



## AGENDA MEMORANDUM

Action Item for the City Council Meeting of April 19, 2022

**DATE:** April 19, 2022

**TO:** Peter Zaroni, City Manager

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<p style="text-align: center;"><b><u>Construction Contract</u></b> <b>Art Museum Improvements</b></p>
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**CAPTION:**

Ordinance awarding a construction contract to South Texas Building Partners (STBP) Inc., Corpus Christi, Texas, to complete improvements at the Art Museum of South Texas, located in Council District 1, in an amount of \$843,755 with FY 2022 funding available from the Type A/B Sales Tax.

**SUMMARY:**

This item awards a construction contract to South Texas Building Partners (STBP) to complete improvements at the Art Museum. The improvements completed will resolve water and moisture infiltration by replacing skylights, windows, and storefronts.

**BACKGROUND AND PURPOSE:**

The Art Museum of South Texas was first opened to the public in 1972. The older portion of the museum, the South Building, is known as the Johnson & Burgee Building. The addition of the Legorreta building was completed in 2006 and doubled the size of the gallery and exhibition space. The Art Museum Building is owned by the City of Corpus Christi and is operated by Texas A&M University Corpus Christi.

This scope will replace seven of the ten skylights at the Johnson & Burgee Building. The remaining three skylights have not experienced water leaks and do not require replacement at this time. The

project will provide the Legorreta building with new storefronts at the main entry, café, and between the small gallery and the exterior water feature. The café will acquire new windows in the dining area overseeing the Harbor Bridge and the Texas State Aquarium.

The proposed skylight, storefront and window systems are aluminum framed with large missile (hurricane) impact-resistant glazing. Glazing will comply with the City of Corpus Christi Energy Conservation Codes to provide savings and improved comfort. The work will also include improved emergency egress and ADA accessibility.

**PROJECT TIMELINE:**

2022										
F	M	A	M	J	J	A	S	O	N	D
BID/AWARD			CONSTRUCTION							

Project schedule reflects City Council award in April 2022 with anticipated construction completion by December 2022.

**COMPETITIVE SOLICITATION PROCESS**

The Contracts and Procurement Department issued a Request for Bids on February 7, 2022. The City of Corpus Christi received bids from two bidders. The City analyzed the bids in accordance with the contract documents and determined STBP, Inc. is the lowest responsive, and responsible bidder. As the lowest bid received was within the acceptable range of Engineer’s Opinion of Probable Construction Cost the City decided to proceed with the project.

BID SUMMARY	
CONTRACTOR	BASE BID
STBP Inc.	\$843,755.00
Barcom Construction	\$983,488.00
<i>Engineer’s Opinion of Probable Construction Cost</i>	<i>\$830,739.00</i>

STBP Inc. has completed several projects for the City of Corpus Christi including repairs, replacement, and installation of doors, windows, shutters, and other facility maintenance projects for various citywide facilities like the American Bank center.

**ALTERNATIVES:**

City Council could instruct staff to reject the bid and provide direction to re-advertise, however, this is not likely to produce a better bid. A rejection would postpone the improvements and extend the risk of water and moisture infiltration damage to the building and artwork.

**FISCAL IMPACT:**

The fiscal impact in FY 2022 is an amount of \$843,755 with funding available from Type A Sales Tax Fund. The proposed CIP project page is included in the package.

**FUNDING DETAIL:**

Fund: Seawall CIP (Fund 3271)  
Mission Elem: Seawall (707)  
Project No.: Art Museum Improvements (Project No. 21124)  
Account: Construction (550910)  
Activity: 21124-3271-EXP  
Amount: \$843,755.00

**RECOMMENDATION:**

Staff recommends awarding a construction contract for Art Museum Improvements to STBP Inc., for replacing skylights, windows, and storefronts.

**LIST OF SUPPORTING DOCUMENTS:**

Location Maps  
Bid Tab  
CIP Project Page