



## AGENDA MEMORANDUM

Action Item for the City Council Meeting April 25, 2023

**DATE:** April 25, 2023

**TO:** Peter Zaroni, City Manager

**FROM:** Jeffrey Edmond, PE, Director of Engineering Services  
[jeffreye@cctexas.com](mailto:jeffreye@cctexas.com)  
(361) 826-3851

Charles Mendoza, Director of Asset Management  
[charlesm2@cctexas.com](mailto:charlesm2@cctexas.com)  
(361) 826-1941

Josh Chronley, CTCD, Assistant Director of Finance & Procurement  
[joshc2@cctexas.com](mailto:joshc2@cctexas.com)  
(361) 826-3169

### **Construction Contract Award** **Council Chambers Modernization (FMAC)**

#### **CAPTION:**

Motion awarding a construction contract to Gourley Contractors, LLC., Corpus Christi, TX, for the Council Chambers Modernization project to provide better accommodations for the public, located in Council District 1, in an amount of \$918,481.00, with FY 2023 funding available from the Certificates of Obligation fund and Public Education Grant fund.

#### **SUMMARY:**

This motion approves a construction contract for the interior renovation and modernization of the Corpus Christi City Hall City Council Chambers to provide better accommodations for the public. This project upgrades include finishes (walls, flooring, ceiling), lighting, millwork, new public seating, acoustical improvements, and other improvements necessary to support audio-visual (A/V) scope by City IT/AV department.

#### **BACKGROUND AND FINDINGS:**

The City Council Chambers has been in service since the commissioning of City Hall in 1988. Since then, the city has not executed any major improvements. The Council Chambers is a meeting space designated for City Council meetings and other numerous City Boards, Commissions, and Committees.

The project scope includes modernization and upgrades of interior finishes (walls, flooring, ceiling), lighting, millworks, dais, electrical panel, added acoustic panels, and new public seating

extended towards the back area. Other updates include A/V system, network system, and television monitors. The rear storage closet will be removed to create an extended area for the media. The modernization of the council chambers will improve the appearance and accessibility for large public audiences.

During construction, City Council meetings will be temporarily held in the City Hall 6<sup>th</sup> Floor Conference Room, and the RTA Administrative Building, located at 602 North Staples St., Corpus Christi, TX, 78401. A list of the affected meetings is below:

<b>Meeting/Board Name</b>	<b>New Location</b>
<b>City Council</b>	RTA* Building
<b>Planning Commission</b>	6 <sup>th</sup> Floor Conference Room
<b>Corpus Christi Business and Job Development Corporation – Type A</b>	6 <sup>th</sup> Floor Conference Room
<b>Corpus Christi B Corporation – Type B</b>	6 <sup>th</sup> Floor Conference Room
<b>Committee for Persons with Disabilities</b>	6 <sup>th</sup> Floor Conference Room
<b>Reinvestment Zone No. 2 – Island</b>	RTA* Building
<b>Reinvestment Zone No. 3 – Downtown</b>	RTA* Building
<b>Reinvestment Zone No. 4 – North Beach</b>	RTA* Building
<b>Board of Adjustment</b>	6 <sup>th</sup> Floor Conference Room
<b>Building Standards Board</b>	6 <sup>th</sup> Floor Conference Room
<b>MPO Policy Committee</b>	6 <sup>th</sup> Floor Conference Room
<b>Corpus Christi Mayors Committee for Veterans Affairs</b>	6 <sup>th</sup> Floor Conference Room
<b>Transportation Advisory Committee Meeting</b>	6 <sup>th</sup> Floor Conference Room
<b>Crime Control and Prevention District</b>	6 <sup>th</sup> Floor Conference Room
<b>Zoning Board of Adjustment</b>	6 <sup>th</sup> Floor Conference Room
<b>Landmark Commission</b>	6 <sup>th</sup> Floor Conference Room
<b>Construction Trade Advisory Appeal Board</b>	6 <sup>th</sup> Floor Conference Room

**PROJECT TIMELINE:**

<b>2021 - 2022</b>	<b>2023</b>	<b>2023</b>
November – December	January – April	May – November
Design	Proposal/Award	Construction

Project schedule reflects award in April 2023 with anticipated completion by November 2023. Following Council approval of this item, staff is estimated to issue Notice to Proceed (NTP) in May 2023.

**COMPETITIVE SOLICITATION PROCESS:**

On January 11, 2023, the Engineering Services Department issued a Request for Task Order Proposal (RFTOP) under city's Facilities Multiple Award Contract (FMAC) program with the RFTOP Number 2214 for Council Chambers Modernization. The City of Corpus Christi received bids from two contractors. The city analyzed the proposals in accordance with the contract documents and determined Gourley Contractors, LLC provided the best value proposal. A summary of the proposals is provided below.

Engineering Services negotiated Gourley's proposal to reduce costs of lighting and other associated cost items, providing a total savings of \$123,031.00.

<b>FMAC TASK ORDER PROPOSAL</b>		
<b>CONTRACTOR</b>	<b>ORIGINAL PROPOSALS</b>	<b>NEGOTIATED PROPOSAL</b>
<b>Gourley Contractors, LLC.</b>	<b>\$1,041,512.00</b>	<b>\$918,481.00</b>
Marshall Company, LTD.	\$1,125,900.00	N/A
<b><i>Engineer's Opinion of Probable Construction Cost</i></b>	<b>\$645,657.90</b>	<b>\$645,657.90</b>

Gourley Contractors, LLC. has completed numerous City projects including District 1 Parks (McNorton Park, Brookhill Park, Academy Park), District 2 Parks (Cuiper Park, Sherwood Park, Sam Houston Park, Temple Park), District 3 Parks (Windsor Park, Retta Park, Douden Park), District 4 Parks (Crossgate Park, Brighton Park, Brandywine Park, Capt Falcon Park) and Cole Park Skate Park Improvements. Gourley Contractors, LLC. was also awarded the Lindale Park Playground & Shade Structure project in January 2023.

Gourley Contractors, LLC is one of four contractors selected for the Facilities Multiple Award Contract (FMAC) program and has been awarded multiple city projects in the past due to their competitiveness.

**ALTERNATIVES:**

City Council may choose not to award the construction contract to Gourley Contractors, LLC. This would delay the new improvements to the Corpus Christi City Hall Council Chambers.

**FISCAL IMPACT:**

The fiscal impact in FY2023 is an amount of \$918,481.00 with funds available from Certificates of Obligation fund and Public Education Grants fund. The approved CIP project page is included in the package.

**Funding Detail:**

Fund: PubIFac2013GO (3162)  
Department: Facilities (12)  
Project: City Council Chambers Modernization (22011)  
Account: Building Maintenance and Service (530210)  
Activity: 22011-3162-EXP  
Amount \$85,982.42

Fund: 2018COFacMntCIP (3165)  
Department: Facilities (12)  
Project: City Council Chambers Modernization (22011)  
Account: Building Maintenance and Service (530210)  
Activity: 22011-3165-EXP  
Amount \$495,923.62

Fund: 2021COFacMntCIP (3166)  
Department: Facilities (12)  
Project: City Council Chambers Modernization (22011)  
Account: Building Maintenance and Service (530210)  
Activity: 22011-3166-EXP  
Amount \$302,488.96

Fund: PEG (1031)  
Department: Communications (30)  
Project: City Council Chambers Modernization (22011)  
Account: Other Equipment (550040)  
Activity: 22011-1031-EXP  
Amount \$34,086.00

**Total Amount: \$918,481.00**

**RECOMMENDATION:**

Staff recommends awarding a construction contract for the Council Chambers Modernization to Gourley Contractors, LLC. in an amount of \$918,481.00, with construction duration planned for 7 months from issuance of the Notice to Proceed with construction starting in April 2023 and completed by November 2023.

**LIST OF SUPPORTING DOCUMENTS:**

Location & Vicinity Maps  
Proposal Summary  
CIP Page  
PowerPoint