



AGENDA MEMORANDUM

Action Item for the City Council Meeting of March 29, 2022

DATE: March 29, 2022

TO: Peter Zaroni, City Manager

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Design Contract Award

North Beach Restroom and Parking Facilities (Bond 2020)

CAPTION:

Motion awarding a Design/Build Contract to SpawGlass Contractors Inc., Corpus Christi Texas, and authorizing the design phase services for the design of new restrooms, parking lot and park amenities at Surfside Park in North Beach for a total amount of \$196,522.00, located in Council District 1, with FY 2022 funding available from the Park and Recreation Bond 2020 Fund.

SUMMARY:

This motion authorizes the design 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. This project will replace the existing restroom and parking lot which has reached its expected life and will add a new restroom facility for beach goers and other amenities to help patrons enjoy the seaside experience.

BACKGROUND AND PURPOSE:

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 playground and picnic tables are proposed 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.

This project is proposed to be constructed utilizing a Design-Build contract. This item will authorize the SpawGlass Contractors Inc. to begin design of the project and to prepare construction documents based on the City's design criteria. It is anticipated that the design will take approximately 4 months to complete. During this four-month design period staff will negotiate a construction contract with SpawGlass for the construction of the facility and the proposed improvements. After the completion of the design, the construction contract will be presented to Council for consideration and approval.

COMPETITIVE SOLICITATION PROCESS:

On August 19th, 2021, the Finance & Procurement Department issued a Request for Qualifications (RFQ) Number 3843 – Project 21082. The City received Statements of Qualifications (SOQ) from 5 respondents. The SOQ evaluation committee consisted of representatives from the Parks and Recreation, Engineering Services and the City Manager's Office.

On December 2nd, 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 proposal 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.

FISCAL IMPACT:

The fiscal impact in FY2022 is an amount of \$196,522.00 with funding available from the Bond 2020 Fund to conduct the design portion of the contract. Future construction costs will be fully funded using Bond 2020 Fund.

FUNDING DETAIL:

Fund: **Park and Recreation 2021 Bond 2020 (Fund 3296)**
Mission Elem: Maintaining Park and Recreation Facilities (141)
Project No.: North Beach Restroom and Parking Facilities (Project No. 21082)
Account: Construction (550910)
Activity: 21082-3296-EXP
Amount: \$196,522.00

RECOMMENDATION:

City staff recommends awarding a design contract in an amount of \$196,522.00 to SpawGlass Contractors Inc. for North Beach Restroom and Parking Facilities.

LIST OF SUPPORTING DOCUMENTS:

Location and Vicinity Maps
Evaluation Matrix
Contract
CIP Page