



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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Construction Contract Award

Ben Garza Park Gymnasium Locker Room Improvements (CDBG)

CAPTION:

Motion awarding a construction contract to DLF Texas, Corpus Christi, TX, for the Ben Garza Park Gymnasium Locker Room Improvements project in an amount of \$420,049.87 for the Gymnasium Locker Room improvements including bathrooms, located in Council District 1 with FY 2024 funding available from the Community Development Block Grant (CDBG) Program and General Fund.

SUMMARY:

This motion approves a construction contract for the improvements to the Gymnasium Locker Room including bathrooms such as removing existing walls, correcting concrete floors, replacing plumbing fixtures, and other locker room improvements.

BACKGROUND AND FINDINGS:

Ben Garza Gymnasium is located on the grounds at Ben Garza Park, provides recreational space and opportunities for programs such as basketball, volleyball, pickleball and general recreational activities. The gymnasium and park provide a safe healthy environment for physical and wellness activities for all ages. The gymnasium was built prior to 1950. Listed below are some of the previous improvements to the building:

- 1995 - Minor building addition and remodel in building N.W.
- 2003 - Roof improvements, interior lighting renovations and miscellaneous interior repairs
- 2005 - New Ben Garza Sport Pavilion, minor locker room/restroom improvements
- 2007 - HVAC system replacement
- 2020 - Gym sport court flooring upgrade

The project scope includes new water conserving automatic flush lavatory, faucets, countertop sink, accessible shower, correct visibility to block view from gymnasium into both locker rooms, correct concrete floor slopes for drainage, ADA requirements, and new hot water recirculation system to existing water heater.

PROJECT TIMELINE:

2023/2024	2024	2024
August – January	February – June	July – November
Design	Bid/Award	Construction

Project schedule reflects award in July 2024 with anticipated completion by November 2024.

COMPETITIVE SOLICITATION PROCESS:

On February 7, 2024, the Contracts and Procurement Department issued a Request for Bids with the RFB Number 5639 for Ben Garza Locker Room Improvements. On March 27, 2024, City received bids from five (5) bidders.

The city analyzed the bids in accordance with the contract documents and determined DLF Texas is the lowest responsive, and responsible bidder.

The bids Sterling Commercial LLC from San Antonio, Texas and A&O Construction Services from Corpus Christi are deemed as non-responsive as both the firms do not meet the minimum experience requirements. Sterling Commercial LLC from San Antonio, Texas was incorporated in March 2021 and A&O Construction Services from Corpus Christi, Texas was incorporated in October 2023. City requires bidders to maintain five years of experience before being selected for projects.

A summary of the bids is provided below.

BID SUMMARY	
CONTRACTOR	BASE BID
Sterling Commercial LLC	\$364,788.16 (non-responsive)
A&O Construction Services	\$414,441.09 (non-responsive)
DLF Texas	\$420,049.87
Gourley Contractors, LLC	\$476,095.90
DGS General Construction Group, LLC	\$476,999.55
<i>Engineer's Opinion of Probable Construction Cost</i>	\$480,000.00

DLF Texas is a corporation established on June 4, 2008, and has since thrived in the construction industry primarily as a general contractor with offices in California, Texas, and New Mexico. DLF specialize in government projects and work with local private and public entities with a branch located within our city, City of Corpus Christi, Texas.

Recent projects awarded in Corpus Christi are: (1) Bill Witt City Park Pool, (2) Security Command and Control Center (Port of Corpus Christi). DLF Texas has numerous facility improvements and new construction projects awarded within the surrounding area: Aransas County, Kleberg County, Alice ISD, Sinton ISD, and Robstown Texas.

ALTERNATIVES:

The alternative is not to award the construction contract to the responsive and responsible bidder, DLF Texas. This would delay the new improvement to Ben Garza Park Gymnasium.

FISCAL IMPACT:

The fiscal impact in FY 2024 is an amount of \$420,049.87 with funds available from the Grant Fund.

Funding Detail:

Fund: CDBG Grants (Fund 1059)
Department: Parks & Rec (27)
Org: Grants and Capital Projects (89)
Account: Improvements other than Bldg (550030)
Activity: 852205F
Amount \$420,049.87

Amount: \$420,049.87

RECOMMENDATION:

Staff recommend awarding a construction contract for the Ben Garza Park Gymnasium Locker Room Improvements (CDBG) of Corpus Christi to DLF Texas for the Locker room improvements in an amount of \$420,049.87 with anticipated completion by November 2024.

LIST OF SUPPORTING DOCUMENTS:

Location & Vicinity Maps

Bid Tab

CIP Page

PowerPoint