



AGENDA MEMORANDUM

Action Item for the City Council Meeting June 27, 2023

DATE: June 27, 2023

TO: Peter Zanoni, City Manager

FROM: Robert Dodd, Director of Parks and Recreation
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Master Plan for the Corpus Christi Municipal Marina

CAPTION:

Motion authorizing execution of a six-month service agreement with LA Stone, L.L.C. of Fort Lauderdale, Florida, for \$266,000.00 to provide a Master Plan for the Corpus Christi Municipal Marina, with FY 2023 funding of \$266,000 from the Parks CIP and Seawall CIP Funds.

SUMMARY:

Currently, The Corpus Christi Marina does not have a master plan. In March of 2023, a Request for Proposal was conducted to obtain a design firm to create a Master Plan for the Marina. Staff is requesting authorization for funding to proceed with a six-month service agreement with the selected firm (LA Stone, L.L.C., which is a subsidiary of EDSA, Inc.) for the design of a Master Plan for the Marina.

BACKGROUND AND FINDINGS:

The Corpus Christi Marina is a vital amenity in the City as a year-round tourist attraction and is one of the largest marinas on the Gulf Coast. The Marina was built in the 1940's around two "T-Heads" (Lawrence Street & Peoples Street) and one "L-Head" (Coopers Alley) and is home to local shrimp boats, private yachts, public boat tours, and several waterfront restaurants. The Marina has over 500 slips that are leased to short and long-term tenants from across the United States and home to 20 full-time liveaboard tenants. It is the center of major events and holiday activities like the July 4th fireworks, lighted boat parade, Buc Days Airshow and world class sailing regattas. Future improvements to the Marina include construction of the Boat Haul Out with Office/Retail Facilities and Boaters Facility with parking lot improvements at Cooper's L-Head, both of which were approved by the Mayor/City Council in May 2023.

The Marina has evolved over the last 80 years with minimal attention towards long-term planning for each landmass or connectivity to Water's Edge (McGee Beach) and downtown. This Master Plan will consider the overall accessibility/connectivity to downtown, between each landmass, and necessary aspects of tying the Marina into a cohesive, master planned solution that will provide the best overall experience for visitors and tenants. The Master Plan will also consider the safety of pedestrians, landscaping/hardscape, event/activity areas, and future development sites.

LA Stone, L.L.C. will provide a conceptual design with short, mid and long-term development plans for the future of the Marina landmasses. The Firm will provide inclusive and comprehensive outreach/public presentations through Stake Holder and community meetings. Community Engagement will also include input from the Marina Advisory Committee, Parks & Recreation Advisory Committee and Visit Corpus Christi.

The 10-Year Parks and Recreation Master Plan was initiated to create a lasting vision for the future growth/development of the City's Parks & Recreation system. A principal strategy in the 10-year Parks & Recreation Master Plan is to prepare illustrative master plans for the development or redevelopment of municipal parks/recreational facilities.

This Master Plan will guide City officials/Staff, as well as local partners, on the most efficient and equitable methods to meet the recreational needs of residents/visitors. Through this Master Plan, improvements to the Marina will provide enhancements to community health, conservation practices, and access to benefits for the entire community of Corpus Christi. Creating a Master Plan for the Marina will identify important investments/operational improvements essential to providing quality recreational resources; accommodate varied recreational interests to attract regional/statewide audiences and serve as revenue-producing amenities for the community.

PROCUREMENT DETAIL:

Finance and Procurement conducted a competitive Request for Proposal (RFP) process to obtain proposals for the Master Plan for the Corpus Christi Municipal Marina. Two firms submitted for the Master Plan for the Corpus Christi Municipal Marina. LA Stone, L.L.C. scored the highest and was selected to provide a Master Plan for the Corpus Christi Municipal Marina. The selection committee was comprised of representatives from Marina, Parks and Recreation, Engineering Services, Public Works/Streets Department and Comprehensive Planning. The final evaluation qualified LA Stone, L.L.C. as the highest ranked firm based on three factors: 1) firm's experience 2) team experience and identification, and 3) understanding of project scope.

LA Stone, L.L.C. provided knowledgeable, professional, and satisfactory presentations offering a wealth of experience in closely related projects. LA Stone, L.L.C. demonstrated the understanding and importance of collaboration when meeting the needs of the city and its stakeholders. LA Stone, L.L.C. has more than 60 years' experience and houses a team of qualified planners, designers, and landscape architects that have experience working in similar environments.

ALTERNATIVES: The alternative is to reject the request for funding and delay creating a master plan for the marina.

FISCAL IMPACT:

The fiscal impact in FY 2023 is an amount of \$266,000 from the Parks CIP and Seawall CIP Funds.

FUNDING DETAIL:

Fund: 3280 – Parks CIP
Org/Activity: 231413280EXP
Department: 27 – Parks and Recreation
Project # **(CIP Only)**: 23141 – Master Plan for T-Heads/L-Head
Account: 530000
Amount: \$50,000

Fund: 3271 – Seawall CIP
Org/Activity: 231413271EXP
Department: 57 – Economic Development
Project # **(CIP Only)**: 23141 – Master Plan for T-Heads/L-Head
Account: 530000
Amount: \$216,000

RECOMMENDATION: Staff recommends approval of this motion authorizing a six-month service agreement, with LA Stone, L.L.C. as presented.

LIST OF SUPPORTING DOCUMENTS:

Evaluation Matrix
Service Agreement
Presentation