



## AGENDA MEMORANDUM

Action Item for the City Council Meeting of February 13, 2024

**DATE:** February 13, 2024

**TO:** Peter Zaroni, City Manager

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<p style="text-align: center;"><b>Professional Services Contract</b> <b>Whitecap WWTP Operation &amp; Control Center</b></p>
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**CAPTION:**

Motion authorizing a professional services contract with Turner Ramirez Architects, Corpus Christi, Texas, for the design of a new Whitecap wastewater treatment plant (WWTP) Operation & Control Center located in Council District 4, in an amount not to exceed \$290,752.00, with FY 2024 funding available from Revenue Bonds.

**SUMMARY:**

This motion authorizes approval of a professional services contract to provide design, bid, and construction phase services for the Whitecap WWTP Operation & Control Center. This project is to provide demolition of the existing facility, and design a turnkey, approximately 4,600 square foot operations and control facility, that is outfitted to serve current and future wastewater operations.

**BACKGROUND AND FINDINGS:**

The City of Corpus Christi presently owns and operates six (6) wastewater treatment facilities. Although numerous improvements have been made to treatment processes over the decades, much of the facility infrastructure has been in service for over 50 years and suffered from decades of neglect. The Whitecap WWTP was originally constructed in 1974. It is currently undergoing modifications that are addressing aged equipment as well as installing new technologies to improve treatment efficiencies.

The existing Whitecap Wastewater Administration Building is on approximately 18.7 acres. The existing facility will be demolished, and the new facility equipped with a process control laboratory,

vent hoods, controls center, monitoring stations, emergency power, offices, restrooms/locker rooms, a breakroom/conference room and rehabilitation of the existing parking area. Improvements will allow staff to remotely monitor and control treatment processes, equipment, and flows. These improvements will speed response times to changes in the treatment process, create a better effluent, mitigate system upsets, and quickly identify equipment failures.

In addition to the proposed new facility, there are two existing structures that need structural repairs as seen by the single wythe CMU block cracking at the head, jambs, and sill of exterior openings. The structures are the Blower Building and the Lift Station Building which are adjacent to the WWTP Operation & Control Center location. The repair scope will keep the existing facilities in operation while providing additional structural support and only providing what is required for TDI windstorm and the structural repairs needed.

**PROJECT TIMELINE**

2024	2024	2025 - 2026
February – November	December - March	March – July
Design	Bid/Award	Construction

Projected schedule reflects City Council award design services in February 2024, with conceptual design, and permitting completion anticipated by end of November 2024. The project schedule is dependent on a timely issuance of Notice to Proceed and is based on estimated time periods for review and response.

**COMPETITIVE SOLICITATION PROCESS:**

Turner Ramirez Architects was selected for the Professional Engineering Service in January 2022 under RFQ 3977, Professional Engineering Services for Capital Improvement Projects FY2022. Turner Ramirez Architects is one of 9 firms that submitted qualifications for this project announcement and is a local firm that has successfully completed several City projects of similar size and scope.

On December 13, 2021, the Contracts and Procurement Department issued a Request for Qualifications for engineering services with the RFQ Number 3977 for Professional Engineering Services for Capital Improvement Projects FY2022. The City received a total of 9 Statements of Qualifications. The selection committee consisted of representatives from Engineering Services, Wastewater Department, and the City Manager’s Office (non-scoring member).

**ALTERNATIVES:**

City Council could choose not to accept the proposed professional services agreement; however, the Whitecap WWTP Operation & Control Center is an approved project in the Wastewater CIP for FY 2024, and it will cause a delay in the development of the unified Wastewater Treatment Plant Office Facilities if this professional services agreement is not approved.

**FISCAL IMPACT:**

The fiscal impact in FY 2024 is an amount of \$290,752.00 with funding available from the Wastewater Department revenue bonds.

**FUNDING DETAIL:**

Fund: WW 2024 CIP (Fund 4259)  
Department: Wastewater (46)  
Organization: Grants & Capital Project Funds (89)  
Project: WWTP Operation & Control Center - Whitecap (Project No. 22156)  
Account: Outside Consultants (550950)  
Activity: 22156-4259-EXP  
Amount: \$290,752.00

**RECOMMENDATION:**

Staff recommends approval of the professional services contract with Turner Ramirez Architects, in an amount not to exceed \$290,752.00 for Whitecap WWTP Operation & Control Center Facility. The design will begin in February 2024 with estimated design completion in November 2024.

**LIST OF SUPPORTING DOCUMENTS:**

Evaluation Matrix  
CIP Page  
Location and Vicinity Maps  
Proposal  
PowerPoint