

November 11, 2024

Mr. Jeff Edmonds, P.E.
Director of Engineering Services
City of Corpus Christi
PO Box 9277
Corpus Christi, TX 78469-9277

**RE: City of Corpus Christi
24133 – North Padre Island Seawall
New Agreement for Permitting, Design and Construction Phases**

Dear Mr. Edmonds,

We are pleased to present this proposal for providing civil engineering services in connection with the above referenced project. As discussed, Hanson Professional Services Inc. is requesting that a new agreement be issued to move forward with the permitting, design and construction phase services while continuing the public coordination and project management. The preliminary work has already been completed through task order 13 under MSA 4847.

Attachment A summarizes the proposed scope of work to be included through this agreement. Listed below are all the phases anticipated to be completed for the entire duration of the project. The work to be addressed through this agreement are described herein.

Basic Services:

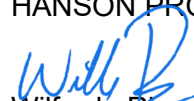
- Task 101 – Project Management and Meetings (**Continue – see scope of work**)
- Task 102 – Condition Assessment (**Previously Completed**)
- Task 103 – Preliminary Design (30%) and Report (**Finalize – see scope of work**)
- Task 104 – Design Phase (90%, 100%, Final S&S)
- Task 105 – Bid Support
- Task 106 – Construction Administration

Additional Services:

- Task 201 – Geotechnical Engineering (Ground Penetrating Radar) (**Previously Completed**)
- Task 202 – Surveying – Topographic and Boundary (**Finalize – see scope of work**)
- Task 203 – Environmental Services (**Finalize – see scope of work**)
- Task 204 – Registered Accessibility Specialist Review / TDLR Permitting

We propose to complete the work through a Professional Service Agreement for a fee of **\$1,181,870.00**. Attached is the proposed summary of fees as well as the proposed project schedule.

Sincerely,
HANSON PROFESSIONAL SERVICES INC.



Wilfredo Rivera, Jr., PE
Vice President / Project Principal

ATTACHMENT – A SCOPE OF WORK 24133 – NORTH PADRE ISLAND SEAWALL

OVERVIEW

The North Padre Island Seawall is a 4,200 LF wall originally constructed by a private group of stakeholders in 1968. The seawall is showing surficial cracking and spalling, exposing the steel reinforcement in some areas. In 2023 the City of Corpus Christi allocated funding through a local Tax Increment Reinvestment Zone #2 to repair/rehabilitate the seawall. The City is working on agreements with the Landowners to take over the maintenance of the seawall. Hanson recently provided the City with a set of Preliminary Design Construction Drawings, a Preliminary Engineering Report, and a Plan for Permitting. The proposed improvements to the seawall include providing a new concrete cap over the entire wall section and promenade. In addition, new amenities are planned to include shade structures, new LED pedestrian lighting, and water and electrical service. ADA accessible routes from the top of the promenade down to the beach will be incorporated at approved intervals along the length of the wall.

BASIC SERVICES

- Task 101 – Project Management and Meetings (**Continue – see scope of work**)
- Task 102 – Condition Assessment (**Previously Completed**)
- Task 103 – Preliminary Design (30%) and Report (**Finalize – see scope of work**)
- Task 104 – Design Phase (90%, 100%, Final S&S)
- Task 105 – Bid Support
- Task 106 – Construction Administration

Task 101 - Project Management and Meetings

Consultant will continue regular communication throughout the project with the City, Stakeholders, and Landowners through teleconference calls, online conferencing, or in person meetings as detailed below for coordination and progress updates. The following meetings are required to accomplish the various tasks outlined in the scope associated with this MSA.

Project Team Coordination meetings – Consultant will participate in monthly progress meetings with the City's Project Manager at the City Offices to review progress, discuss data needs, and other topics of special concern. A maximum of two (2) hours is anticipated for each meeting. These meetings will primarily be teleconferencing calls. Consultant will prepare summary notes from each meeting and submit them to the City's Project Manager for review and approval.

Stakeholder Meetings and Public Coordination– Consultant will participate in regular update meetings with various stakeholders (City's Island Strategic Action Committee, County's Beach Management Advisory Committee, City Council, City Parks and Recreation Advisory Committee, etc.) to allow stakeholder input on the amenities and keep the stakeholders updated on the design and construction progress. It estimated that ten (10) such meetings will be required throughout the design, permitting and construction phases. Additionally, due to the high usage and public aspect of the project site, the Consultant will work with the City and Stakeholders to update on-line and social media messaging about the project, limitations of access during construction, and updates on progress.

Landowner Meetings – Consultant will participate in individual and group meeting with adjacent landowners to review progress, discuss design, and any topics of special concern. As noted, the seawall is currently within privately owned lands necessitating a concerted effort with the adjacent landowners to develop the cohesion required to complete this project. It is anticipated that the design and construction phases will consist of no more than eight (8) meetings.

Deliverables: Monthly Updates – Consultant will deliver monthly updates to the City identifying the progress, updated schedule, and budget, notify the City of project needs, and identify future actions.

Task 102 – Condition Assessment (Previously Completed)

Task 103– Preliminary Engineering Report

Consultant completed the Schematic Layout of Accessible Routes / Amenities, Conceptual Design of Elements, and a draft Pre-Design Consideration Review and Report. Consultant also submitted a draft PER and was provided comments. This task is to address the PER comments, finalize the Permitting Approach, and provide the City with a complete PER and 30% Construction Drawings with OPCC.

- **Deliverables: 30% Construction Drawings** - Consultant will deliver a full set of 30% CDs.
- **Preliminary Opinion of Probable Construction Cost** - Consultant will work with recent bid tabulations to evaluate the costs and prepare a preliminary OPCC.
- **Preliminary Engineering Report** – Consultant will address City comments and finalize the PER, incorporating the 30% CDs and Preliminary OPCC.

Task 104 – Design Phase (90%, 100%, Final S&S)

Once the City approves the recommendations and the scope of work identified in the PER, the consultant will commence the design phase. The subsequent submittals within the Design Phase scope include a 90%, 100%, and Final S&S submittal. These submittals will include submittal checklists, OPCCs, front end documents, technical specifications, project summaries, bid forms and construction plans with prior review comment resolutions.

90% Construction Plans - Building upon the 30% plans, Consultant will proceed to detailed design development of the project. This will include finalizing structural repair details and limits, cross sections of the overall seawall and proposed cap/repair, utility service connections, accessible route improvements, details of amenities and other incorporated design elements. Additionally, the construction sequence will be incorporated into the project plans, and the OPCC and constructability reports will be updated. The 90% plans will be submitted to the City for review and comment. Based on the City's feedback, the plans will be updated and will proceed to 100% plan submittal.

100% Construction Plans - The 100% design will be revised based on comments received from the 90% review meeting and will incorporate all comments from the City, regulatory agencies, and project team QA/QC professionals. All design aspects will be finalized including structural repair details, grading, utility extensions, environmental impact avoidance features, required site access and control, final amenity details, and other design

elements included in the project. The construction sequence and special provisions will be finalized and incorporated into the project plans, and the OPCC and constructability reports will be completed.

Final S&S Plans – The 100% plan set will be reviewed with the City’s PM. A final signed and sealed set will be issued for bidding purposes.

Task 105 – Bid Phase

The consultant will provide documents to the City that will be used during the bidding process. The Consultant will participate in the pre-bid conference to discuss scope of work and to answer scope questions. After the pre-bid conference, the Consultant will review questions concerning the bid documents and prepare revisions to the plans, specifications and bid forms. The Consultant will attend the bid opening and assist with the evaluation of bids and review of the Contractor’s Statement of Experience and confirm it meets Contract requirements. For bids over budget, the A/E will confer with City staff and provide revisions to the bid documents as the City staff deems necessary to re-advertise the Project for bids. Additionally, the Consultant will provide the City with conformed contract documents which include the construction drawings, front end documents and technical specifications.

Task 106 – Construction Administration

The Consultant will perform construction administration to include the following:

- Participate in the pre-construction meeting and provide the City PM with a list of critical construction activities and elements impacting the project.
- Review Contractor submittals and operating and maintenance manuals for conformance to contract documents.
- Provide interpretations and clarifications of the contract documents for Contractor provided RFI’s and authorize required changes, which do not affect the Contractor’s price and are not contrary to the general interest of the City under the Contract.
- Make periodic (four hours per week for 12 months) visits to the site of the Project to confer with the City Project Inspector and Contractor to observe the general progress and quality of work, and to determine, in general, if the work is being done in accordance with the contract documents. This will not be confused with the Construction Observation Services or continuous monitoring of the progress of construction.
- Attend weekly coordination meetings with the Contractor and City’s Project Inspector to monitor progress and address general questions.
- Attend final inspection with City staff, provide punch list items to the City’s Construction Engineers for Contractor completion, and provide the City with a Certificate of Completion for the Project upon successful completion of the Project.
- Review Contractor-provided construction “red-line” drawings. Prepare Project Record Drawings and provide a reproducible set and electronic file. The Record Drawings should incorporate the Contractor’s red lines and identify all changes made during construction. The Drawing Cover and each sheet should be clearly identified as the Record Drawing and should indicate the basis and date.

ADDITIONAL SERVICES

- Task 201 – Geotechnical Engineering (Ground Penetrating Radar) (**Completed**)
- Task 202 – Surveying – Topographic and Boundary (**Finalize – see scope of work**)
- Task 203 – Environmental Services (**Finalize – see scope of work**)
- Task 204 – Registered Accessibility Specialist Review / TDLR Permitting

Task 201 – Geotechnical Engineering (Completed)

Task 202 – Surveying

Consultant will provide surveying to support the permitting efforts. Field Staff will establish and set project controls to support the final design and permitting phases.

Task 203 – Environmental Services

Contact key agencies to discuss scenarios that require permitting and timelines for such a process. Explain that this is intended to be maintenance on an existing facility and not the construction of a new facility. Additional basic items to be considered and agencies to be contacted.

1. Construction Methods Alternative Analysis
2. Coordination with TxGLO
3. JEM Meetings with USACE / USFWS
4. USACE Permit (TBD)
5. Pre-application meeting with the TxGLO
6. Coordination Meeting with Nueces County BMAC (DPP)
7. TxGLO/Nueces County BMAC – Dune Protection Permit
8. Coordination with City of Corpus Christi Planning Commission (BCC)
9. City of CC/TxGLO - Beachfront Construction Certificate

Task 204 – Registered Accessibility Specialist Review / TDLR Permitting

Consultant will sub-contract with a Registered Accessibility Specialist (RAS) to consult on accessible routes and other design elements during the preliminary design and final design phases and provide a final review prior to completing the design phase. The RAS will register the project with the Texas Department of Licensing and Regulation (TDLR) per the TDLR requirements. The RAS will provide a completion survey and assessment and file closeout documentation with TDLR once the project is complete.

**SUMMARY OF FEES
MSA 4847**

Project Name: North Padre Island Seawall Repair Project

Project No.: 24133

Project Limits:

Consultant: Hanson Professional Services Inc.

Project Summary of Fees			
Basic Services			
	I.D.	Task Description	Fee Subtotals
A	101	Project Management and Meetings	\$ 135,386.00
A	102	Condition Assessment	\$ -
A	103	Preliminary Design (30%) and Report	\$ 13,306.00
A	104	Design Phase	\$ 495,109.00
A	105	Bid Phase	\$ 34,582.00
A	106	Construction Administration	\$ 273,788.00
Basic Services			\$ 952,171.00

Additional Services			
B	201	Geotechnical Engineering	\$ -
B	202	Survey	\$ 25,008.00
B	203	Environmental Services	\$ 201,604.00
B	204	Registered Accessibility Specialist Review / TDLR Registration	\$ 3,087.00
Additional Services			\$ 229,699.00

A	Basic Services Fee Total	\$ 952,171.00
B	Additional Services Fee Total	\$ 229,699.00
TOTAL FEE (A + B)		\$ 1,181,870.00

SCHEDULE

Project Schedule North Padre Island Seawall	
Completion Date	Activity
Wednesday, May 3, 2024	Notice to Proceed
Wednesday, September 4, 2024	30% design Submittal
Wednesday, September 4, 2024	Preliminary Engineering Report (PER) Submittal
Monday, September 16, 2024	City 30% Design and PER Review Comments Provided
Wednesday, December 4, 2024	Phase 2 Notice to Proceed*
Friday, March 14, 2025	90% Plan Submittal
Friday, March 28, 2025	City 90% Plan Review Comments Provided
Wednesday, April 30, 2025	100% Plan Submittal
Wednesday, May 14, 2025	City 100% Plan Review Comments Provided
Wednesday, May 28, 2025	Final Sealed Bid Package
May, 2025	Advertise For Bids
June, 2025	Pre-bid Conference
July, 2025	Receive Bids
July, 2025	Contract Award
August, 2025	Begin Construction
July, 2026	Complete Construction
August, 2026	Final Inspections

***Schedule subject to change dependent on Phase 2 Notice to Proceed date.**