



AGENDA MEMORANDUM

Action Item for the City Council Meeting May 9, 2023

DATE: May 9, 2023

TO: Peter Zaroni, City Manager

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Professional Services Contract

Boat Haul Out Office Retail Facility

CAPTION:

Resolution authorizing a professional services contract with Turner Ramirez Architects of Corpus Christi Texas to provide design of the New Boat Haul Out Office Retail Facility in an amount not to exceed \$648,588.00, with FY 2023 funding available from the Seawall Fund.

SUMMARY:

This resolution authorizes approval of a professional services contract to provide design of the New Boat Haul Out Office Retail Facility Project. The scope will include design phase, bid phase and construction phase services for the demolition of the existing building, erection of new building, and site renovations.

BACKGROUND AND FINDINGS:

The City of Corpus Christi Marina is a year-round tourist attraction and one of the largest marinas on the Gulf Coast; it consists of the Lawrence Street T-Head, Peoples Street T-Head, and the Coopers Alley L-Head. Coopers Alley L-Head is home to the current Boat Haul Out Facility. L-Head Amenities for boaters include a fuel dock, free sanitary pump-out station, private showers and restrooms, laundry facilities, public boat ramps, dry storage, and board boat racks. The Boat Haul Out Yard is a facility with a 25-ton mechanical lift where tenants may hire contractors to perform maintenance and minor repairs. The City of Corpus Christi Marina continuously ensures its visitors and tenants have up-to-date amenities and resources.

The current Boat Haul Out Facility is in a state of disrepair, past its maintainable lifecycle, and does not meet existing FEMA flood codes or the functional needs of the Corpus Christi Marina. The latest capital improvements to the Boat Haul were two building additions in 1962. The weathered structure is an eyesore for the neighboring seawall, L-Head, Yacht Club, Sherrill Park, and the Art Center of Corpus Christi. It is technically infeasible to bring the current building up to existing FEMA flood codes, ADA, and Texas Department of Insurance windstorm requirements, making the building a risk to occupants and neighboring facilities.

Turner Ramirez Architects' design services include demolishing the existing structure, constructing a new structure, site improvements and launch-pier renovations. The new Boat Haul Out Office Retail Facility will be two stories and approximately 9,500 square feet in area, with the below listed amenities:

- semi-public entry with reception, administrative offices,
- retail spaces, breakroom, conference room, locker rooms, shower rooms,
- work/repair shop, parts/supply storage, tool storage, electrical parts storage, equipment storage, workshop, travel lift bay, exterior maintenance storage,
- whole building generator, and support spaces.
- site improvements including an exterior hazardous material storage, exterior flammable material storage, work apron updates, renovations to the work slips, and concrete launching pier renovations.

The proposed improvements will bring a dynamic presence to the Corpus Christi Marina. The estimated construction cost per the Capital Improvement Program (CIP) is \$5,400,000.00

PROJECT TIMELINE:

2023-2024	2024	2024-2025
May - January	February - April	May - June
Design	Bid/Award	Construction

Projected schedule reflects City Council award of design services in April 2023 with anticipated construction completion by June 2025.

COMPETITIVE SOLICITATION PROCESS:

On December 28, 2020, the Contracts and Procurement Department issued a Request for Qualifications for engineering services with the RFQ Number 3409 for Professional Engineering Services Bond 2020 Facilities and Parks & 2021 CIP Projects. The city received a total of 13 Statements of Qualifications. The selection committee consisted of representatives from Engineering Services, Parks and Recreation Department, Asset Management, and the City Manager's Office (non-scoring member). On March 5, 2021, the selection committee conducted interviews for two of the firms that were recommended by the evaluation committee. Firms were ranked based on five factors: 1) firm's experience and qualifications of firm; 2) team's experience and qualifications; 3) understanding of project scope based on understanding of scope of services, ability to maintain schedules, cost, and quality controls.

Turner Ramirez & Associates has previously worked on several city projects such as the new Police Training Academy, La Retama Park improvements, Gas Department Warehouse

renovations, West Guth Pool renovations and West Guth Park. The firm has also completed several similar projects such as designing the Fisherman's Wharf adjacent to the Port Aransas Fishing Marina, and the new Texas State Aquarium Wildlife Rescue Center located in North Beach.

ALTERNATIVES:

Council could choose not to award the contract to Turner Ramirez Architects. Not awarding the contract for professional services to Turner Ramirez Architects, will delay urgent improvements and may affect the ability to maintain safety, operational, and regulatory requirements.

FISCAL IMPACT:

The fiscal impact to FY 2023 is an amount not to exceed \$648,588.00 with funding available through the Type A Sales Tax.

Funding Detail:

Fund: Seawall Sys CIP (Fund 3271)
Department: Economic Development (57)
Project: Boat Haul Out / Office / Retail Facility (21028)
Account: Outside Consultants (550950)
Activity: 21028-3271-EXP
Amount \$648,588.00

RECOMMENDATION:

Staff recommends approval of the professional services contract with Turner Ramirez Architects, in an amount not to exceed \$648,588.00 for the Boat Haul Out Office Retail Facility project.

LIST OF SUPPORTING DOCUMENTS:

Location & Vicinity Maps
Evaluation Matrix
Proposal
CIP Page
Presentation