



## AGENDA MEMORANDUM

Action Item for the City Council Meeting October 11, 2022

**DATE:** October 11, 2022

**TO:** Peter Zaroni, City Manager

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### **Construction Contract Award** **Art Center Repairs & Improvements**

#### **CAPTION:**

Motion awarding a construction contract to South Texas Building Partners (STBP) Inc., Corpus Christi, Texas, for the Art Center of Corpus Christi repairs and improvements, in an amount of \$2,268,872.00 with funding available from the Type A/B Sales Tax Fund.

#### **SUMMARY:**

This motion approves a construction contract for the improvements for needed repairs, renovations, and upgrades of exterior windowsills, doorsills, wall cracks, roof damage, cladding, and various repairs to areas of the existing building façade. This will include patching or replacement of the exterior stucco/EIFS and repairs and/or replacement of the portico at the exterior courtyard. Mechanical units that are leaking or causing leaks due to age or corrosion will be replaced. The intent of this project is to also identify any potential leaks and address them accordingly. The repairs will solve water intrusion issues.

#### **BACKGROUND AND FINDINGS:**

The Art Center is a vibrant intersection of art and community. In addition to the functionality as an art center with exhibitions, the Art Center serves as a venue for weddings, meetings, restaurant and retail shop, and host for the weekly Grow Local South Texas Farmers Market.

The scope includes needed repairs, renovations, and upgrades of exterior windowsills, doorsills, wall cracks, roof damage, cladding, and various repairs to areas of the existing building façade. This will include patching or replacement of the exterior stucco/EIFS and repairs and/or replacement of the portico at the exterior courtyard. Any mechanical units that may be leaking or causing leaks due to age or corrosion will be replaced. The intent of this project is to also identify any potential leaks and address them accordingly. The repairs will solve water intrusion issues.

**PROJECT TIMELINE:**

2022	2022 – 2023
July – October	November – April
Bid/Award	Construction

Project schedule reflects award in October 2022 with anticipated completion by April 2023.

**COMPETITIVE SOLICITATION PROCESS:**

On July 18, 2022, the Contracts and Procurement Department issued a Request for Bids for bidding repairs and improvements with the RFB Number 4295 for Art Center Repairs and Improvements.

On August 17, 2022, the City of Corpus Christi received bids from two bidders. The city analyzed the bids in accordance with the contract documents and determined STBP, Inc. is the lowest responsive, and responsible bidder. The increase in cost from Engineer’s Opinion of Probable Cost and final bids received is due to the current cost escalation and increase in the cost of materials.

A summary of the bid is provided below:

BID SUMMARY	
CONTRACTOR	BASE BID
<b>STBP, Inc</b>	<b>\$2,268,872.00</b>
Argio Roofing & Construction, LLC	\$2,530,781.43
<b><i>Engineer's Opinion of Probable Construction Cost</i></b>	<b>\$1,776,865.00</b>

STBP, Inc. has successfully completed numerous projects for the City of Corpus Christi including repairs, replacement, and installation of doors, windows, shutters, and other facility maintenance projects for various citywide facilities such as American Bank Center.

**ALTERNATIVES:**

City Council could choose not to award the construction contract to the lowest responsive and responsible bidder, STBP, Inc. This would delay the proposed improvements to the Art Center of Corpus Christi and may affect the ability to bring in more traffic, revenue, and provide a safer environment for the community to access and utilize the Art Center.

**FISCAL IMPACT:**

The fiscal impact in FY2023 is an amount of \$2,268,872.00 with funds available from the Type A/B Sales Tax Fund. The approved CIP project page is included in the package. The budgeted construction amount in FY2023 is \$2,122,937.00. The shortfall in funding will be transferred from other Seawall CIP projects.

**Funding Detail:**

Fund: Seawall CIP (Fund 3271)  
Mission Element: Seawall (707)  
Project No.: Art Center Repairs & Improvements (Project No. 21126)  
Account: Construction 550910  
Activity: 21126-3271-EXP  
Amount: \$2,268,872.00

**RECOMMENDATION:**

Staff recommends awarding a construction contract for the Art Center of Corpus Christi to STBP, Inc. for the construction repairs and improvements.

**LIST OF SUPPORTING DOCUMENTS:**

Location & Vicinity Maps  
Bid Tab  
CIP Page  
PowerPoint