



AGENDA MEMORANDUM
Corpus Christi Business and Job Development Corporation Meeting
April 17, 2023

DATE: April 17, 2023

TO: President and Honorable Board Members,
Corpus Christi Business and Job Development Corporation

THROUGH: Peter Zanoni, City Manager

FROM: Jeff Edmonds, P.E., Director of Engineering Services
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<u>Request for Funding</u> SEA District Water Features
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CAPTION:

Motion authorizing the appropriation and expenditure of additional Seawall Funds in the amount of \$3,500,000.00 from the unreserved fund balance in the Seawall Fund for the Water Garden Fountain restoration and authorizing the transfer from the Seawall Fund to the Seawall Capital Improvement Fund.

SUMMARY:

This motion authorizes the additional construction funding for the Water Garden Fountain restoration project. This turnkey project includes all required work to restore the fountain to the operational status including electrical and mechanical equipment design and upgrades.

BACKGROUND AND FINDINGS:

The Water Garden Fountain was constructed in 1987 and is located in the Sports, Entertainment, Arts (SEA) district, between the American Bank Center and The Art Museum of South Texas. The Water Garden Fountain is a crucial entertainment destination in Corpus Christi which attracts visitors and improves the economic development value of the downtown Seawall.

The original design located all switchgear and mechanical equipment in an underground vault that has a floor elevation of negative four Mean Sea Level. The vault, therefore, relied on mechanical pumping to prevent flooding. Consequently, the vault has suffered repeated flooding events throughout the Water Garden's history. The Water Garden suffered the latest catastrophic flooding following Hurricane Harvey. It has been unserviceable since that time.

Type A passed a resolution in June 2018 declaring the project eligible for Seawall funds. It was added to the Seawall CIP later that year. In 2019, the City awarded a design contract that would replace the electrical and mechanical equipment and relocate it into a new aboveground

pumphouse. The design was completed, and the project was advertised for bid in March 2020, but no bids were received.

After the March bid receiving no responses, discussions with potential bidders and the design engineer resulted in seeking additional funding in the FY 20-21 Seawall CIP. The Type A Board was not willing to approve the amounts sought and the project was removed from the FY 20-21 Seawall CIP.

The City subsequently engaged in a value engineering exercise and developed a design concept that staff believed could be implemented for roughly half of the previously sought construction amounts. That concept was advertised as a Design-Build procurement and the City received a single response on June 16 from an interested contractor. That contract is currently under negotiation.

The new project will restore the water feature to operation, replace all electrical and mechanical equipment, add resiliency against flood damage, restore damage to surfaces and appurtenances, and add functionality such as programmable LED lighting. The funding for the project was approved with FY 2022 Capital Improvement Program in an amount of \$4,600,000.00 for design and construction.

On June 14, 2022, City Council passed a motion awarding a design/build contract with Fulton Construction, Inc., and authorizing the design phase services for the restoration of the SEA district water features in an amount up to \$375,000.00.

Since the design/build contract award, Fulton has begun its design which includes restoring the water feature to operation, replacing all electrical and mechanical equipment, adding resiliency against flood damage, restoring damage to surfaces and appurtenances, and adding functionality such as programmable LED lighting. After 30% design, staff projects that the project may require as much as \$3.5 million additional funding. Staff is requesting that the Type A Board approve a CIP amendment to provide the additional funding in the Seawall CIP.

ALTERNATIVES:

The alternative is to reject the request for funding. This will result in the continuance of an unusable feature to the City and have an impact on economic development.

FISCAL IMPACT:

The fiscal impact in FY 2023 is an amount of \$3,500,000.00 from the Type A Seawall Sales Tax Fund. The monies will be appropriated to the Seawall Capital Fund.

Funding Detail:

Funds will be transferred from the Type A fund account to Seawall Capital Fund account.

Fund:	Fund 3271
Organization/Activity:	
Mission Element:	
Project # (CIP Only):	E16458
Account:	

RECOMMENDATION:

Staff recommends authorizing the request for additional funding in an amount of \$3,500,000.00

from the Type A Sales Tax to support the Water Garden Fountain restoration project.

LIST OF SUPPORTING DOCUMENTS:

Location Map
PowerPoint