



## AGENDA MEMORANDUM

Future Item for the City Council Meeting of February 20, 2018  
Action Item for the City Council Meeting of February 27, 2018

**DATE:** February 15, 2018

**TO:** Margie C. Rose, City Manager

**THRU:** Mark Van Vleck, Assistant City Manager  
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**Construction Contract**  
**Naval Air Station Corpus Christi (NASCC) Fence Replacement Project**  
**Military Revolving Fund**

**CAPTION:**

Motion authorizing a construction contract with Clearfield Construction, LLC of San Antonio, Texas in the amount of \$298,007.40 for the Naval Air Station Corpus Christi (NASCC) Fence Replacement project for Base Bid and Additive Alternate No. 1 (Military Revolving Fund)

**PURPOSE:**

The purpose of this Agenda Item is to obtain authority to execute a construction contract for the Naval Air Station Corpus Christi (NASCC) Fence Replacement project. This project was developed under the Texas Military Value Revolving Loan Fund that provides financial assistance to defense communities in Texas to enhance value of area military bases in support of the military mission.

**BACKGROUND AND FINDINGS:**

The NASCC Fence Replacement Project is one of five area projects that were identified to use proceeds from the Texas Military Value Revolving Loan Fund. This project improves force protection and sustainability of Naval Air Station Corpus Christi (NASCC) and adjoining properties. This project was developed in partnership with NASCC.

This project is being funded under the Texas Military Value Revolving Loan Fund. This fund was established by the 78th Legislature to help communities support military installations.

Following the 2005 round of Base Realignment and Closure (BRAC), the City of Corpus Christi (City) received a \$10,507,390 loan from the Texas Military Value Revolving Load Fund through the Texas Military Preparedness Commission (TMPC) for construction of two projects to support the military:

(1) The expansion and reconstruction of Port Avenue from I-37 to US 181, and (2) The realignment of Flour Bluff Drive and extension of Waldron Field runway. The Port Avenue project was successfully completed and came in well under budget, but the Flour Bluff/Waldron Field project was never started due to neighborhood opposition to the project. As a result, approximately \$4.8 M remained unspent in the fund. In late 2014, the City met with the TMPC about repurposing these remaining funds for additional military value projects. On February 24, 2015, the City Council approved an agenda item providing for issuance of \$5,090,000 in new Texas Tax Notes to replace remaining funds which were used to call for redemption of the original bond issuance. During meetings between TMPC and the City, a list of projects to support Military needs was developed. These projects include:

1. Sam Rankin Road Improvement
2. Land Acquisitions of Clear Zones, Accident Prevention Zones and Encroachments
3. NASCC South Gate Truck Lane
- 4. NASCC Fence Line Replacement (THIS ITEM)**
5. CCIA Taxiway Expansion & Safety Enhancements

The table below provides the funding status of the 5 local projects approved for the Texas Military Value Revolving Loan Fund:

Military Value Revolving Loan Funds Project List	Probable Cost (\$)	City Share (\$)	POCCA Share (\$)	STATUS
<b>NASCC Fence Improvements</b>	<b>\$500,000</b>	<b>\$500,000</b>		<b>THIS ITEM</b>
S. Gate NASCC Truck Insp. Staging Area	\$1,500,000	\$1,500,000		Construction 90% Complete
US Coast Guard Taxiway Kilo Extension	\$356,353	\$356,353		Construction 90% - Combined with CCIA/FAA Taxiway project
Land Acquisition	\$900,000	\$900,000		Ongoing
Sam Rankin Road Improvements	\$1,726,124	\$1,318,030	\$408,094	Complete
<b>TOTAL COST:</b>	<b>\$4,982,478</b>	<b>\$4,574,384</b>	<b>\$408,094</b>	

#### **Project Scope:**

The NASCC Fence improvement project provides for replacement of approximately 7,000 linear feet of 7' high chain link perimeter security fence with 3-strand barbed-wire, replacement of three (3) dual swing gates, and repair of south gate from NAS Drive. Scope also includes grading and compaction to address erosion and slope protection along fence line.

The construction contractor must receive all security passes and access directly with NASCC Security. NASCC Public Works will provide Supervision, Inspection and Overhead (SIOH) required for the construction phase with coordination with City Engineering Services. The SIOH services are standard with all projects on US Navy Installations. These services and cost were considered in project development and budget.

The project was bid with a Base Bid plus two (2) Additive Alternatives. The Additive Alternatives provide two alternative strategies to maximize main gate repairs with a box framed cantilevered sliding gate system. The following is summary of the Base Bid and Additive Alternatives:

- **Base Bid** – Removal and replacement of 7,000 LF chain link fence, replacement of 3 (three) swing gates and grading/compaction for slope and erosion control.
- **Additive Alternate No. 1** – Repair of existing aluminum box-framed cantilevered sliding gate system for proper south operation to include construction of concrete slab for installation of new monorail track wheel carriage with two new pairs of lateral post support systems with associated braces, rollers, wheels, and power-operated gate opener.
- **Additive Alternate No. 2** – Allows contractor recommendations for repairing existing aluminum box-framed cantilevered sliding gate system for proper operation. The contractor is required to provide schematic design and bid price for review and approval from NASCC and City.

On January 10, 2018, the City received proposals from six (6) bidders and bids are as follows:

Contractor	Base Bid	Additive Alternate 1	Additive Alternate 2	Base Bid Plus Add Alt 1
<b>Clearfield Construction LLC. San Antonio, Texas</b>	<b>\$258,230.40</b>	<b>\$39,777.00</b>	<b>No Bid</b>	<b>\$298,007.40</b>
Four Seasons Development Co. Houston, Texas	\$278,700.00	\$62,020.00	No Bid	\$340,720.00
Mako Contracting Corpus Christi, Texas	\$282,631.00	No Bid	\$160,522.00	N/A
AR Energy Sinton, Texas	\$289,420.00	No Bid	No Bid	N/A
AAA Time Saver Services San Antonio, Texas	\$338,617.00	\$67,000.00	\$38,052.00	\$405,617.00
Abba Construction, LLC. Laredo, Texas	\$397,953.00	\$182,250.00	\$177,500.00	\$580,203.00
<b><i>Engineer's Opinion of Probable Construction Cost</i></b>	<b>\$315,834</b>	<b>\$40,581</b>	<b>N/A</b>	<b>\$356,415.00</b>

### **ALTERNATIVES:**

1. Authorize execution of a construction contract. (Recommended)
2. Do not authorize execution of a construction contract. (Not Recommended)

### **OTHER CONSIDERATIONS:**

LNV is the design engineer selected through RFQ 2014-08.

### **CONFORMITY TO CITY POLICY:**

Complies with statutory requirements for construction contracts.

### **EMERGENCY / NON-EMERGENCY:**

Not applicable

### **DEPARTMENTAL CLEARANCES:**

N/A

### **FINANCIAL IMPACT:**

Operating       Revenue       Capital       Not applicable

<b>Fiscal Year 2017-2018</b>	<b>Project to Date Budget and Expenditures</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Budget		\$500,000.00		\$500,000.00
Encumbered / Expended Amount				
<b>This item</b>		<b>298,007.40</b>		<b>298,007.40</b>
Future Anticipated Expenditures This Project		135,672.00		135,672.00
<b>BALANCE</b>		<b>\$66,320.60</b>		<b>\$66,320.60</b>

Fund(s): Military Revolving Fund

**Comments:** N/A

**RECOMMENDATION:**

City staff and LNV, Inc. recommend a construction contract be awarded to Clearfield Construction, LLC of San Antonio, Texas in the amount of \$298,007.40 for the Naval Air Station Corpus Christi (NASCC) Fence Replacement project for base bid and additive alternate 1.

**LIST OF SUPPORTING DOCUMENTS:**

Project Budget

Location Map

Presentation

Letter of Recommendation