



## AGENDA MEMORANDUM

Action Item for the City Council Meeting February 13, 2024

**DATE:** January 30, 2024

**TO:** Peter Zaroni, City Manager

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<p style="text-align: center;"><b><u>Construction Contract Award</u></b> <b>Library Improvements - Citywide (Neyland)</b></p>
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### **CAPTION:**

Motion awarding a construction contract to NorthStar Elite Construction & Consulting, LLC., Spring Branch, TX, for the Neyland Library Improvements project in an amount of \$560,504.00 located in Council District 2 with FY 2024 funding available from the Certificates of Obligation funds.

### **SUMMARY:**

This motion approves a construction contract for the Neyland Library Improvements project for the replacement of corroded iron sanitary sewer lines, relocation of the staff restroom, conversion of the existing children's restroom to family restroom, renovation of the men's and women's restrooms, repair of rear building envelope to improve site drainage, enhancement of janitorial closet, and addition of a fire exit ramp for the designated children's area.

### **BACKGROUND AND FINDINGS:**

The Anita and W.T. Neyland Public Library was originally built in 1962 and was formerly named Parkdale Library until its renaming in 2008 to its present name.

The Neyland Library's original cast iron sanitary water lines have significant corrosion and cause concern of possible rupture into the library's foundation and crawl space. The existing children's

restroom restricts proper adult supervision, and the public restrooms are not ADA compliant. The existing staff restroom is inconveniently located in the staff area and is also non-code compliant.

The project scope includes rerouting underground sanitary sewer lines from the restrooms to the main sewer line located at the NW of the building, remodeling the public restrooms to comply with current building, plumbing, energy, and ADA codes, converting the existing children's restroom into a family restroom for the safety of children, relocating the existing staff restroom to a more practical location and adequately sizing it for code compliance, upgrading the existing janitorial closet by adding a floor-mounted mop service sink for ease of maintenance, closing off the rear building windows to create privacy for a staff restroom and to better control heat from the sun, and replacing existing waterlines.

Additive Alternate Number 1 replaces the non-compliant aged wooden stairs with a premanufactured ADA aluminum ramp for the children's area fire exit.

### **PROJECT TIMELINE:**

2023	2024	2024
February - October	November - February	March - August
Design	Bid/Award	Construction

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

### **COMPETITIVE SOLICITATION PROCESS:**

On September 17, 2023, the Contracts and Procurement Department issued a Request for Bids with the RFB number 5262 for Library Improvements - Citywide (Neyland) project. The City of Corpus Christi received bids from four bidders on October 31, 2023.

The city analyzed the bids in accordance with the contract documents and determined NorthStar Elite Construction & Consulting, LLC 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.

A summary of the bid is provided below:

<b>BID SUMMARY</b>			
<b>CONTRACTOR</b>	<b>BASE BID</b>	<b>ALTERNATE</b>	<b>TOTAL</b>
<b>NorthStar Elite Construction &amp; Consulting, LLC</b>	<b>\$541,004.00</b>	<b>\$19,500.00</b>	<b>\$560,504.00</b>
STBP, Inc.	\$540,124.85	\$22,799.00	\$562,923.85
DLF Texas	\$535,212.79	\$28,750.00	\$563,962.79
Azteca Designs, Inc.	\$631,676.75	\$53,000.00	\$684,676.75
<b><i>Engineer's Opinion of Probable Construction Cost</i></b>	<b><i>\$519,435.00</i></b>	<b><i>\$26,410.00</i></b>	<b><i>\$545,845.00</i></b>

Northstar Elite Construction & Consulting, LLC's has been awarded the West Guth Skate Park project within the city. Northstar Elite Construction & Consulting, LLC has successfully completed a variety of new construction projects such as City Hall & Community Center (Nixon, TX), Blanco County Annex (Blanco, TX), Wilson Community Health Center (Floresville, TX), Karnes Community Health Center (Karnes, TX), Fire Station (Refugio, TX), San Diego ISD Field House (San Diego, TX), Sun Valley Elementary (San Antonio, TX), Greater Austin Pain Center (Kyle, TX), and holds Affiliations/Certifications from Associated General Contractors of America-San Antonio Chapter.

### **ALTERNATIVES:**

The alternative is not to award the construction contract to the lowest responsive and responsible bidder, Northstar Elite Contractors & Consulting, LLC. This would delay the new improvements to Anita & W.T. Neyland Public Library and the possible subsequent failing of the sanitary sewer lines below the library.

### **FISCAL IMPACT:**

The fiscal impact in FY2024 is an amount of \$560,504.00 with funds available from Facilities Certificates of Obligation capital fund. The approved CIP project page is included in the package and this project is drawing from funding in CIP project #: 22026.

### **Funding Detail:**

Fund:	2022COFMntCIP (Fund 3167)
Department:	FacilitiesMnt (12)
Org:	Grants and Capital Projects (89)
Account:	Construction (550910)
Activity:	23185
Amount	\$560,504.00

### **RECOMMENDATION:**

Staff recommend awarding a construction contract for Library Improvements (Citywide Neyland) to Northstar Elite Contractors & Consulting, LLC for the essential repairs and renovations to the building in an amount of \$560,504.00 with anticipated completion by August 2024.

### **LIST OF SUPPORTING DOCUMENTS:**

Location & Vicinity Maps  
Bid Tab  
CIP Page  
PowerPoint