



AGENDA MEMORANDUM

First Reading for the City Council Meeting of October 22 2013
Second Reading for the City Council Meeting of October 29, 2013

DATE: October 15, 2013

TO: Ronald L. Olson, City Manager

FROM: Daniel Biles, P.E., Director of Engineering Services
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**Approval of Construction Contract:
Oso Bay Area Park Development, Phase 2 (Bond 2008)**

CAPTION:

Ordinance amending the FY 2014 Capital Improvement Budget adopted by Ordinance No. 029916, to include \$450,000 from Fund 4720 Community Enrichment Fund; transferring \$196,265 from Fund 3480 Storm Water CIP Fund Reserves, \$288,210 from Fund 4088 Water CIP Revenue Bond Fund Reserves, \$319,740 from Fund 4510 Wastewater Capital Reserves, and \$289,895 from Fund 3544 Street 2007A CIP Fund Reserves to the Oso Creek / Oso Bay Area Park Development Project (Bond 2008); increasing expenditures in the amount of \$1,544,110; and authorizing the City Manager, or his designee, to execute a construction contract with Reytec Construction Resources, Inc. of Houston, Texas in the amount of \$4,215,816.00 for the Oso Bay Area Park Development, Phase 2 project for the Base Bid only.

PURPOSE:

To award the construction contract for the Oso Bay Area Park Development, Phase 2

BACKGROUND AND FINDINGS:

This project, which is the second phase of the Oso Creek/ Oso Bay Area Park Development Plan, will construct a City Interpretive/Conservation Nature Park along the Oso Creek/Oso Bay area to include an educational lab building, shade structures, Discovery Garden, parking lot with drop off area, trails (concrete and decomposed granite) with signage, a pond with wetland development, viewing areas, restrooms, 300 foot extension of Oso Parkway, infrastructure improvements (water, wastewater, and storm water) furnishings, landscaping, a site for bird watching and other amenities. This project has been designed and will be constructed to meet the requirements for LEED certification. A LEED certification is the recognized standard for measuring building sustainability while reducing the negative environmental impacts of buildings and improving occupant health and environmental well-being. Areas measured include site sustainability, water efficiency, energy and atmosphere, materials and resources and indoor environmental quality.

Planned infrastructure improvements involve a 300' extension of Oso Parkway's 80' R.O.W.(40' back to back curb and gutter) from Wooldridge Street north including concrete sidewalks. Utility trunk lines will be extended, including a 36" RCP storm line, 12" water main, 12" wastewater main, two 10' curb inlets, 12" C900 PVC water line, and 8" SDR26 PVC wastewater main.

Drainage is directed to constructed wetlands, rain gardens, and areas of wetlands enhancement.

Structures will be constructed from concrete, site cast concrete panels, masonry, and cementitious siding. A recycled material deck includes a canopy.

A pond, west of the lab building utilizes onsite material as a liner. A Discovery Garden behind the buildings includes an 8' hill, concrete trails, plant beds, gathering space, slides, a pre-designed play structure, and a stand-alone wall with openings. Pavements include 10' wide concrete trail, integral color, plaza, and decomposed granite trails in the Conservation Easement. Vehicular access is a 24' wide concrete drive with ribbon curbs. An extension of the driveway leads to an area with maintenance building on slab and a dumpster enclosure. An asphalt parking lot of 46 spaces, with ribbon curb, includes four accessible spaces, two bus spaces and three dual bus drop off/parking spaces. The drop off area also includes a concrete, varying width trail with undulating seat walls.

Furnishings and Signage include selections made to withstand the corrosive environment. Stainless steel, pipe, and recycled plastic are dominate materials.

The plant palette consists of mainly native plants. Bermuda grass will be used in lawn areas as well as over an area of Pavegro. Irrigation is a hybrid drip/spray system utilizing rain water, well water, and potable water where applicable.

The project budget does not allow for the award of any of the Additive Alternates. Additive Alternates are listed separately in the attached document.

On September 11, 2013, the City received proposals from three (3) bidders and their bids are as follows:

Contractor	Base Bid	Additive Alternates 1 thru 17	Total Base Bid plus Additive Alternates 1 thru 17
Reytec Construction Resources, Inc. Houston, Texas	\$4,215,816.00	\$1,879,944.00	\$6,095,760.00
KJM Commercial, Inc. Corpus Christi, Texas	\$4,650,870.00	\$2,808,770.00	\$7,459,640.00
Journeyman Construction, Inc. Austin, Texas	\$4,846,290.00	\$1,892,980.00	\$6,739,270.00

ALTERNATIVES:

1. Award Construction Contract to Reytec Construction as recommended.
2. Do not award contract.

OTHER CONSIDERATIONS:

This project was approved by the voters in the November 2008 bond election. It has received grants from several state and local agencies including the Community Enrichment Fund (\$450,000.00), the Coastal Impact Assistance Program 2010 (\$1,500,000.00) and the Texas Parks & Wildlife Outdoor Grant (\$500,000.00). Not awarding the Oso Creek/ Oso Bay Area Park Development Phase 2 will subject the City to risk of losing these and future opportunities for grant funding.

CONFORMITY TO CITY POLICY:

Conforms to statutes regarding Request for Bids process; Bond Issue 2008; FY 2013-2014 Capital Budget.

EMERGENCY / NON-EMERGENCY:

Not Applicable

DEPARTMENTAL CLEARANCES:

Parks and Recreation Department

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2013-2014	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget	2,339,200.00	3,182,100.00		5,521,300.00
Appropriation Ordinance		1,544,110.00		1,544,110.00
Bond 2008 Park Savings		254,300.00		254,300.00
TOTAL BUDGET	2,339,200.00	4,980,510.00		7,319,710.00
Encumbered / Expended Amount	2,339,200.00			2,339,200.00
This item		4,215,816.00		4,215,816.00
Future Anticipated Expenditures This Project		764,657.04		764,657.04
BALANCE	0	36.93		36.93

Fund(s): Parks and Recreation 2008 GO Bond Proceeds, Texas Parks and Wildlife Grants, Bond 2004 Project savings, Community Enrichment Grant Funds, and Water, Wastewater, and Storm Water Capital Improvement Reserves.

Comments: This project is the second construction phase of Oso Creek/ Oso Bay Area Park. CIP PR04.

RECOMMENDATION:

City Staff recommend the approval of a construction contract with Reytec Construction, Resources, Inc. in the amount of \$4,215,816.00 for the Oso Bay Area Park Development, Phase 2 project for the Base Bid only.

LIST OF SUPPORTING DOCUMENTS:

- Ordinance
- Project Budget
- Location Map
- List of Additive Alternates