



AGENDA MEMORANDUM

Action Item for the City Council Meeting of June 14, 2022

DATE: June 14, 2022

TO: Peter Zaroni, City Manager

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Design Contract Award

Restoration SEA District Water Features

CAPTION:

Motion awarding a Design/Build Contract to Fulton Construction Inc., Corpus Christi Texas, and authorizing the design phase services for the design Restoration of the SEA District Water Features in an amount up \$375,000.00, located in Council District 1, with FY 2022 funding available from the Seawall Fund.

SUMMARY:

This motion authorizes the design of Restoration of the SEA District Water Features (Water Garden Fountain). The design will include all required work to restore the fountain to the operational status including electrical and mechanical equipment design and upgrades.

BACKGROUND AND PURPOSE:

The Water Garden Fountain was constructed in 1987 and is located in the Sports, Entertainment, Arts (SEA) district, between the American Bank Center and The Art Museum of South Texas. The Water Garden Fountain is a crucial entertainment destination in Corpus Christi which attracts visitors and improves the economic development value of the downtown Seawall.

The original design of the Water Garden Fountain located all switchgear and mechanical equipment in an underground vault that has a floor elevation of negative four Mean Sea Level. The vault, therefore, relied on mechanical pumping to prevent flooding. Consequently, the vault has suffered repeated flooding events throughout the Water Garden's history. The Water Garden suffered the latest catastrophic flooding following Hurricane Harvey in 2017 and has been unserviceable since that time.

In June 2018, Type A passed a resolution declaring the project eligible for Seawall CIP funds. The project was added to the Seawall CIP later that year. In 2019, the City awarded a design contract to replace the electrical and mechanical equipment and relocate the equipment into a new aboveground pumphouse. The design was completed, and the project was advertised for bid in March 2020, but no bids were received.

City subsequently engaged in a value engineering exercise and developed a design concept that staff believed could be implemented for roughly half of the previously sought construction amounts. In the re-design the existing vault could be reused for the pumps but that the electrical and chemical portions would be removed from the vault and constructed above ground. This concept was advertised as a Design-Build procurement on May 10, 2021, and the city received a single response on from an interested contractor. The response from the single contractor was rejected due to lack of competition and the complexity of the project.

The project was re-advertised on October 18, 2021, City received responses from SpawGlass Contractors Inc. and Fulton Construction Inc. After the thorough review of Statement of Qualification and interviews Fulton Construction Inc., was selected as the most qualified design-build contractor.

This item previously was taken for consideration to City Council on May 10, 2022. The City Council voted to table the item in order for it to coincide with the Hotel Feasibility Study performed by Hunden Strategic Partners, Inc., specifically with regard to whether or not Hunden would recommend for a hotel to be built at the current site of the Water Garden. However, after initial review by Hunden, they are not recommending a hotel on that site. Therefore, City staff is bringing back this item for consideration by City Council.

This item will authorize the Fulton Construction Inc., to begin design of the project and to prepare construction documents. It is anticipated that the design will take approximately four months for the design to progress sufficiently to develop accurate pricing. During this four-month design period staff will negotiate a construction contract with guaranteed maximum price that will be presented to Council for consideration and approval.

PROCUREMENT DETAIL

On May 10, 2021, the Finance & Procurement Department issued a Request for Qualifications (RFQ) Number 3585 – Project E16458, Design/Build services for Restoration of S.E.A. District Water Features (Water Gardens). The City received Statements of Qualifications (SOQ) from one respondent. The response from the single contractor was rejected due to lack of competition and the complexity of the project.

The project was re-advertised on October 18, 2021. City received SOQ's from SpawGlass Contractors Inc. and Fulton Construction Inc. After the thorough review of Statement of Qualification and interviews Fulton Construction Inc., was selected to work on the project.

The SOQ evaluation committee consisted of representatives from City of Brownsville, City of Moncton, City of Ports Mouth, City of Riverside and staff from City of Corpus Christi, Engineering Services. On February 10, 2022, the selection committee conducted interviews for the firms. The interview consisted of the same members from the SOQ review panel. Firms were ranked based on three factors: 1) firms experience, 2) team's experience, 3) and understanding of the project scope.

The final evaluation ranked Fulton Construction Inc., as the highest scorer and is recommended as the most qualified for this project. Fulton Construction Inc. has successfully completed numerous

projects for the City. Some of the projects that were completed by Fulton Construction Inc., are Bayfront in Corpus Christi-Including the Art Museum of South Texas, Texas State Aquarium, American Bank Center Upgrades, North Bayfront Park, The Waters' Edge Park Design Build Project, Federal Courthouse, Miradores, Whataburger Field, Omni Hotel, and Spohn Shoreline.

ALTERNATIVES:

City Council could instruct staff to reject this proposal and not move forward with this project. The result of this decision would ultimately increase the cost to restore this landmark in the future.

FISCAL IMPACT:

The fiscal impact in FY 2022 is an amount up to \$375,000.00 with funding available from the Seawall Fund.

FUNDING DETAIL:

Fund: **Seawall Fund (3271)**
Mission Elem: Seawall (707)
Project No.: Restoration SEA District Water Features (Project No. E16458)
Account: Outside Consultants (550950)
Activity: E16458-01-3271-EXP
Amount: \$375,000.00

RECOMMENDATION:

Staff recommends awarding a design contract in an amount up to \$375,000.00 to Fulton Construction Inc. for the design Restoration of the SEA District Water Features (Water Garden Fountain), as presented.

LIST OF SUPPORTING DOCUMENTS:

Location and Vicinity Maps
Evaluation Matrix
Proposal
CIP Project Page