



AGENDA MEMORANDUM

Action Item for the City Council Meeting October 22, 2024

DATE: October 22, 2024

TO: Peter Zaroni, City Manager

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Construction Contract Award

Little-Martin House (CDBG)

CAPTION:

Motion awarding a construction contract to DGS General Construction Group, LLC, Corpus Christi, TX, for the Little-Martin House project in an amount not to exceed \$458,900.57 for building envelope rehabilitation exterior and improvements, located in Council District 1 with FY 2025 funding available from the Community Development Block Grant (CDBG) Program.

SUMMARY:

This motion approves a construction contract for the rehabilitation and improvement of the Little-Martin House, including the roof, wood siding, wood fascia/trim, windows and frames, repairing damaged or missing fire blocking, and installing all necessary elements to weatherproof the building and preserving the current historic appearance while bringing the building into compliance with local windstorm requirements.

BACKGROUND AND FINDINGS:

The Little-Martin House, situated in Heritage Park since 1986, was restored by the National Association of Colored People (NAACP) to serve as its Corpus Christi headquarters. The historic home carries a rich history that dates to the earliest Black families in Corpus Christi. The Little-Martin House stands as a testament to the enduring legacy and significant contributions of Corpus Christi's early Black residents, embodying their resilience and dedication to the community.

During Winter Storm Uri in February 2021, the extremely low temperatures caused water pipes to freeze and burst, leading to water damage inside the walls. The City of Corpus Christi staff quickly repaired the pipes and visible damage. However, due to lingering humidity, a mold test was conducted, revealing mold in two rooms. This initiated a mold remediation project with an approved contractor, funded by emergency freeze event funds. The project scope expanded after discovering additional mold throughout the house beyond the initial pipe damage. As a result, most of the interior wall finishes have been removed, leaving the interior with exposed framing.

City staff have identified several additional issues with the structure, including a leaking roof, wood rot, inoperable windows, broken exterior doors, a weathered wood deck, and gaps in the exterior siding that allow water to seep into the interior walls. The mechanical and electrical systems have also reached the end of their life cycle. Despite their efforts to secure the home after vandals kicked in the doors, the Littles-Martin House remains dilapidated and vacant, making it a target for further vandalism and vagrancy. However, the principal risk is that the building’s roof and envelope are leaking, allowing for further decline of the building. Immediate attention and repairs are necessary to prevent further deterioration and ensure the safety and preservation of the property.

This project involves the removal and replacement of the roofing system, exterior siding, wood fascia/trim, and exterior doors. It also includes the installation of all necessary elements to comply with local windstorm requirements, such as hurricane strapping, wood sheathing, and impact-resistant wood double-hung window systems. The historical materials found in the Littles-Martin House are not readily available at local home improvement stores, and some of these materials will need to be custom-fabricated to match the historic characteristics of the existing building elements. By undertaking these meticulous exterior renovations, we aim to protect the building from further deteriorations and mitigate the risk of windstorm damage.

The home’s interior side of the exterior walls will be rehabilitated. Exterior walls will receive new insulation and gypsum board, which will be taped, floated, and primed with anti-mold primer for enhanced protection. These improvements will ensure compliance with current energy code requirements. Additionally, the home will be equipped with a new water heater, domestic water piping, and sanitary waste and vent piping. The electrical work will involve replacing existing lights with LED luminaires and providing lighting protection.

However, due to budgeting challenges additional interior work was not included. Major items that still needs to addressed are interior improvements and millwork, an accessible route to connect to the public entrance, and rehabilitating the porch decking, steps, guards, and handrails.

The priority of the current project was to weatherproof the building and protect it from further damage, ensuring the structure is preserved for future rehabilitation when additional funding becomes available.

PROJECT TIMELINE:

2023/2024	2024	2024/2025
December – June	August – October	November – August
Design	Bid/Award	Construction

Project schedule reflects award in December 2024 with anticipated completion by August 2025.

COMPETITIVE SOLICITATION PROCESS:

On August 5, 2024, the Contracts and Procurement Department issued a Request for Bids with the RFB number 6026 for the Littles-Martin House Improvements. On September 4, 2024, The City of Corpus Christi received bids from three bidders. The city analyzed the bids in accordance with the contract documents and determined DGS General Construction Group, LLC is the lowest responsive, and responsible bidder.

An administrative hearing was held with DGS General Construction Group, LLC on October 8, 2024, to discuss the scope of the project and City’s expectations with project schedule and scope of work.

Engineer's Opinion of Probable Construction Cost is estimated very high due to the historic historical restoration and remodeling of the facility.

A summary of the bid is provided below:

BID SUMMARY	
CONTRACTOR	BASE BID + Alternates
<i>DGS General Construction Group, LLC, Corpus Christi, Texas</i>	<i>\$458,900.57</i>
BRTexas, New Braunfels, Texas	\$678,489.04
Araiza General Construction, San Benito, Texas	\$794,673.50
<i>Engineer's Opinion of Probable Construction Cost</i>	<i>\$913,731.00</i>

DGS General Construction is a local contractors established over a decade ago and has since thrived in the construction industry primarily as a general contractor with headquarters in Corpus Christi, Texas.

Recent projects awarded in Corpus Christi are: (1) WTP Oil Shed Relocation, (2) Choke Canyon-Floor Replacement, (3) Swantner Lindale Rec. & Senior Center Hollow Metal Double Door R&R (4) Swantner Lindale Rec Center Hollow Metal Double Door R&R, (5) Wesley Seale Dam (Operations & Maintenance Building Install Vinyl Tile & Paint Interior Walls. DGS General Construction has numerous facility improvements and new construction projects awarded within the surrounding area: Sabine Pass ISD, GPISD and Corpus Christi Hooks.

ALTERNATIVES:

The alternative is not to award the construction contract to the responsive and responsible bidder, DGS General Construction. If the contract is not awarded, the Littles-Martin House will remain vacant and vulnerable to further weather damage. This continued exposure will likely attract more vandalism, increasing the risk that the house may deteriorate beyond repair. Without intervention, there may eventually be no structure left to rehabilitate, jeopardizing the future restoration of this historic home.

FISCAL IMPACT:

The fiscal impact in FY 2025 is an amount of \$458,900.57 with funds available from the Community Development Block Grant (CDBG) Program.

Funding Detail:

Fund: CDBG Grants (Fund 1059)
Department: Parks & Rec (24)
Org: Grants and Capital Projects (89)
Account: Construction Contract (550910)
Activity: 852407F
Amount \$458,900.57

Amount: \$458,900.57

RECOMMENDATION:

Staff recommend awarding a construction contract for the Littles-Martin House Improvements (CDBG) to DGS General Construction in the amount not to exceed \$458,900.57 with anticipated completion by August 2025.

LIST OF SUPPORTING DOCUMENTS:

Agenda Memo
Bid Tabs
CIP Page
Location and Vicinity Maps
PowerPoint Presentation
COF