

AGENDA EMORANDUM

Action Item for the City Council Meeting March 25, 2025

DATE: March 25, 2025

TO: Peter Zaroni, City Manager

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<p style="text-align: center;"><u>Construction Services Contract</u> City Hall Security Gate</p>
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CAPTION:

Motion authorizing execution of a seven-month cooperative service agreement with Alamo Enterprises, dba A1 Facility Services, of San Antonio, Texas, through the TIPS Cooperative, for fabrication and installation of the City Hall Staples Street automated security gate for the Asset Management Department, in an amount up to \$210,979.38, with FY 2025 funding from the Facility Maintenance Certificate of Obligation fund.

SUMMARY:

This motion approves a seven-month agreement with Alamo Enterprises, dba A1 Facility Services, through the TIPS Cooperative to provide construction services for the fabrication and installation of the City Hall Staples Street entrance automated security gate, located at 1201 Leopard Street.

BACKGROUND AND PURPOSE:

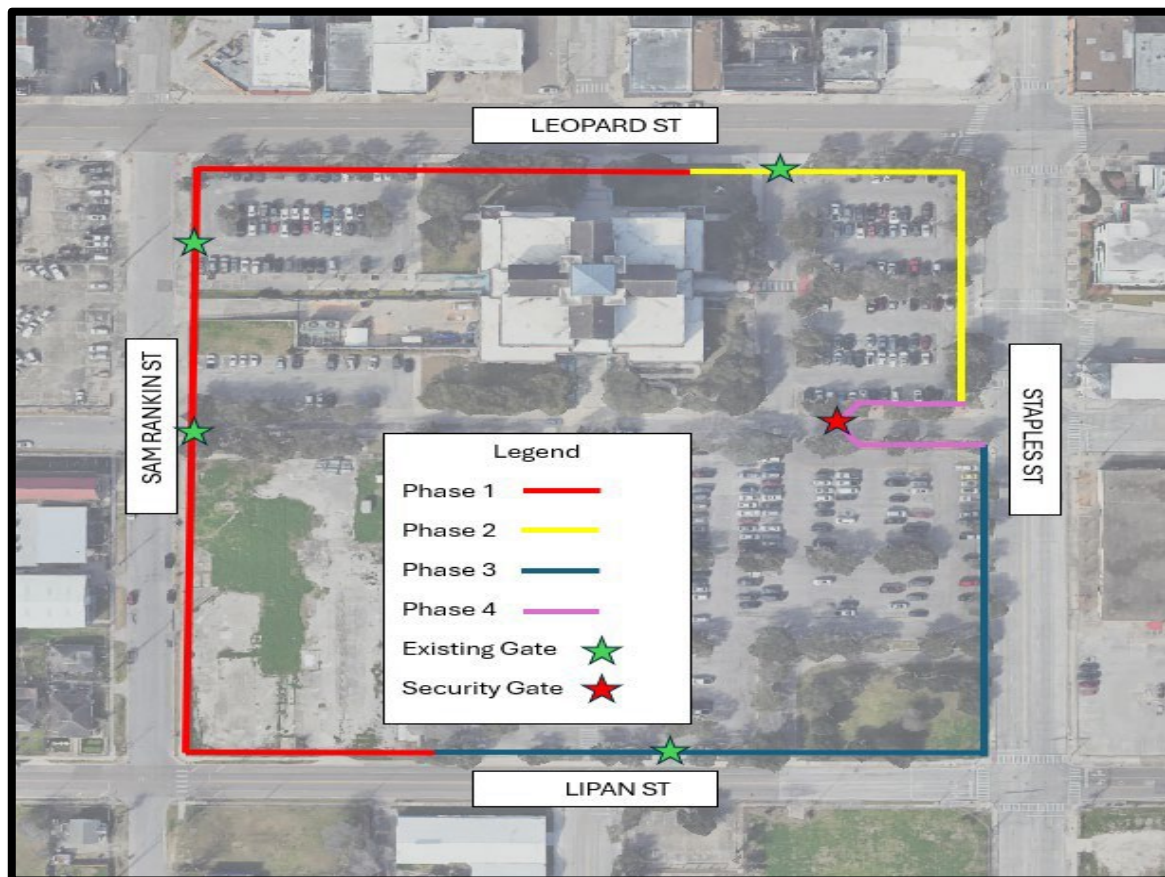
In FY 2020, the Asset Management Department began the first of four construction phases to install security fencing and gates at City Hall. This project aims to establish a perimeter security fencing system to secure City Hall properly.

G6 Construction Services executed Phase 1 with a contract amount of \$137,478.00, funding it through Asset Management's operational budget. The project included 1,200 Linear Feet (LF) of security fencing with two rolling gates and reached completion in August 2020. D&C Fence Company executed Phase 2 with a contract amount of \$81,381, also funded through Asset Management's operational budget. This phase included 600 LF of security fencing with one rolling gate and concluded in May 2021. A-to-Z Concrete and Fence LLC executed Phase 3 with a contract amount of \$77,078, funded by Certificates of Obligation. This phase involved 720 LF of security fencing with one rolling gate and concluded in December 2021.

S&J Fence Co. executed Phase 4, Part 1 (security fencing) with a contract amount of \$21,300.00, funding it through Asset Management's operational budget. This phase included 230 LF of security fencing with one security swing gate and reached completion in June 2024. Phase 4, Part 2 (gate) will feature a new automated swing gate, with anticipated completion by December 2025 through the proposed agreement with A1 Facility Services.

The project scope for the new automated security swing gate includes constructing brick columns, installing a new dual automated swing bronze ornamental vehicle entrance gate with swing operators, and adding a pedestrian gate. During construction, the City will close the City Hall Staples Street entrance. The contractor will install traffic control devices to secure the construction area and place detour signs to direct traffic to the Lipan Street or Leopard Street entrances. The project is estimated to last seven months.

Below is an aerial map that illustrates the four different phases of this project.



After completing the project's fourth and final phase, the City Hall security gates will remain open during the business hours of 6:00 A.M. to 8:00 P.M., Monday through Friday. The City Hall security gates will be closed outside those hours, including weekends and holidays. During closure hours, access to the City Hall parking lot will be available through City-issued badges. Before implementing gate closures, the Asset Management Department will coordinate with the IT and Communications Departments to publish closure hours on the City's website and social media, encouraging visitors and employees to plan accordingly. Additionally, the City will coordinate with external partners to maintain access to the City Hall parking lot for special events, as has been done in the past. It has been discussed and agreed with the security team at City Hall; the security team is hereby designated as responsible for the opening and closing of the gates.

PROJECT TIMELINE:

The project schedule reflects award in April 2025 with an anticipated completion date by the end of December 2025.

Project Schedule	
May 2025 – November 2025	Construction
December 2025	Estimated Completion

PROCUREMENT DETAIL:

The City of Corpus Christi issued a Request for Bids (RFB) for the City Hall Main Gate project in August 2024. The solicitation was advertised on the Supplier Portal, a widely used platform for commercial bid advertisements across the United States. A total of 335 notifications were sent to suppliers matching the relevant commodity code, which Procurement uses to identify contractors capable of providing the required goods or services. However, no firms submitted bid responses for the City Hall Automated Main Gate project.

Asset Management reached out to local contractors in an effort to secure bids for the project. As part of these efforts, Asset Management invited AM Services and Mako Contracting to attend the on-site pre-bid conference scheduled; however, neither company attended or submitted a bid. The pre-bid conference proceeded with only D&C Fence Company in attendance, but they also did not submit a bid. Finally, Asset Management contacted Marshall Company, who declined to bid on the project.

Following the lack of bids from local companies, Asset Management collaborated with Contracts and Procurement to explore Cooperative Purchase programs for potential contractors or vendors. Contracts awarded through these programs comply with local and state procurement requirements and have been competitively procured.

Through the TIPS Cooperative, A1 Facility Services was identified as a qualified contractor capable of meeting the project's scope. A1 Facility Services is a multi-trade company specializing in construction, environmental projects, demolition, emergency response, disaster recovery, remediation, stormwater management, oil field services, wind farm services, and specialized trucking. They have also installed fencing and gates for IDEA Public Schools and for TxDOT.

After identifying A1 Facility Services as a qualified contractor capable of meeting the project's scope, City staff reached out to them to assess their interest and true capability to complete the project. In response, the company submitted a proposal. City staff was satisfied with their proposal, especially since A1 Facility Services has over 28 years of experience and has successfully completed many similar-sized projects.

The table below provides a list of notable, similar projects that A1 Facility Services has completed in the past three years.

Project	Total Cost
Hidalgo County Elections Renovations (Hidalgo County)	\$1,578,942
Health Department Exterior Paint (Hidalgo County Health Department)	\$55,225
San Benito Vestibules (San Benito CISD)	\$510,000
Harlingen Library Reroof (City of Harlingen)	\$328,346

ALTERNATIVES:

The alternative is not to approve the proposed agreement. However, doing so would delay the completion of the City Hall Automated Security Gate Project. This will result in further compromising security for City Hall visitors and employees. It will also result in the cost of the project increasing likely due to inflation.

FISCAL IMPACT:

The fiscal impact for FY 2025 is an amount up to \$210,979.38, with funds available from the Facility Maintenance Certificate of Obligation.

FUNDING DETAIL:

Fund: 3167-2022 COFacMntCIP
 Department: 12-Facilities
 Organization: 89-Grants & Capital Project Funds
 Project: 21023 - City Hall Main Gate
 Account: 530210 – Building Maint & Service
 Activity: 210233167 EXP
 Amount: \$210,979.38

RECOMMENDATION:

Staff recommends approval of the execution of a seven-month agreement with Alamo Enterprises, dba A1 Facility Services, of San Antonio, Texas, through the TIPS Cooperative, for fabrication and installation of the City Hall Staples Street security gate, as presented.

LIST OF SUPPORTING DOCUMENTS:

Service Agreement