



AGENDA MEMORANDUM

Action Item for the City Council Meeting of December 3, 2024

DATE: December 3, 2024

TO: Peter Zaroni, City Manager

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<p style="text-align: center;"><u>Construction Contract Award</u> City of Corpus Christi Northwest Police Substation</p>
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CAPTION:

Motion authorizing a construction contract to Victory Building Team, Corpus Christi, Texas, for a new City of Corpus Christi Northwest Police Sub-station in District 1, in an amount not to exceed \$5,990,000.00, with FY 2025 funding available from the Bond 2024 Police Department Fund.

SUMMARY:

This motion awards a construction contract to Victory Building Team for the construction of the City of Corpus Christi Northwest Police Sub-station. The substation will be located on approximately two (2) acres at the entry of West Guth Park, 9517 Up River Road.

The proposed location of the Northwest Police Sub-station is approximately two acres at the entrance of West Guth Park, 9517 Up River Road. The facility will be a one-story structure with about 7,300 square feet of enclosed space, designed to comply with high wind-resistant construction, sustainable construction principles, and functional superiority, meeting the functional needs of the City of Corpus Christi Police Department's public safety standards.

BACKGROUND AND FINDINGS:

On November 5, 2024, voters approved the City of Corpus Christi’s Bond 2024 Program for a total of \$175 million with thirty-eight projects. The propositions passed on election day include projects for streets, parks and recreation, public safety, and cultural facilities. One of the thirty-eight projects included \$9 million for construction of the Northwest Police Sub-station. The design fund for Northwest Police Sub-station was initially authorized by voters with Bond 2022 in an amount of \$1 million.

The existing police substation for the Calallen area is located at the Flint Hills Resources. Currently, the City is leasing a building from Flint Hills Resources at no rental cost. However, beginning October 1, 2024 Flint Hills is collecting a monthly rent of \$5,000 from City. The current police sub-station building at the Flint Hill Resources is approximately 1,500 square feet with 40 parking spaces available. The facility is served as a master station for police officers working in the Calallen area. This project will be constructing a new police sub-station in an ideal location with sufficient space to support efficient operations and response times within the area of responsibility.

The project will construct a new 7,300 SF Police Sub-station on city-owned property in the Northwest area of the Adam Police District. The sub-station will be located on approximately two acres at the entry of West Guth Park. The facility will include a lobby, reception area, interview room, briefing room, armory storage, evidence storage, offices, workstations, conference room, break room, locker room, showers, restrooms, support spaces, and UTV/bicycle storage garage. The building will have access-controlled doors and a surveillance system for security. The building will have backup power supplied by a natural gas emergency generator with an associated meter, panel, gas line, concrete pad, and enclosure. Site development includes the construction of parking lot areas, driveways, security fencing, access-controlled vehicle gates, utility services, a stormwater collection system, landscaping, and irrigation. The new facility site will provide 86 parking spaces, separated into 26 parking spaces for public vehicles and 60 secured parking spaces for police and staff vehicles. This project also includes constructing a roundabout traffic circle at the entrance of West Guth Park to improve site accessibility. The construction contract will include Alternate 1, described as building the parking lot with a concrete surface instead of an asphalt surface.

PROJECT TIMELINE:

2023-2024	2024	2025-2026
Oct - Oct	Nov - Dec	Feb - June
Design	Bid/Award	Construction

Project schedule reflects City Council award in December 2024, with anticipated construction completion by February 2026.

COMPETITIVE SOLICITATION PROCESS

On October 23, 2024, the Contracts and Procurement Department issued a Request for Bids (RFB #6087) for the Northwest Police Sub-Station. On November 13, 2024, the city received bids from three bidders. The city analyzed the bids in accordance with the contract documents and determined that the Victory Building Team 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:

	Bidder	Base Bid	Alternate 1	Total Bid
1	Victory Building Team	\$5,965,000.00	\$25,000.00	\$5,990,000.00
2	STBP, Inc.	\$5,995,883.00	\$293,624.00	\$6,289,507.00
3	Barcom Construction, Inc.	\$6,030,000.00	\$60,000.00	\$6,090,000.00
	<i>Engineer's Opinion of Probable Construction Cost *</i>			\$6,000,000.00

* Engineer's Opinion of Probable Construction Cost includes Alternate 1

Victory Building Team has successfully completed numerous construction projects in the Texas Coastal Bend, including the following projects:

- UTMSI ERC Dormitory project at the Marine Science Institute in Port Aransas. Project value is \$5,675,000.00
- Del Mar College (DMC) Police Station Renovation project. Project value is \$7,717,000.00
- Annville Fire Department - Station #2. Project value is \$3,256,396.00
- Salvation Army - Center of Hope. Project value is \$6,129,649.00

ALTERNATIVES:

The City Council could choose not to award the contract to Victory Building Team. This would result in the City continuing to lease a building from Flint Hills Resources at no rental rate. However, Flint Hills will soon start charging the City a monthly rental rate of \$5,000.

FISCAL IMPACT:

The fiscal impact for FY 2025 is an amount not to exceed 5,990,000.00 for City of Corpus Christi Northwest Police Substation. The construction funds are available from the Bond 2024 Police Department Fund. City funds will support this project prior to the bond issuance. Once the General Obligation Bonds are issued, the City funds will be reimbursed in accordance with the reimbursement resolution.

FUNDING DETAIL:

Fund: **3346 – 2024 GO Bd22 Prop C - Police**
 Department: Police (29)
 Organization: Grants & Capital Projects Funds (89)
 Project: Northwest Police Substation (Project No. 23176)
 Account: Construction (550910)
 Activity: 23176
 Amount: \$5,990,000.00

Overall Contract Total \$5,990,000.00

RECOMMENDATION:

Staff recommends awarding a construction contract to Victory Building Team for the City of Corpus Christi Northwest Police Sub-station in the amount of \$5,990,000. The construction duration is planned for sixteen months from the issuance of the Notice to Proceed, with construction starting in February 2025 and completion by June 2026.

LIST OF SUPPORTING DOCUMENTS:

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