



AGENDA MEMORANDUM

Action item for the City Council Meeting June 18, 2024

DATE: June 18, 2024

TO: Peter Zaroni, City Manager

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Professional Service Contract
Harbor Bridge Parks Mitigation – Hillcrest Aquatic Center

CAPTION:

Resolution authorizing a professional services contract with Kimley-Horn of Austin, Texas, deviating from the City's procurement policy, to provide design, bid, and construction phase services for the Hillcrest Aquatic Center in an amount up to \$600,000.00 located in Council District 1 with FY 2024 funding available from Park and Rec Bond 2014 proposition 2 funds, and amending the Capital Improvement Program.

SUMMARY:

This resolution authorizes approval of a professional services contract to provide design, permitting, design, bid, and construction phase services for Hillcrest Aquatic Center. This project construction has to be completed by May 2026.

BACKGROUND AND FINDINGS:

This action will allow for the City to procure a design consultant to prepare the design and construction documents for the Hillcrest Aquatic Center. The Texas Department of Transportation (TXDOT) has agreed to provide \$5.5 Million for construction of the Hillcrest Aquatic Center. Combined with city funding, the completion of this facility is critical to meeting the city's Harbor Bridge Mitigation Plan to come into compliance with the Federal Highway Association (FHWA).

The Harbor Bridge Parks Mitigation Plan was developed as a result of an agreements between Federal Highway Association, Texas Department of Transportation (TXDOT), the Corpus Christi Housing Authority to mitigate the impacts to the parks and neighborhood from the construction of the new Harbor Bridge. The park mitigation project addresses impacts to the former Washington Elementary School site and the three existing City Parks: TC Ayers Park, Ben Garza Park, and

Dr. HJ Williams Memorial Park (Hillcrest Park).

A professional services contract with Halff Associates Inc, was previously authorized by Council on September 14, 2021 to prepare park program development plan, park concept planning, establish the appropriate Levels of Service (LOS) for each park, identify necessary hike and bike trail connections with community input and stake holder coordination, prepare/update cost estimates and design plans. Currently the preliminary design is 90% complete.

PROJECT TIMELINE:

According to the agreement with the FHWA, this project construction has to be completed by May 2026.

2024	2025	2025 - 2026
July - December	January - March	April - March
Design	Bid	Construction

Project schedule reflects City Council award for design in July 2024 with anticipated project completion in by March 2026.

COMPETITIVE SOLICITATION PROCESS

This project construction has to be completed by May 2026. Due to the urgency of this project an exception to the City’s procurement policy is being requested with this project. Local Government Code 252.022(a) exempts this contract or procurement from State’s competitive bidding requirements because it is a procurement for professional services. Texas Government Code 2254 requires the City to select professional services based on demonstrated competence and qualifications to perform the services.

Kimley-Horn was selected for Bill Witt City Park Pool and Facility Design with the RFQ Number 3409. Kimley Horn was selected based on four factors: 1) firm’s experience and qualifications; 2) team’s experience and qualifications; 3) understanding of project scope; and 4) the design firm's ability to maintain schedules, cost, and quality controls. Kimley Horn is a full-service consulting firm with a long-standing record of aquatic facility design for public and private sector clients. Kimley-Horn was established in 1967 and is a nationwide leader in aquatic planning and design. The firm averages four to five aquatic facilities designs per year, keeping up with trends and technological advances.

The design team has vast experience providing design, bid, and construction phase services for aquatic center development. Kimley-Horn has selected sub-consulting partners who have the experience necessary to successfully execute the Bill Witt City – Park Pool and Facility design. Kimley-Horn has demonstrated capability in comparable projects, including similar climatic conditions such as windstorms and flooding hazards. Some of the projects that Kimley Horn is currently working on are Bill Witt City Park Pool and Facility, Thomas Foreman Park, Greenville, NC, Sooner Park Expansion, Bartlesville, OK, Bachman Park Expansion, Dallas, TX, Lincoln Park, Palmetto, FL, Thurgood Marshall Park, Dallas, TX, Exline Park, Dallas, TX, Harry Stone Park, Dallas, TX.

ALTERNATIVES:

Any alternative to awarding this contract to Kimley-Horn., will delay construction of this project. The project must be completed by the end of May 2026. The completion date is based on an agreement between the City and TxDOT.

FISCAL IMPACT:

The fiscal impact in FY2024 is an amount of \$600,000.00 with funding available from the Parks and Recreation Bond 2014 proposition 2 funds.

FUNDING DETAIL:

Fund: Park & Rec Bond 2014 (Fund 3294)
Department: Parks and Recreation (27)
Org: Grants and Capital Projects (89)
Account: Design (550950)
Activity: 24416
Amount \$600,000.00

Total: \$600,000.00

RECOMMENDATION:

Staff recommend awarding a professional services contract with Kimley-Horn. in the amount up to \$600,000.00. The design of the project will begin in July 2024 and construction completion by March 2026.

LIST OF SUPPORTING DOCUMENTS:

Location Maps
CIP Page