will not be any operational impacts to the Greenwood Wastewater Treatment Plant.

The current location at Greenwood Wastewater Treatment Plant is not equipped to accommodate the regular maintenance and repair needs of lift stations and treatment plant. There is no adequate space for employees, space for training, space for proper working environment, eating lunch, etc. There is a single-bay garage at the Greenwood Plant where staff perform welding, fabrication, pipefitting, equipment torn down, and reassembly. The existing fabrication and the repair space for mechanical parts is inadequate with no storage space. CCW maintenance staff conducts maintenance and repairs of equipment on-site, or on the back of work trucks. Additionally, this maintenance location is not equipped for instrumentation and electrical repairs. Since there is no dedicated location for this type of work, electricians troubleshoot and build PLC/electrical panels in the office area or at the back of their work vans.

The proposed Wastewater Maintenance Building is designed with ample workspace and storage areas to accommodate working with pumps, motors, hot workstations, covered bay areas, and a climate-controlled workspace for instrumentation and electrical work, all in one location. It will handle all mechanical, electrical, and instrumentation work for six wastewater plants and 107 lift stations. This location will store sensitive materials such as instrumentation and electrical components, which are susceptible to premature corrosion and failure if not stored in controlled environments.

The total Maintenance building area is 16,218 sq. ft., including a workstation area and two truck maintenance bays. The new maintenance building helps protect and provide adequate space for employees, space for training, proper working environment, eating lunch, etc. The workstations for maintenance staff are conditioned at 11,524 sq. ft., while the warehouse comprises unconditioned space at 4,694 sq. ft., with a 981 sq. ft. exterior wash bay at the end of the building is to wash vehicles and machinery.

### **PROJECT TIMELINE:**

<b>2023-2024</b>	<b>2024</b>	<b>2025-2026</b>
<b>Nov - Sept</b>	<b>Oct - April</b>	<b>May - June</b>
<b>Design</b>	<b>Bid/Award</b>	<b>Construction</b>

Project schedule reflects City Council award in April 2025, with anticipated construction completion by August 2026.

### **COMPETITIVE SOLICITATION PROCESS**

This project was initially advertised for bids on October 6, 2024, by the City of Corpus Christi Contracts and Procurement Department with RFB #6113), which was set to culminate on November 6, 2024. A total of 122 different contractors/vendors viewed the bid documents via Civcast, indicating potential interest in the project. However, no bids were received.

The project was advertised again on December 08, 2024. The Contracts and Procurement Department issued a Request for Bids with the RFB 6113 (Rebid) for the Wastewater Maintenance Building.

On February 12, 2025, the city received bids from five bidders. The city analyzed the bids in accordance with the contract documents and determined that Barcom Construction, Inc. was the lowest responsive and responsible bidder. As the lowest bid received was within the acceptable

range of the Engineer's Opinion of Probable Construction Cost, the city decided to proceed with the project.

A summary of the bid is provided below:

	<b>Bidder</b>	<b>Base Bid</b>	<b>Alternates</b>	<b>Total Bid</b>
<b>1</b>	<b><i>Barcom, Construction, Inc. (Corpus Christi, TX)</i></b>	<b><i>\$8,066,893.00</i></b>	<b><i>\$409,400.00</i></b>	<b><i>\$8,476,293.00</i></b>
2	Victory Building Team (Corpus Christi, TX)	\$8,525,000.00	\$182,500.00	\$8,707,500.00
3	7B Building & Development (Lubbock, TX)	\$8,852,663.15	\$175,704.00	\$9,028,367.15
4	Stoddard Enterprise LLC (Spring Branch, TX)	\$10,257,014.00	\$145,615.00	\$10,402,629.00
5	DLF Texas (Corpus Christi, TX)	\$12,930,027.95	\$441,783.48	\$13,371,811.43
	<b><i>Engineer's Opinion of Probable Construction Cost</i></b>			<b><i>\$11,213,778.00</i></b>

Barcom Construction., Inc. has been awarded various construction projects for the city. They have frequently been on the short list of vetted contractors the city uses for the Facilities Multiple Award Contracts (FMAC). Some of the projects they have worked on include the American Bank Center Terrace project (\$1,562,354.02), City Hall 6th Floor Conference Room (\$15,022.00), and the Gas Department improvements project (\$434,992.00). Additionally, they have worked on the ONSWTP Filter Building Rehab Phase 2 (\$2,086,884.01), Flour Bluff Police Substation (\$1,606,910.00), and recently received a contract for the Selena Auditorium Pit Lift (\$913,344.00) and Stage Improvements (\$913,344.00).

#### **ALTERNATIVES:**

The City Council could choose not to award the contract to Barcom Construction Inc. This decision would result in the City continuing to lack adequate space for conducting maintenance and repairs on lift station pumps and other equipment, as well as insufficient storage space for equipment.

#### **FISCAL IMPACT:**

The fiscal impact for Corpus Christi Water in FY 2025 is an amount of \$6,000,000.00, with \$3,000,000.00 coming from the FY24 CIP Budget & the other \$3,000,000.00 coming from the FY25 CIP Wastewater budget. The remaining funds will be budgeted to be incurred in FY 2026 in an amount of \$2,476,293.00.

#### **FUNDING DETAIL:**

Fund: Wastewater 2024 CIP (Fund 4261)  
Department: Wastewater (46)  
Organization: Grants & Capital Projects Funds (89)  
Account: Construction Contracted (550910)

Activity: 22129-4261-EXP  
Amount: \$6,000,000.00

Year 1 (FY 2025): \$6,000,000.00 Wastewater 2024 & 2025 CIP Budget  
Year 2 (FY 2026): \$2,476,293.00 Wastewater 2026 CIP Budget

**Overall Contract Total \$8,476,293.00**

**RECOMMENDATION:**

Staff recommend awarding a construction contract to Barcom Construction Inc. for the City of Corpus Christi Wastewater Maintenance Building in the amount of \$8,476,293.00. The construction duration is planned for thirteen months from the issuance of the Notice to Proceed, with construction starting in May 2025 and completing by June 2026.

**LIST OF SUPPORTING DOCUMENTS:**

Agenda Memo  
Bid Tabs  
CIP Page  
Location & Vicinity Maps  
PowerPoint Presentation  
COF