



## AGENDA MEMORANDUM

Action Item for the City Council Meeting of May 11, 2021

**DATE:** May 11, 2021

**TO:** Peter Zaroni, City Manager

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

Kevin Smith, Director of Aviation  
[kevins4@cctexas.com](mailto:kevins4@cctexas.com)  
(361) 289-0171

Heather Hurlbert, Director of Finance & Business Analysis  
[heatherh3@cctexas.com](mailto:heatherh3@cctexas.com)  
(361) 826-3227

<b><u>Construction Contract</u></b> <b>CCIA TSA SECURITY EQUIPMENT CONSOLIDATION</b>
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**CAPTION:**

Ordinance awarding a construction contract to Teal Construction, Inc., Corpus Christi, Texas, for the Corpus Christi International Airport Transportation Security Administration (TSA) Security Equipment Consolidation Project to relocate the existing TSA baggage screening equipment, in an amount of \$564,202.00 and appropriating funds from the Federal Aviation Administration (FAA) Coronavirus Aid, Relief, and Economic Security (CARES) Act and amending the FY 2020-2021 budget by increasing revenues and expenditures.

**SUMMARY:**

This item awards a construction contract for the Corpus Christi International Airport Transportation Security Administration (TSA) Security Equipment Consolidation. The project scope consists of relocating TSA baggage screening equipment that is currently in a public area. The work includes relocating security equipment and electrical panels, including upgrading interior and exterior finishes. The design includes windstorm rated and ADA improvements to the TSA baggage area to meet requirements.

**BACKGROUND AND FINDINGS:**

The Corpus Christi International Airport (CCIA) is owned, operated, and maintained by the City of Corpus Christi. The airport is located within the City Limits of Corpus Christi, Nueces County. CCIA

has direct regional access from State Highway 44 and is five miles west of the Corpus Christi Central Business District. The airport enplanes more than 340,000 passengers annually and experiences over 100,000 annual aircraft operations each year.

Due to the high passenger traffic in the area and increasing concerns due to the COVID-19 pandemic, CCIA deems it necessary to relocate the TSA baggage area. The relocation of the TSA equipment will allow for additional space for increased social distancing in the front lobby and provide ample space to allow passengers to distance out and walk around while they wait to check in and receive their flight boarding passes.

The improvements include, but are not limited to, relocation or disposal of existing equipment, demolition of existing check-in counter millwork, salvage, and storage of existing exterior rollup door and installation of diffusers as required for new fixtures. Doors and draft curtain openings improvements to meet TSA and ADA compliance requirements. Electrical work includes capping where applicable, storage or disposal of lights, new LED lighting and switches, and installation of new electrical circuits for baggage equipment. This will extend service from existing check-in counter to the new baggage equipment location. The project also includes interior and exterior finishing's to include masonry that matches existing exterior masonry wall including gypsum board, tape/float/texture/paint, floor cleanup and repair. The department has chosen to leave the existing concrete floor unfinished and have an exposed, industrial ceiling.

This project will be funded through the Federal Aviation Administration (FAA) Coronavirus Aid, Relief, and Economic Security (CARES) Act for economic relief to eligible U.S. airports affected by the prevention of, preparation for, and response to the COVID-19 pandemic.

**PROJECT TIMELINE:**

<b>2021</b>
<b>May – August</b>
<b>Construction</b>

Project schedule reflects City Council award in May 2021 with anticipated completion by August 2021.

**COMPETITIVE SOLICITATION PROCESS**

The Contracts and Procurement Department issued a Request for Bids on February 4, 2021. The City received bids from two bidders. The City analyzed the bids in accordance with the contract documents on March 17, 2021 and determined Teal Construction, Inc. is the lowest responsive and responsible bidder.

<b>BID SUMMARY</b>	
<b>CONTRACTOR</b>	<b>BASE BID</b>
Gourley Contracting	\$642,564.00
Teal Construction, Inc.	\$564,202.00
<b><i>Engineer’s Opinion of Probable Construction Cost</i></b>	<b><i>\$600,000.00</i></b>

Teal Construction has previously completed the City Hall ADA ramp project for the City of Corpus Christi.

**ALTERNATIVES:**

City Council could reject the bids and provide direction to re-advertise; however, that is not likely to produce a lower bid. The City can request an alter to the design before and re-advertise to better target available funds. Either of those options will delay the CCIA TSA Security Equipment Consolidation.

**FISCAL IMPACT:**

The fiscal impact in FY 2021 is an amount of \$564,202.00 which will be appropriated from the Airport Grant Fund (Fund 1055). The Capital Improvement project list will be updated by adding the TSA project for FY 2021. The project was not originally scheduled or budgeted in FY 2021 and has been accelerated to FY 2021 due to the availability of CARES Funding.

**FUNDING DETAIL:**

Fund:	1055 - Airport Grant Fund
Org No.:	N/A
Activity No.:	206311055EXP
Project:	20631 – CCIA Baggage Equipment Reconsolidation
Account:	550910 - Construction Contract
Amount:	\$564,202.00

**RECOMMENDATION:**

Staff recommends awarding a construction contract for CCIA TSA Security Equipment Consolidation to Teal Construction

**LIST OF SUPPORTING DOCUMENTS:**

- Ordinance
- Location Maps
- Contract
- Bid Tab
- Presentation
- Project Page