



AGENDA MEMORANDUM

Action Item for the City Council Meeting May 06, 2025

DATE: May 06, 2025

TO: Peter Zaroni, City Manager

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Construction Contract Award

Fire Department Resource Center Phase II
(Bond 2022, Proposition C)

CAPTION:

Motion awarding a construction contract to Crawford Henrichson & Crawford LLC Addison, TX, for the Fire Department Resource Center Phase II project in an amount not to exceed \$3,041,742.00 for the addition of two apparatus bays, and a multipurpose space for Fire Department personnel training and storage, located in Council District 3 with FY 2025 funding available from the Certificates of Obligations and G.O. Bond 2022.

SUMMARY:

This motion approves a construction contract for the addition of Fire Department Resource Center Phase II. The proposed Fire Department Resource Center Phase II will be a pre-engineered metal building constructed next to the existing building with a 7,700-squarefoot, site improvements with nine additional parking spaces, and space for engine storage and emergency vehicle use.

BACKGROUND AND FINDINGS:

On November 8, 2022, voters approved the City of Corpus Christi's Bond 2022 Program for a total of \$125 million, encompassing thirty-two projects. All four propositions passed on election day included projects for streets, parks, public safety, and library improvements. Proposition C included \$1.0 million for the design and construction of Resource Center Upgrades.

Fire Department Resource Center is located behind Fire Station 18. Fire Department Resource Center Phase I was built in February 2022. The Fire Department Resource Center Phase I is a three-bay apparatus building with 4,123-squarefoot space that houses reserve emergency response units and other equipment for the Corpus Christi Fire Department.

The existing building does not meet the current needs of the Fire Department. The Fire Department currently faces a shortage of equipment storage space for reserve emergency response vehicles and insufficient classroom space for training. The Fire Department currently uses the Fire Department Warehouse at 1501 Holly and the Resource Center Phase I to house their reserve apparatus. Often, both locations reach capacity, forcing the department to relocate reserve apparatus to various fire stations around the city. This causes an issue because it negates the drive-through feature of the station, potentially leading to increased backing accidents. There is a need for more classroom space due to insufficient room at our Del Mar College Dome and Fire Station #5 classroom locations. The classroom space at Del Mar College is shared, with the department having access to two classrooms. However, one of these requires prior approval for use, making it less than ideal. The classroom space at Fire Station #5 is insufficient and limited in capacity for a proper classroom setting.

The proposed Fire Department Resource Center Phase II will be a pre-engineered metal building constructed next to the existing building with a 7,700-squarefoot, site Improvements include nine additional parking spaces needed for when the department conducts classes in the building and space for engine storage and emergency vehicle use. The driveway incorporates a drive-through feature for phase 2, enabling units to enter and exit the apparatus bay without backing in. The proposed building will have two-bay apparatus, space for multi-purpose room that can be used for classrooms, two office spaces, equipment storage and restrooms with limited showers for training, Fire Department’s wellness program and emergency personnel.

This project is essential to meet the mandatory training requirements for emergency response readiness for all Fire Department personnel.

PROJECT TIMELINE:

2024-2025	2025	2025-2026
January – January	February – May	May – February
Design	Bid/Award	Construction

Project schedule reflects award in May 2025 with anticipated completion by February 2026.

COMPETITIVE SOLICITATION PROCESS:

On February 2, 2025, the Contracts and Procurement Department issued a Request for Bids with the RFB Number 6310 for The Fire Department Resource Center Phase 2. On March 5, 2025, City received bids from five (5) bidders.

The city analyzed the bids in accordance with the contract documents and determined that Crawford Henrichson & Crawford LLC is the lowest responsive, and responsible bidder.

A summary of the bids is provided below.

The base bid is for the construction of the building and infrastructure. The alternate is for the

construction of additional concrete driveway improvements, upgrades to signage, restroom tile and installation of metal liner panels for the apparatus bay.

BID SUMMARY			
CONTRACTOR	Base Bid	Alternates	Base Bid + Alternates
Crawford Henrichson & Crawford LLC, Addison, Texas	\$2,979,567.00	\$62,175.00	\$3,041,742.00
Northstar Elite Construction & Consulting, LLC Spring Branch, Texas	\$3,116,099.00	\$129,980.00	\$3,246,079.00
TRIUN, LLC, San Antonio, Texas	\$3,407,839.00	\$330,000.00	\$3,737,839.00
STBP, Inc., Corpus Christi, Texas	\$3,711,233.00	\$86,080.00	\$3,797,313.00
Frontera Construction, Del Rio, Texas	\$4,224,617.94	\$140,986.00	\$4,365,603.94
<i>Engineer's Opinion of Probable Construction Cost</i>			\$3,216,000.00

Crawford Henrichson & Crawford LLC is a nationally recognized contractor and facilities management company established over a decade ago and has since thrived in the construction industry primarily as a general contractor with headquarters in Addison, Texas.

On March 27, 2025, the Engineering Services Department conducted an administrative hearing to assess the contractor's background and the qualifications of their team. This meeting provided further validation of their expertise across a wide range of construction projects, including government contracts.

Crawford Henrichson & Crawford LLC, in collaboration with local contractors and vendors, specializes in various sectors, including government, commercial retail, and medical facilities, while also working with both local private and public entities. Their team has over 50 years of combined experience, having partnered with notable companies such as In-N-Out Burger, Darden Restaurants, HOA Brands, Amazon, and others.

Recent projects awarded in Corpus Christi are:

- (1) Hooters Corpus Christi, built in 2024 with construction cost of \$3million
- (2) Several "In-N-Out Burger" restaurants, built in 2022 with each restaurant construction cost of \$3.2million
- (3) Park Side Apartment Building 1 & 2, built in 2023 and 2024 with each building construction cost of approximately \$4million
- (4) Bob Paul Pier Restaurant/Bar expansion, built in 2011
- (5) TxDOT Office Remodel SPID, built in 2012

Crawford Henrichson & Crawford LL has also constructed numerous facilities within the surrounded area: Flores Park San Antonio, Golden Community Park San Antonio, Lackland AFB San Antonio-Vehicle Maintenance Building, Base Commissary and Base Store, Yardbird Restaurant, Dallas TX, Studio Movie Grill, Arlington TX, Perry's Steakhouse &Grille, Houston TX, Amazon Stores, Frisco, Woodlands TX, 10 Whataburger Restaurants and 40 In-n-Out Burger Restaurants throughout the state of Texas.

ALTERNATIVES:

The alternative is not to award the construction contract to the responsive and responsible bidder, Crawford Henrichson & Crawford LLC. This would delay the building of the addition of the Fire Department Resource Center Phase 2.

FISCAL IMPACT:

The fiscal impact in FY 2024 is an amount not to exceed \$3,041,742.00 with funds available from the Certificates of Obligation and G.O Bond 2022. The remaining funds will be used to purchase the furniture and equipment.

FUNDING DETAIL:

Fund: **Fire 2024 CO (Fund 3196)**
Department: Fire (10)
Organization: Grants & Capital Projects Funds (89)
Project: Fire Department Resource Center – Phase 2 (Project 23180)
Account: Construction (550910)
Activity: 23180
Amount: \$2,702,702. 70

Fund: **2023 GO Bd22 PropC - Fire (Fund 3195)**
Department: Fire (10)
Organization: Grants & Capital Projects Funds (89)
Project: Fire Department Resource Center – Phase 2 (Project 23180)
Account: Construction (550910)
Activity: 23180
Amount: \$339,039.30

Total \$ 3,041,742.00

RECOMMENDATION:

Staff recommend awarding a construction contract for the Fire Department Resource Center Phase II to Crawford Henrichson & Crawford LL, Addison Texas in an amount not to exceed \$3,041,742.00 with anticipated completion by February 2026.

LIST OF SUPPORTING DOCUMENTS:

Location & Vicinity Maps
Bid Tab
CIP Page
PowerPoint