



AGENDA MEMORANDUM

Action Item for the City Council Meeting of May 25, 2021

DATE: May 25, 2021

TO: Peter Zaroni, City Manager

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

Charles Mendoza, Director of Asset Management
CharlesM2@cctexas.com
(361) 826-1941

Heather Hurlbert, Director of Finance
heatherh3@cctexas.com
(361) 826-3227

Construction Contract Award
Police Sub-station Flour Bluff Building Improvements
(Bond 2018, Proposition E)

CAPTION:

Motion awarding a construction contract to Barcom Construction, Inc., Corpus Christi, Texas, for the Police Sub-station Flour Bluff Building Improvements project, located in Council District 4, in an amount of \$1,543,415.00 with FY 2021 funding available from the Facilities Maintenance Capital Fund and Bond 2018 Fund.

SUMMARY:

This item awards a construction contract for the Police Sub-station Flour Bluff Building Improvements. The project scope consists of building improvements like upgrading exterior, interior, electrical, mechanical, and plumbing systems.

BACKGROUND AND FINDINGS:

The Corpus Christi Police Department (CCPD) Flour Bluff police substation is located at 1456 Waldron Road and was built in the 1970s. The original floor area is 4,200 square feet and the interior is split to house two tenants. The police utilize the space on the western half of the building and the remaining half of the building is currently vacant. The building needs major interior and exterior upgrades due to its age. Currently there are 10 to 12 CCPD employees based at the Flour Bluff substation. After the improvements are complete, CCPD will utilize the entire building space. The renovated facility will have the capacity to house up to 54 employees.

Interior improvements include: the demolition of the existing interior partitions, floor finishes, ceilings, partitions, finishes, electrical distribution, LED lighting upgrades, IT cabling, communication cabling and a new HVAC system.

Exterior improvements include: a new aluminum storefront facing Waldron Road, a new roof, a partial replacement of existing metal panel fascia, new building signage, removal of the existing teller window, re-painting of existing fluted concrete masonry unit and metal panel fascia, and existing parking lot will be patched and repaired.

The construction contract includes reconfiguring the public parking lot for up to 33 cars, including two ADA spaces as required by the Texas Department of Regulation and the Department of Justice. The Flour Bluff Police Substation, Ethyl Eyerly Senior Center, Parker City Pool, and Parker Park share the existing public parking lot, which will be improved. Landscaping and irrigation improvements required by the City Unified Development Code are included in the parking lot scope of work.

Alternate No. 1 includes the following additional work: Security fencing, automatic security gates, and new lighting to provide secured parking for up to 19 police department vehicles.

This project was designed by Gignac & Associates LLC using the current Master Service Agreement for architectural services. Upon project completion, the Corpus Christi Police Department will have a modern police substation facility that will allow the CCPD workforce to operate and serve the public in a more efficient and effective manner. Building systems that have exceeded their useful life will have been recapitalized.

PROJECT TIMELINE:

2021-2022
May – September
Construction

Project schedule reflects City Council award in June 2021 with anticipated completion in 240 days by February 2022.

COMPETITIVE SOLICITATION PROCESS

The Contracts and Procurement Department issued a Request for Bids on April 14, 2021. The City received bids from four bidders. The City analyzed the bids in accordance with the contract documents and determined Barcom Construction, Inc is the lowest responsive and responsible bidder.

The cost of the building remodel, and building improvements is roughly \$223 per square foot. This cost includes \$32,208 for mobilization, bonds, and insurance, \$23,537 for selective demolition, and \$910,700 for the interior and exterior building improvements. Additionally, the parking improvements will cost \$576,970.

Barcom Construction, Inc. has previously completed many projects for the City, including Fire Station 18, the Dimitt Pier Improvements Project, the Health Dept. Walk-in Cooler, Whitecap WWTP

Facilities Improvements, and is now currently working on the City Hall 6th Floor Conference Room Renovation.

BID SUMMARY		
CONTRACTOR	BASE BID	BASE BID – ADDITIVE ALTERNATE
1. Barcom Construction	\$1,232,985.00	\$1,543,415.00
2. Gourley Contractors, INC.	\$1,355,539.00	\$1,751,908.00
3. STBP, INC.	\$1,303,700.00	\$1,679,703.00
4. Marshall Co. LTD	\$1,399,200.00	\$1,854,200.00
<i>Engineer's Opinion of Probable Construction Cost</i>	<i>\$1,333,434.00</i>	

ALTERNATIVES:

City Council could reject the bids and provide direction to re-advertise, which is not likely to produce a lower bid due to inflation and an unprecedented spike in materials cost. The City Council can request to alter the design and re-advertise to better target available funds. Either of the options will delay the Police Sub-station Flour Bluff Building Improvements.

FISCAL IMPACT:

The fiscal impact in FY 2021 is an amount of \$1,543,415.00 with funding available from the Facilities Maintenance Capital Fund and Bond 2018 Fund.

FUNDING DETAIL:

The CIP shows this item is ready to be implemented in FY 2021. The Bond 2018 Proposition E, Police Substations was approved with a budget of \$481,000 for Holly Road and Flour Bluff building improvements. The Holly Road Sub-station improvements were completed by in-house Asset Management maintenance team, leaving the \$481,000 2018 Bond funds for Flour Bluff Substation Project. The remaining short fall in funds for this project will be transferred from the Bond 2018 Proposition E, Police Headquarters project. The Police Headquarters project has project savings due to change in project scope (main electrical panel improvements were removed and emergency generator improvements were added). Attached are the current and revised CIP pages.

Fund: **Facility Maintenance 2021 Fund (Fund 3116)**
 Mission Elem: Law Enforcement (151)
 Project: Police Sub-station Flour Bluff Building Improvements (18018B)
 Account: Construction (550910)
 Activity: 18018-B-3166-EXP
 Amount \$1,068,000.00

Fund: **Police 2020 Bond 2018 Fund (Fund 3343)**
 Mission Elem: Law Enforcement (151)
 Project: Police Sub-station Flour Bluff Building Improvements (18018B)

Account: Construction (550910)
Activity: 18018-B-3343-EXP
Amount \$475,415.00

RECOMMENDATION:

Staff recommends awarding a construction contract for Police Sub-station Flour Bluff Building Improvements to Barcom Construction, Inc.

LIST OF SUPPORTING DOCUMENTS:

Location Maps
Bid Tabs and Bid Recommendation Letter
CIP Pages (current and revised)
Contract