



AGENDA MEMORANDUM

Action Item for the City Council Meeting of June 27, 2023

DATE: June 27, 2023

TO: Peter Zanoni, City Manager

FROM: Jeff H. Edmonds, P. E., Director of Engineering Services
jeffrey@cctexas.com
(361) 826-3851

Wesley Nebgen, Director of Water System Infrastructure
wesleyn@cctexas.com
(361) 826-3111

Josh Chronley, CTCD, Assistant Director of Finance & Procurement
Joschc2@cctexas.com
361-826-3169

Professional Services Contract
Corpus Christi Water Utilities Building Warehouse

CAPTION:

Motion authorizing a professional services contract with RVK Architecture, San Antonio, Texas, for the design of a new Corpus Christi Water Utilities Building Warehouse located in Council District 3, in an amount not to exceed \$609,187.00, with FY 2023 funding available from Water Capital Fund.

SUMMARY:

This motion authorizes approval of a professional services contract to provide design, bid, and construction phase services for the Corpus Christi Water Utilities Building Warehouse. This project is to design a turnkey, approximately 40,000 square foot warehouse facility that is outfitted with warehouse space, offices, equipment, checkout counter, equipment cages and a maintenance area.

BACKGROUND AND FINDINGS:

Corpus Christi Water (CCW) procures and manages more than ten million dollars in inventory every year. A significant portion of this inventory is safety stock which ensures all tools and materials are available in the event of a water or wastewater failure. The remaining items are utilized for new construction, development, safety, and general maintenance.

Prior to 2021, a city warehouse, operated by procurement, purchased and maintained approximately half of CCW's most used materials. The warehouse also managed smaller inventories for public works, gas and a few other departments. However, a study conducted found the overwhelming use of the city warehouse was by CCW and suggested the individual

departments take ownership of the warehouse responsibilities. CCW currently utilizes approximately 4,000 sq. ft. of what was the old warehouse's available 15,000 sq. ft. The remaining portion houses and supplies facility maintenance. CCW currently stores the most sensitive items in this shared warehouse with facilities and several other portable out-buildings. The remaining materials are stored outdoors in the materials yard. This inventory is sensitive to environmental factors such as UV, rain and general exposure which cause degradation to coatings, weakening of material strength, and corrosion.

The proposed CCW warehouse will consist of a 30,000 square foot storage facility and check-out counter and maintenance area. The facility will house all those items currently stored in the shared space, along with all environmentally sensitive materials currently stored in the open-air storage yard. By housing the majority of inventory in one building inventory levels, back stock and security will be more easily managed. Additional funds will be used for improvements to the current CCW building, electrical, HVAC and back-up generator.

PROJECT TIMELINE

2023 - 2024	2024	2024 - 2025
June – February	March – May	June – October
Design	Bid/Re-Bid	Construction

Projected schedule reflects City Council award design services in June 2023, with conceptual design, and permitting completion anticipated by end of February 2024. The project schedule is dependent on a timely issuance of Notice to Proceed and is based on estimated time periods for review.

COMPETITIVE SOLICITATION PROCESS:

RVK was selected for the Professional Engineering Service in January 2022 under RFQ 3977, Professional Engineering Services for Capital Improvement Projects FY2022. RVK is one of 9 firms that submitted qualifications for this project announcement.

On December 21, 2021, the Contracts and Procurement Department issued a Request for Qualifications for engineering services with the RFQ Number 3977 for Professional Engineering Services for Capital Improvement Projects FY2022. The City received a total of 9 Statements of Qualifications. The selection committee consisted of representatives from Engineering Services, Asset Management, and the City Manager's Office (non-scoring member).

ALTERNATIVES:

City Council could choose not to approve the proposed professional services agreement; however, the Corpus Christi Water Utilities Building Warehouse is an approved project in the Water Department CIP for FY 2023, and it will cause a delay in the development of the unified Corpus Christi Water Utilities Building Warehouse if this professional services agreement is not approved.

FISCAL IMPACT:

The fiscal impact in FY 2023 is an amount of \$609,187.00 with funding available from the Water Department revenue bonds.

FUNDING DETAIL:

Fund: **Water 2023 CIP (Fund 4486)**
Project: Corpus Christi Water Utilities Building Warehouse (23080)
Account: Outside Consultants (550950)
Activity: 23080-4486-EXP
Amount \$609,187.00

RECOMMENDATION:

Staff recommends approval of the professional services contract with RVK, in an amount not to exceed \$609,187.00 for Corpus Christi Water Utilities Building Warehouse. The design will begin in June 2023 with estimated design completion in February 2024.

LIST OF SUPPORTING DOCUMENTS:

Location and Vicinity Maps
Evaluation Matrix
Contract
CIP Page
PowerPoint