



## **AGENDA MEMORANDUM**

Action Item for the City Council Meeting of December 20, 2022

**DATE:** December 20, 2022

**TO:** Peter Zaroni, City Manager

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<p><b><u>Construction Contract Award and Professional Services Contract Amendment</u></b> Police Training Academy</p>
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### **CAPTION:**

One-reading Ordinance authorizing a construction contract to Fulton Coastcon General Contractors, of Corpus Christi, Texas, for the construction of the City of Corpus Christi's new Police Training Academy in an amount of \$21,154,706.00 and authorize a professional services contract amendment No. 3 to Turner Ramirez & Associates, Inc., Corpus Christi, Texas, to provide construction phase services in an amount of \$93,953.00 for a for a total restated fee not to exceed \$1,199,553.00, located in Council District 5, amending the Capital Budget by \$3,763,536.00 with FY 2023 funding available from Certificates of Obligation and general fund.

### **SUMMARY:**

This item awards a construction contract for the City of Corpus Christi's new Police Training Academy and a professional services contract amendment No. 3 to provide the construction phase services. The project provides construction for a turn-key state-of-the-art complex that includes space for applied instruction, physical training, running track and all the necessary supporting utilities including water, wastewater, electrical infrastructure.

### **BACKGROUND AND FINDINGS:**

The City of Corpus Christi Police Department (CCPD) training began in the 1950's. The Police Department training academy provides training to cadets and in-service officers. To date, 80 cadet classes have graduated from the training program. The current CCPD training facility was purchased by the City in October 1981 and is located at 4510 Corona Drive. The 8,160 square foot facility is used for classroom training. It originally served not only as a training facility, but as an indoor firing range for pistol qualifications. The range was later modified to offices and

classrooms. An old warehouse on the property is used as a physical fitness training area. The current property and facility do not have adequate parking spaces and restroom facilities. Currently, CCPD leases the parking spaces from the surrounding business for approximately \$10,000 per year and rents the portable restrooms and hand washing stations for approximately \$4,000 per year. The number of cadets and in-service officers attending the training academy has grown from a force of 306 cadets/officers in 1981 to 456 cadets/officers today. Overall, the facility does not have the capacity to accommodate CCPD's growing needs for its force.

This council item awards a construction contract for the Police Training Academy (base bid), running track (bid additive alternate no.1) and a professional services contract amendment No. 3 to provide the construction phase services. The Police Training Academy will be located on approximately nine acres of land on Yorktown Boulevard at Del Mar College's new South Campus. The facility is anticipated to be almost 34,000 square feet and will include two-story and high bay sections of the building. The Police Training Academy interior consists of one auditorium teaching space, two large classrooms, administrative offices, a driving simulator, crime scene training, a range simulator, cadet breakroom, armory, a weight-exercise room, and a defensive tactics training room. The exterior includes a quarter-mile outdoor running track, cadet parking, and secure patrol car parking. The building facade will maintain the Del Mar College South campus aesthetics for a unified and cohesive appearance. There will be eight additive alternates for this project; one will be a fully synthetic running track, the second will be an emergency backup generator, and the rest for interior finishes. The facility can be utilized as a Regional Police Training Academy and a backup Emergency Operations Center if necessary.

Additionally, there are costs savings and partnership benefits to the police training academy location at Del Mar College South Campus. The preconstruction feasibility studies for this project have been completed and paid for by Del Mar College. These include a traffic impact analysis, environmental studies, and a geotechnical study. The Police Training Academy can be utilized not only for the training of cadets but also as a training resource hub for other Coastal Bend police agencies. All supporting utilities infrastructure (water, wastewater, electrical) will be included with this project. The project will also provide for fixtures, furnishing, and equipment necessary for a complete and usable facility. Lastly, its location on campus is exemplary for promoting and encouraging cadets to pursue continuing education.

#### **PROJECT TIMELINE**

<b>2022</b>	<b>2023 - 2024</b>
<b>June - Dec</b>	<b>January - June</b>
<b>Bid/Award</b>	<b>Construction</b>

Projected schedule reflects City Council award in December 2022 with construction completion by June 2024.

#### **COMPETITIVE SOLICITATION PROCESS:**

The Contracts and Procurement Department issued a Future Bid Notice on June 7, 2022, and a Request for Bids on July 7, 2022. Subsequently, on August 10, 2022, the city received bids from three bidders. Fulton Coastcon General Contractors of Corpus Christi submitted the lowest bid. The low bid was over budget soon August 22, 2022, the city rejected all bids. Turner Ramirez Architects worked with the project team to refine the scope and materials selections in an effort to lower costs.

The project was re-advertised for bids on October 16, 2022, and the bids opened on November 16, 2022. The city received proposals from three contractors, with the low bid being submitted by Fulton Coastcon General Contractors. The City analyzed the bid in accordance with the contract documents and determined Fulton Coastcon General Contractors as the lowest responsive and responsible bidder.

The Base Bid includes the police training academy and its supporting infrastructure in an amount of \$19,919,996.00. There were eight additional bid alternates along with the base bid. The bid alternate no.1 in an amount of \$1,234,710.00 includes the four-lane running track which a necessity for the physical training.

The project architect Turner Ramirez reviewed the received bids and recommended awarding the construction contract to the lowest bidder. The bids received are higher than the engineer's estimate for several items, the exceedances are due to the labor shortage, supply chain issues and inflation. Re-advertising the project may not attract more contractors but will delay the project.

The bids appear to be competitive and representative of current market conditions. Staff recommends awarding the construction contract for Base Bid and Bid additive Alternate No. 1. The remaining bid alternates will be rejected.

The bid results are summarized below.

BID SUMMARY	
CONTRACTOR	BASE BID + Alternate No.1 (Running Track)
1. Fulton Coastcon General Contractors	\$ 21,154,706.00
2. Teal Construction	\$21,353,354.00
3. SpawGlass Contractors, Inc.	\$23,123,184.00
<b><i>Engineer's Opinion of Probable Construction Cost</i></b> <i>Including \$1 million for track.</i>	<b>\$18,423,041.00</b>

Fulton Coastcon General Contractors has successfully completed numerous projects in the city. Some of the projects that were completed by Fulton Construction Inc., are 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, Seawall Miradors, Whataburger Field, Omni Hotel, the Traffic Management Center and Spohn Shoreline.

#### **ALTERNATIVES:**

The alternative is that the City council could choose not to award the construction contract to Fulton Coastcon General Contractors. However, this would delay the start of the project, and a third re-advertisement is unlikely to result in lower bids.

### **FISCAL IMPACT:**

The revised FY 2023 Capital Improvement Program project page shows the available funding breakdown. The project has a \$5,360,000.00 from prior Certificate of Obligation's and \$1,000,000.00 for General Fund. Additional Certificate of Obligation's in the amount of \$18,507,536.00 will be approved during the same city council meeting, prior to this agenda item being considered. The total funding available is for the design, construction, and engineering admin reimbursements for this project.

### **FUNDING DETAIL:**

The Capital Improvement Program (CIP) shows the project is planned for FY 2023. The project is ready to be implemented and the expenditures shown reflect the CIP.

Fund: 2022COFacMntCIP Fund (3167)  
Mission Elem: City Buildings and Facilities (191)  
Project: Police Training Academy (21086)  
Account: Construction (550910)  
Activity: 21086-3167-EXP  
Amount: \$2,647,170.00

Fund: 2022COFacMntCIP Fund (3167)  
Mission Elem: City Buildings and Facilities (191)  
Project: Police Training Academy (21086)  
Account: Outside Consultants (550950)  
Activity: 21086-3167-EXP  
Amount: \$93,953.00

Fund: New Fund (TBD)  
Mission Elem: TBD (TBD)  
Project: Police Training Academy (21086)  
Account: Construction (550910)  
Activity: 21086-TBD-EXP  
Amount: \$18,507,536.00

**Total: \$21,248,659.00**

### **RECOMMENDATION:**

Staff recommends awarding the construction contract for the City of Corpus Christi's new Police Training Academy to Fulton Coastcon General Contractors of Corpus Christi, Texas in an amount of \$21,154,706.00 and authorize a professional services contract amendment No. 3 to Turner Ramirez & Associates, Inc., to provide construction phase services in an amount of \$93,953.00 for a for a total restated fee not to exceed \$1,199,553.00. The construction duration is planned for 18 months from issuance of the Notice to Proceed to begin construction in January 2023.

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

Location and Vicinity Maps  
Bid Tab  
CIP Page  
PowerPoint Presentation  
Architect's recommendation letter