



AGENDA MEMORANDUM

Action Item for the City Council Meeting of June 13, 2023

DATE: June 13, 2023

TO: Peter Zaroni, City Manager

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**Construction Contract Award
West Guth Park (Skate Park & Enhancements)
(Bond 2020, Proposition B)**

CAPTION:

Ordinance rejecting the low bid of Iconx Operating LLC as non-responsive and non-responsible and awarding a construction contract to the second low bidder, Northstar Elite Construction & Consulting, LLC, Spring Branch, TX, for the West Guth Park improvements project in an amount of \$1,656,379.39 located in Council District 1, with FY 2023 funding available from the Bond 2020 Proposition B Funds.

SUMMARY:

This resolution approves a construction contract for the development of a regional playground for West Guth Park (Skate Park and Enhancements) to include a new skatepark, additional parking spaces, accessible walkways to new amenities, site lighting, and picnic areas with shade structures, barbeque pits, playscape and swings.

BACKGROUND AND FINDINGS:

West Guth Park is designated as a community regional park with a pool, playground, pavilion, hike & bike trail, a 20-hole disc golf course, and a duck pond that is unique to the community. The park also includes the Northwest Senior Center.

On November 3, 2020, voters approved the City of Corpus Christi's Bond 2020 Program. Among the propositions passed was Proposition B – Parks, where West Guth Park is listed as a Citywide Park Project. The city allocated \$2 million for West Guth Park Enhancements.

This item is for the construction of a regional playground for the West Guth Park, a new skatepark, additional parking spaces, accessible walkways to new amenities with ADA and Texas Department of Regulations accessibility requirements, site lighting, picnic areas with shade structures, barbecue pits, playscape and swings. The park improvements will be funded through the Bond 2020 Program.

This project does not include the design of the Dog Park. This portion of the project will be addressed as a separate project to follow.

PROJECT TIMELINE:

2022 - 2023	2023	2023
January – January	February – June	July – December
Design	Bid/Award	Construction

Project schedule reflects award in June 2023 with anticipated completion by December 2023.

COMPETITIVE SOLICITATION PROCESS:

On February 13, 2023, the Contracts and Procurement Department issued a Request for Bids with the RFB number 4628 for the West Guth Park project. The City of Corpus Christi received bids from two contractors on March 22, 2023. Staff analyzed the bids in accordance with the contract documents and after thorough review, staff concluded the submitted documents could not be verified and determined the lowest bidder was deemed non-responsible by the Contracts and Procurement Department. The second bidder’s qualifications, unit pricing, and references were checked and reviewed by Contracts and Procurement Department, city staff, and the City’s design team. In addition, an Admin Hearing was conducted with the contractor by City staff. Based on the review, it is recommended for Northstar Elite Construction & Consulting, LLC, to be awarded the contract for this project for the base bid amount of \$1,656,379.39. The Bid Alternates 1 & 2 will not be considered due to budget constraints.

The Base Bid includes construction of a regional playground with a new skatepark, additional parking spaces, accessible walkways to new amenities (as needed), site lighting, and owner furnished picnic areas with shade structures, barbecue pits, playscape and swings.

The bid received is within 13% of the engineer’s estimate, which industry standards consider an acceptable estimate. The bid is representative of current market conditions.

A summary of the bid is provided below:

BID SUMMARY	
CONTRACTOR	BASE BID
Northstar Elite Construction & Consulting, LLC	\$1,656,379.39
Iconx Operating, LLC	Deemed Non-Responsible
<i>Engineer's Opinion of Probable Construction Cost</i>	\$1,439,454.00

This will be Northstar Elite Construction & Consulting, LLC’s first project within the city. Northstar Elite Construction & Consulting, LLC has successfully completed a variety of new construction projects such as City Hall & Community Center (Nixon, TX), Blanco County Annex (Blanco, TX), Wilson Community Health Center (Floresville, TX), Karnes Community Health Center (Karnes, TX), Fire Station (Refugio, TX), San Diego ISD Field House (San Diego, TX), Sun Valley Elementary (San Antonio, TX), Greater Austin Pain Center (Kyle, TX), and holds Affiliations/Certifications from Associated General Contractors of America-San Antonio Chapter.

Northstar Elite Construction & Consulting, LLC has partnered with American Ramp Company, the nation’s leading skatepark firm specializing in design, engineering, and construction builder of skate parks for communities around the world with more than 20 years’ experience and has successfully completed several specialty skate parks in Texas such as Rio Grande City Skatepark (Rio Grande, TX), Brownsville Skatepark (Brownsville, TX), Kiwanis Park Skateboard Park (Lufkin, TX), Texarkana Skatepark (Texarkana, TX), and Travis County Skatepark (Travis, TX).

ALTERNATIVES:

The City Council could choose not to award the construction contract to Northstar Elite Construction & Consulting, LLC. This would delay the new improvements to West Guth Park.

FISCAL IMPACT:

The fiscal impact for FY 2023 is an amount of \$1,656,379.39 with funding available from the Bond 2020 Proposition B Funds. Currently the project has \$1,565,000 available for construction. The additional funds in the amount of \$154,884.80 for project completion will be funded from the Bond 2020 Proposition B-Parks District 1,2,4 and 5 projects. Bond 2020 Proposition B-Parks District 1,2,4 and 5 projects are construction completed.

FUNDING DETAIL:

Fund: PK&R2021 Bd20 B (Fund 3296)
 Department: Parks & Recreation (27)
 Org: Grants and Capital Projects (89)
 Account: Construction (550910)
 Activity: 21084-3296-EXP
 Amount \$1,656,379.39

RECOMMENDATION:

Staff recommends City Council award the construction contract to Northstar Elite Construction & Consulting, LLC for the construction of West Guth Park (Skate Park & Enhancements) in the amount of \$1,656,379.39.

LIST OF SUPPORTING DOCUMENTS:

Location and Vicinity Map
Bid Tab
CIP Page
PowerPoint