



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting February 15, 2022
Second Reading Ordinance for the City Council Meeting of February 22, 2022

DATE: February 15, 2022

TO: Peter Zaroni, City Manager

FROM: Jeff H. Edmonds, P. E., Director of Engineering Services
jeffrey@cctexas.com
(361) 826-3851

Dante Gonzales, Interim Director of Parks & Recreation
DanteG@cctexas.com
(361) 826-3133

Heather Hurlbert, CPA, CFGO, Director of Finance & Procurement
heatherh3@cctexas.com
(361) 826-3227

Construction Contract Award

North Padre Island Beach Maintenance Equipment Storage Facility

CAPTION:

Ordinance awarding a construction contract to South Texas Building Partners, Inc, Corpus Christi, Texas, for the construction of a new storage facility for beach maintenance equipment at North Padre Island in the amount of \$1,699,558, appropriating \$260,242.41 from the State Hotel Occupancy Tax (SHOT) Fund, and amending the FY 2022 operating and capital budgets; located in Council District 4, with FY 2022 funding available from Parks and Recreation Bond 2014, Parks and Recreation Bond 2018, and SHOT Funds.

SUMMARY:

This item authorizes the construction of a 6,000 square-foot storage facility, with wash station, and all associated building elements, to include utility improvements, landscaping, and an aesthetic façade to blend in with the surrounding community. The facility will be located within Commodores Park, next to Fire Station #15, on Commodores Road.

BACKGROUND AND PURPOSE:

The City of Corpus Christi Parks and Recreation Department provides beach maintenance on Padre Island using several units of heavy equipment. The maintenance equipment includes motor graders, front-end loaders, a water truck, a yard grader, and other miscellaneous equipment. Currently, the equipment is being stored outside and unprotected from the elements. This issue contributes to

accelerated equipment degradation, increased maintenance costs, and decreased service lifecycle.

During the preliminary feasibility study, it was determined that Commadores Park adjacent to Fire Station 15 would be the best location for a storage building to house equipment when not in use. The selected location is relatively close to the beaches and Packery Channel, where most of the work is conducted. In addition, this location will cause the least amount of disruption to traffic when traveling work routes. The facility shall be constructed of block construction and painted to expunge any industrial appearance of the facility. The site will be extensively landscaped to break up its footprint from the street. The wash bay will be located behind the building to diminish street visibility.

The building will consist of four bays for equipment storage. There will be a bathroom required by code and an equipment room to house the equipment for the wash bay. The floor drains will be connected to an oil and sand separator as required by code.

PROJECT TIMELINE:

2021		2022 - 2023			
N	D	J	F	March - January	
Bid / Award				Construction	

Project schedule reflects City Council award in February 2022 with anticipated completion in January 2023.

COMPETITIVE SOLICITATION PROCESS

The Contracts and Procurement Department issued a Request for Bids on November 17, 2021, The City received bids from five bidders. The City analyzed the bids in accordance with the contract documents and determined STBP Inc. as the lowest responsive and responsible bidder.

The bid results are summarized below:

BID SUMMARY	
CONTRACTOR	BASE BID
1. STBP Inc.	\$1,699,558.00
2. Marshal Company	\$1,758,170.00
3. Geo Fill	\$1,783,992.14
4. Progressive Structures	\$1,862,314.48
5. NorthStar Ellite	\$1,872,036.00
Engineer's Opinion of Probable Construction Cost	\$1,272,312.00

STBP Inc. has completed several projects for the City which includes providing repairs, replacement, and installation of doors, windows, shutters, and other facility maintenance projects for various citywide facilities.

ALTERNATIVES:

City Council could instruct staff to reject the bids and provide direction to re-advertise. This action may result in a savings, however, given that there are 4 other bids indicating today's cost to build is in this order of magnitude there is always the possibility that the price could go up. City Council could instruct staff to cancel the project and not award the project. This action would require the Parks Department to continue housing their equipment outside and continue to subject it to the harsh saltwater environment, resulting in elevated maintenance costs.

FISCAL IMPACT:

The fiscal impact in FY 2022 is an amount of \$1,699,558.00 with funding available from the Parks and Recreation Bond 2014, Parks and Recreation Bond 2018, and SHOT Funds.

FUNDING DETAIL:

Fund: Parks and Recreation Bond 2014 Fund (3294)
Mission Elem: Park Maintenance (141)
Project: North Padre Island Beach Maintenance Equipment Storage Facility (E15102)
Account: Construction (550910)
Activity: E15102-01-3294-EXP
Amount \$876,315.59

Fund: Parks and Recreation Bond 2018 Fund (3295)
Mission Elem: Park Maintenance (141)
Project: North Padre Island Beach Maintenance Equipment Storage Facility (E15102)
Account: Construction (550910)
Activity: E15102-01-3295-EXP
Amount \$563,000.00

Fund: State HOT Beach Fund (1032)
Org: Beach Gulf Maintenance (13836)
Mission Elem: Park Maintenance (141)
Project: North Padre Island Beach Maintenance Equipment Storage Facility (E15102)
Account: Construction (550910)
Activity: E15102-01-1032-EXP
Amount \$260,242,41.00

RECOMMENDATION:

Staff recommends awarding a construction contract for North Padre Island Beach Maintenance Equipment Storage Facility to STBP Inc. of Corpus Christi, Texas.

LIST OF SUPPORTING DOCUMENTS:

Location and Vicinity Maps
Bid Tab
CIP Page