



AGENDA MEMORANDUM

Action Item for the City Council Meeting June 17, 2025

DATE: June 17, 2025

TO: Peter Zanoni, City Manager

FROM: Jeffrey Edmonds, Director of Engineering Services
JeffreyE@cctexas.com
(361) 826-3851

Peter Collins, Director of Information Technology
Peterc@cctexas.com
(361) 826-3735

Sergio Villasana, Director, Finance & Procurement
Sergiov2@cctexas.com
(361) 826-3227

E-Builder Renewal

CAPTION:

Motion authorizing execution of a two-year agreement with e-Builder, Inc., of Sunrise, Florida, through a federal GSA contract, for a software subscription in an amount of \$358,177.54 and a managed services agreement in an amount of \$129,672.54, for a combined total amount of \$487,850.08, to renew the necessary licenses, provide professional services, provide technical support, and provide maintenance, with FY2025 funding from the Engineering Services Fund.

SUMMARY:

This agreement authorizes the execution of a license renewal agreement with e-Builder, Inc. to provide licenses, support, maintenance and managed services.

BACKGROUND AND FINDINGS:

Document and information management for construction projects requires enormous collaboration between contractors, design consultants and Engineering staff. Before e-Builder, Engineering Services did not have a specialized enterprise solution for managing the workflows and data. Instead, Engineering used standard desktop tools such as email, spreadsheets, hard-copy documents, and manually developed reports to manage the information flow.

That ad hoc manner of managing the information flow was inefficient and delayed key business processes such as bidding, pay application approvals, submittal approvals, and change order processing. E-Builder is a cloud-based project management information solution specifically designed to manage and track construction project portfolios through the entire project lifecycle. Since adopting e-Builder, Engineering has centralized document management, streamlined workflows and improved communication with designers and contractors.

E-Builder has helped Engineering Services increase our annual throughput by 230% over the last five years with only a 45% increase in staffing levels. Engineering Services' costs are targeted at 6% of financial throughput. In recent months, Engineering Services' costs have been averaging closer to 4% of throughput which is well below budgeted amounts. Those efficiency improvements have, in part, been enabled by e-Builder's integrated business solution. The departmental savings from those efficiencies are estimated to exceed \$1 million per year.

Automation reduces human errors, accelerates business processes and enhances collaboration. Some of the processes that have been automated include contract document execution, processing change orders, creating daily inspector reports, request for information (RFI) processing, and shop drawing approvals. E-Builder is integrated with DocuSign to provide for electronic contract signatures, document routing and tracking. E-Builder also has a mobile app to facilitate working in the field.

Another significant e-Builder improvement was providing for centralized records management. Before e-Builder, Engineering had three (3) full-time employees dedicated just to scanning, filing, and manually archiving hard copy records. Despite those efforts, project documentation was still very difficult to locate due to lack of standardized file architecture. With e-Builder, all project documentation is stored in one centralized location for all stakeholders engaged with the project. We estimate a savings of about \$150,000 per year from improved document management alone.

This contract also includes hours for managed services. Under managed services, e-Builder will provide a dedicated staff member to facilitate workflow changes, provide faster issue resolution, train users and facilitate system updates. This staff resource is solely dedicated to the City of Corpus Christi for 20 hours per week.

Engineering expects to manage over \$1 billion in CIP construction over the next 2-3 years. E-Builder is a vital part of cost-effectively managing that work.

PROCUREMENT DETAIL:

Engineering Services collaborated with the Information Technology Department to develop the original scope of work for the software deployment solicitation. The Contracts and Procurement Department finalized and issued the solicitation through a U.S. General Services Administration (GSA) Cooperative procurement.

ALTERNATIVES:

An alternative would be for Engineering to return to project management utilizing standard desktop solutions or to procure and transition to an alternate IT solution. Returning to previous methods would reduce efficiencies gained through e-Builder. Deploying an alternative solution would have significant transition costs and negatively impact our ability to cost-effectively manage CIP implementation.

FISCAL IMPACT:

The fiscal impact to the Engineering Fund in FY2025 is \$487,850.08, with future years budgeted through the annual budgeting process.

FUNDING DETAIL:

Fund:	5310 - Engineering Services
Organization/Activity:	11150 - Dir of Engineering Services
Department:	58 – Engineering Services
Project #	(CIP Only): n/a
Account:	520105 – Computer Software

RECOMMENDATION:

Staff recommends approval of this agreement with e-Builder, Inc.

LIST OF SUPPORTING DOCUMENTS:

License
Agreement
Price Sheet