



AGENDA MEMORANDUM

Action Item for the City Council Meeting of November 9, 2021

DATE: November 9, 2021

TO: Peter Zanoni, City Manager

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Professional Services Contract
Fire Station #3 (Morgan Street)
(Bond 2020 – Proposition C)

CAPTION:

Motion authorizing the award of a professional services contract to BRW Architects, College Station, TX, to provide design, bid, and construction phase services for the design of Fire Station #3 (Morgan Street) in an amount of \$620,400.00, located in Council District 2, with FY 2022 funding available from the Fire Bond 2020 Fund.

SUMMARY:

This motion awards a professional services contract to provide design, bid, and construction phase services for the Fire Station #3 (Morgan Street) project. The new fire station will replace the antiquated fire station to meet current firefighting operations and standards. The project scope will include the design of approximately 13,000-13,500 square foot, five-bay station, which will accommodate 15 firefighters, and provide for a dayroom, kitchen, weight room, and a new classroom-training/community room.

BACKGROUND AND FINDINGS:

On November 3, 2020 voters approved the City of Corpus Christi's Bond 2020 Program for a total of \$75 million with 42 projects. The propositions passed on election day include projects for streets, parks, and public safety improvements.

Proposition C – Public Safety projects includes a total of two projects, Police Training Academy design only and Fire Station # 3 (Morgan Street) land acquisition and design only for \$2 million. The public safety projects are located in Council Districts 5 and 2.

The current Fire Station #3 (Morgan Street) was built in 1954, making the facility 67 years old. The station has exceeded its design life cycle and ability to accommodate the modern, larger fire fighting vehicles. In addition to the outdated physical capabilities, the facility has large cracks in the walls and the foundation is showing signs of failure. Engine bays and doorways are too small for modern fire apparatus thus increasing the risks for accidents. In addition, the mechanical and electrical systems are overloaded causing frequent failures, and the facility does not have adequate ADA access. In FY 2021, Fire Station #3 took over 8,000 calls and responded to over 10,000 incidents making it one of the busiest stations in the City.

A new station is needed to replace the antiquated fire station to meet modern firefighting capabilities and standards that will allow for faster response times and a cleaner work environment. The new facility will meet firefighting and emergency services standards with the capacity to house larger/taller/heavier vehicles, provide decontamination clean rooms, community areas, improved vehicle egress and access, gender neutral accommodations for 15 firefighters, and vehicle exhaust extraction systems. The new facility will be located adjacent to the current site of the Fire Station 3 at the intersection of Morgan and Brownlee. The new facility will be designed to last a minimum of 50 years. The City is currently working on the land acquisition with the Ed Rachal Foundation.

PROJECT TIMELINE

2021 – 2022	2022			2022 – 2024
November – July	A	S	O	November – January
Design	Bid/Award			Construction

Project schedule reflects City Council award in November 2021 with anticipated construction completion in January 2024.

COMPETITIVE SOLICITATION PROCESS:

On December 28, 2020, the Finance & Procurement Department issued a Request for Qualifications (RFQ) for engineering services with the RFQ Number 3409 – Professional Engineering Services Bond 2020 Facilities and Parks & 2021 CIP Projects. The Fire Station #3, Morgan Street project was one of ten projects announced in the RFQ. The City received a total of 12 Statements of Qualifications (SOQ). The RFQ selection committee consisted of representatives from the Fire Department, Asset Management, Engineering Services Department, and the City Manager’s Office.

On June 2021, the selection committee conducted interviews for the top four firms that submitted an SOQ. Firms were rank based on three factors: 1) firms experience, 2) teams experience, 3) and understanding of the project scope.

The final evaluation ranked BRW Architects the highest scorer and is recommended as the most qualified. BRW Architects has extensive experience in designing public safety facilities and has completed numerous projects throughout Texas. Some of the completed projects include: Cedar Park Fire Station No. 5, Cedar Park, TX; Bryan Fire Station No. 2, Bryan, TX; Galveston Fire Station No. 1, Galveston, TX; Pearland Fire Station No. 1, Pearland, TX; Harris Co. ESD 7 Spring Fire Station No. 74, Spring, TX; Ponderosa Fire Station No. 63 and Training, Houston, TX; and San Marcos Fire Station No. 4, San Marcos, TX. This will be the first time BRW Architects is working for the City of Corpus Christi.

ALTERNATIVES:

Renovation is an economic alternative; however, the degraded foundation, and 1954 building specifications of the original construction would make constructing a new facility more cost effective.

An additional alternative is to not approve the proposed professional services agreement and readvertise the project which would cause a delay to the Bond project schedule and potentially cause an impact on future Fire operations.

FISCAL IMPACT:

The fiscal impact in FY 2022 is an amount of \$620,400.00 with funding available from the Fire Bond 2020 Fund to conduct the design portion of the contract. Future construction costs will be fully funded using \$4,050,000 in grant funds provided by the American Rescue Plan Act, and Certificates of Obligation in the amount of \$4,180,000 as approved in the FY 2022 CIP.

FUNDING DETAIL:

The Capital Improvement Program (CIP) shows the project is planned for FY 2022 and there is sufficient funding for the design of the facility.

Fund: **Fire Bond 2020 Fund (Fund 3193)**
Mission Elem: Fire Department (091)
Project: Fire Station No. 3 (21085)
Account: Design (550950)
Activity: 21085-3193-EXP
Amount \$620,400.00

RECOMMENDATION:

City staff recommends award of the professional services contract in an amount of \$620,400.00 to BRW Architects for the design of the Fire Station #3.

LIST OF SUPPORTING DOCUMENTS:

Location and Vicinity Maps
Evaluation Matrix
Contract
CIP Page