



## AGENDA MEMORANDUM

First Reading for the City Council Meeting of April 27, 2021  
Second Reading for the City Council Meeting of May 11, 2021

**DATE:** April 27, 2021

**TO:** Peter Zaroni, City Manager

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### **Construction Contract**

Museum of Science & History- Cooling and Heating

#### **CAPTION:**

Ordinance awarding a construction contract to Pro Tech Mechanical, Corpus Christi, Texas, for the Museum of Science & History Mechanical, Electrical, and Plumbing Improvements to replace the cooling and heating system, located in Council District 1, in an amount not to exceed \$1,427,351.00, with FY 2021 funding available from the Facility Maintenance Capital Fund and Energy Public Property Finance Capital Fund; and amending the Capital Budget to appropriate funding.

#### **SUMMARY:**

This item awards a construction contract for the Museum of Science & History MEP (Mechanical, Electrical & Plumbing) Improvements. The project scope consists of replacing the hot and chilled water system, including the boilers, associated pumps, and the entire hot and chilled water piping system.

#### **BACKGROUND AND FINDINGS:**

The Corpus Christi Museum of Science and History was established in 1952 and is located in the Sports, Entertainment, and Arts (S.E.A.) district of the City. The Museum serves over 100,000 visitors and promotes history, science exploration, and educational programming. The Museum is also the repository for hundreds of thousands of artifacts and historically significant items in its nearly 100,000 sq. ft. facility. The museum operates year-round, and the City is responsible for all

maintenance and repairs to the museum facilities.

The existing boiler and pumps have failed on multiple occasions, severely impacting HVAC capabilities which presents risks to the building and contents inside. Water leaks, climate control, and humidity control have been common issues. The City has made many attempts to repair and extend the piping system's life, but the mechanical systems' have exceeded the maintainable life cycle of approximately 20 to 25 years. The boiler and piping systems must be replaced to prevent further water damage to the building. The new HVAC system will resolve the issues that the Museum of Science and History have been facing and will improve energy efficiency.

City procured Bath Engineering to redesign the boiler and the entire hot and chilled water piping system. The design includes upgrades to maintain HVAC piping water quality. The project will be completed in a manner that there is a reduced impact and downtime on museum operations. The new design will mitigate risk to the many priceless exhibits currently in danger on display in the facility.

**PROJECT TIMELINE:**

<b>2021</b>
<b>April – June</b>
<b>Construction</b>

Project schedule reflects City Council award in April 2021 with anticipated completion in 120 days by June 2021.

**COMPETITIVE SOLICITATION PROCESS**

The Contracts and Procurement Department issued a Request for Bids on January 6, 2021 and received one bid. The bidder was non-responsive. As a result, the Contracts and Procurement Department issued a second Request for Bids on February 24, 2021. The City received bids from 3 bidders. The City analyzed the bids in accordance with the contract documents and determined Pro Tech Mechanical is the lowest responsive and responsible bidder.

<b>BID SUMMARY</b>	
<b>CONTRACTOR</b>	<b>BASE BID</b>
Pro Tech Mechanical	\$1,427,351.00
Malek, Inc	\$1,495,397.00
Texas Chiller Systems	\$1,519,379.00
<b><i>Engineer's Opinion of Probable Construction Cost</i></b>	<b><i>\$1,598,500.00</i></b>

Pro Tech Mechanical has previously completed work for the City such as the Selena Auditorium Air Handling Unit replacement and chilled water pump addition and the Greenwood WWTP HVAC system Replacement Work.

**ALTERNATIVES:**

City Council could reject the bids and provide direction to re-advertise, which is not likely to produce a better value. The City can request that Bath Engineering alter the design before re-advertising to better target available funds. Either of those options will delay the project, which has already experienced several delays, emergency repairs, and severe water leaks in the piping systems.

**FISCAL IMPACT:**

The fiscal impact in FY 2021 is an amount of \$1,427,351.00 with \$1,110,000.00 funding available from the 2021 Facility Maintenance Capital Fund and \$317,351.00 from 2014 Energy Public Property Finance Capital Fund.

**FUNDING DETAIL:**

The Capital Improvement Program (CIP) shows that the Museum of Science and History-Cooling & Heating project (21019) is planned for FY 2021.

The FY 2021 CIP expenditures shows \$110,000 was budgeted for design, \$1,000,000 for construction cost and \$100,000 for contingency. The CIP shows a construction expenditure shortfall of \$327,351.00.

The shortfall in funding for the project will be funded with the 2014 Energy Public Property Funds. The 2014 Energy Public Property Funds can be used for energy efficiency projects only. The 2014 Energy Public Property Funds are the remaining funds from previous projects. Initially the Museum of Science and History-Cooling & Heating project was designed with the 2014 Energy Public Property Funds. There is \$341,931 remaining in the 2014 Energy Public Property Funds that can be utilized to fund the Museum of Science and History-Cooling & Heating project. The expenditures shown in the CIP are revised to show funding information. Attached is the amended CIP page.

Fund: **Energy 2014 Fund (Fund 3163)**  
Mission Elem: City Buildings and Facilities (191)  
Project: Museum of Science & History - Cooling & Heating (21019)  
Account: Construction (550910)  
Activity: 21019-3163-EXP  
Amount \$317,351.00

Fund: **Facility Maintenance 2021 CIP Fund (Fund 3166)**  
Mission Elem: City Buildings and Facilities (191)  
Project: Museum of Science & History - Cooling & Heating (21019)  
Account: Construction (550910)  
Activity: 21019-3166-EXP  
Amount \$1,110,000.00

**RECOMMENDATION:**

Staff recommends awarding a construction contract for Museum of Science & History-Cooling and Heating. Improvements to Pro Tech Mechanical.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Location Maps

Contract

Bid Tabs

Current and Draft CIP Pages