



AGENDA MEMORANDUM

First Reading for the City Council Meeting of December 9, 2014
Second Reading for the City Council Meeting of December 16, 2014

DATE: November 20, 2014

TO: Ronald L. Olson, City Manager

THRU: Gustavo Gonzalez, P. E., Assistant City Manager for Public Works & Utilities
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THRU: Valerie H. Gray, P. E., Interim Executive Director of Public Works
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FROM: Natasha Fudge, P. E., Acting Director of Capital Programs
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Design – Build Agreement
Pier R Replacement Corpus Christi Marina

CAPTION:

Ordinance appropriating \$502,496 from a Texas Parks and Wildlife Department Grant for transient boat slips and \$162,770 from a separate Texas Parks and Wildlife Department Grant for a wastewater pump out station in the No. 1058 Marina Grant Fund; changing the FY 2015 Capital Improvement Budget adopted by Ordinance No. 030303 to increase revenues and expenditures by \$665,266 each; and authorizing the City Manager, or designee, to execute a Design/Build agreement with Jacob White Construction Company of Friendswood, Texas in the amount of \$3,208,065.32 for the Marina Pier R Replacement project for the total base bid only.

PURPOSE:

The purpose of this Agenda Item is to obtain authority to execute the Design – Build agreement with Jacob White Construction Co. of Friendswood, Texas in the amount of \$3,208,065.32 for the Pier R Replacement project for the total base bid only.

BACKGROUND AND FINDINGS:

The existing R-Pier at the City Municipal Marina was constructed in 1982, and the dock is now in disrepair and is unsafe for its intended purposes.

To facilitate repairs, on July 28, 2014, the City issued Request for Qualifications (RFQ) 2014-05 soliciting the qualifications and cost proposals of design-build teams consisting of licensed and insured consultants and marine contractors. The City's choice to utilize the design-build project delivery method to select the most qualified team to prepare design documents and project specifications in conjunction with the manufacturing and procurement of all the dock components is centered on the need to construct a very distinctive, complex, and fully-functional saltwater floating dock system. The Pier R Replacement has to address many extraordinary conditions including structural resistance to hurricane-force winds and tidal surges, contact within one of the most damaging marine corrosive environments in the US, and a fixed budget as approved by City Council. Additionally, this facility operates as an Enterprise Fund and must provide the amenities necessary to attract boaters to rent the individual slips such that the self-funding mechanism for the marina is effective.

As per the RFQ, the design/build team would be responsible for preparing construction documents and project specifications; manufacture and procure dock components; remove existing piles; and construct the proposed 148-slip saltwater floating dock system. Additionally, the design-build for the 148 slips will be inclusive of dockside utility services, gangways, walkways, finger piers, observation decks, security fencing and signage. The dockside utilities will include domestic water, shore power, individual slip electrical, fire protection, lighting and sewage pump-out system. The design-build team will also be responsible for all necessary governmental permits including acceptance by the Texas Department of Licensing and Regulation (TDLR) and assistance in obtaining the permit from the U.S. Army Corp of Engineers (USACE). The design-build team will also be responsible for the pre-design testing of any and all systems/sub-systems/utilities and other appurtenances required for the successful completion of the work.

A total of 5 (five) design – build teams submitted qualifications on August 27, 2014. Three (3) teams were determined qualified and were shortlisted for further assessment. Each shortlisted respondent submitted a Technical Proposal and a Cost Proposal. Individually sealed Technical Proposals and Cost Proposals were received September 24, 2014. After Technical Proposals were opened and evaluated, the Cost Proposals were opened and evaluated. Presentations and Interviews were held October 2, 2014.

The base bid consists of 118 boat slips located on Docks S, T and U. Additive Alternate 1 is for an additional 30 boat slips located on Dock R. The cost proposals submitted by the shortlisted teams are as follows:

Design – Build Firm	Base Bid	Add Alt 1	Total
Jacob White Construction Co. Friendswood TX	\$3,208,065.32	\$489,520.00	\$3,697,585.32
Russell Marine, LLC. Channelview TX	\$3,161,480.00	\$675,745.00	\$3,837,225.00
LNV, Inc. Corpus Christi TX	\$4,175,841.00	\$618,287.00	\$4,794,128.00

The firm of Jacob While Construction Company was chosen as the successful applicant based on qualifications and cost proposal submitted.

ALTERNATIVES:

1. Authorize execution of the Design – Build contract.
2. Do not authorize execution of the Design - Build contract. (Not Recommended)

OTHER CONSIDERATIONS:

As allowed by the *Government Code Chapter 2269 Contracting and Delivery Procedures for Construction Projects and more specifically Subchapter H Design-Build Procedures for Certain Civil Works Projects*, in considering a construction contract using a method other than competitive bidding, the City “must, before advertising, determine which method provides the best value”.

The design-build approach focuses heavily on the qualifications of the design-builder and its key team members as well as price and subsequently selects design-build teams that have a demonstrated history of successfully collaborating on similar projects. Furthermore, the design-build procurement method uses a process that encourages the early participation of key trade constructors allowing the team to meet the City’s need of identifying “hard” contract costs and budget ceilings in the first stages of project development. This early participation by the contractor establishes whether the target budgets will provide the essential solutions required.

Due to budgetary limitations, the additive alternate for thirty additional boat slips will not be constructed at this time. It will be revisited for financial feasibility at a later date.

CONFORMITY TO CITY POLICY:

This contract conforms to City Fiscal Policy, the City’s Charter and the FY 2014-2015 Capital Improvement Planning (CIP) Budget.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Marina

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2014-2015	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget		\$3,306,381.32		\$3,306,381.32
Encumbered / Expended Amount				
This item		3,208,065.32		3,208,065.32
Future Anticipated expenditures for this project		98,316.00		98,316.00
BALANCE		0		0

Fund(s): Marina Revenue Bond, Federal Grants, Marina Operating Fund

RECOMMENDATION:

City Staff recommends the approval of the Design – Build contract with Jacob White Construction Co. of Friendswood, Texas in the amount of \$3,208,065.32 for the Pier R Replacement project for the total base bid only.

LIST OF SUPPORTING DOCUMENTS:

Project Budget

Location Map

Presentation

Grant Award Letters (2)