



AGENDA MEMORANDUM

Action Item for the City Council Meeting of November 9, 2021

DATE: November 9, 2021

TO: Peter Zanoni, City Manager

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

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

Heather Hurlbert, CPA, CGFO, Director of Finance & Procurement
Heatherh3@cctexas.com
(361) 826-3227

<p style="text-align: center;"><u>Master Services Agreement</u> Facility Multiple Award Contract for Minor Construction, Repair, Rehabilitation, and Alteration of Facilities</p>

CAPTION:

Motion awarding a Master Services Agreement for a Facility Multiple Award Contract to Barcom Construction Inc., Gourley Contractors LLC, Marshall Company, Ltd., from Corpus Christi, Texas, and Alpha Building Corporation from San Antonio Texas, for minor construction, repairs, rehabilitation, and alterations of facilities, with an annual not-to-exceed amount of \$2,000,000.00 and a total contract not-to-exceed amount of \$6,000,000.00. Contracts have one base year with two one-year renewal options to be administratively authorized annually, with FY 2021 funding available from Certificates of Obligation, Bond, and Capital Funds.

SUMMARY:

This motion awards four separate Facilities Multiple Award Contract (FMAC) Master Services Agreement (MSA) for City facility projects requiring minor construction. This includes general improvements to interior, exterior, mechanical, electrical, plumbing (MEP), roofing, landscaping, and other facilities-related construction services. Building improvements may consist of renovations or rehabilitation to fire stations, police stations, libraries, senior centers, recreation centers, museums, and other construction projects outlined in the Capital Improvement Plan or projects requiring unforeseen urgent attention.

BACKGROUND AND FINDINGS:

The City of Corpus Christi Asset Management Department is responsible for overseeing the maintenance and repairs of the various City facilities such as fire stations, police stations, libraries, senior centers, recreation centers, museums, and others. Capital projects and projects that

exceed the scope of Asset Management’s staff or contractors are referred to Engineering Services for execution.

The FMAC MSAs help expedite the project execution on smaller facility projects. Typical assignments include renovations and rehabilitation of the interior, exterior, mechanical, electrical, plumbing (MEP) upgrades, and related site work. These contracts are typically reserved for single assignments not expected to exceed \$500,000 in value. Construction projects with anticipated costs greater than \$500,000 are typically procured through full and open bid. FMAC projects may be funded in the City’s Capital Improvement Plan or by departmental operating funds.

The FMAC MSA is a variation of the Job Order Contracting program authorized under Texas Administrative Code Chapter 2269. The FMAC program utilizes competitive sealed bids among pre-qualified contractors each time a FMAC project is identified. All pre-approved contractors are invited to bid on individual projects or packages of small projects. This format helps expedite work and improve efficiencies by having a group of contractors that are familiar with the City’s business processes and are interested in generating follow-on work.

The construction value of FMAC projects typically ranges from \$50,000 to \$500,000. The FMAC contracts have no guaranteed minimum and a maximum aggregate not-to-exceed amount of \$2,000,000 in any one year or \$6,000,000 for the life of the contract. The contract ceiling was set sufficiently high to ensure that any individual contractor would be unlikely to reach the contract ceiling since that would reduce competition.

Some of the projects that will be bid on the FMAC MSA are Bond 2020 District Parks, City-wide Recreation Centers/Senior Center/Facilities/Libraries repairs, City Hall Skylight Replacement, and the JC Elliot Transfer Station Roof replacement.

A quarterly report on the FMAC Program is distributed to Council. The most recent report covering July through September 2021 is included in the agenda item backup.

PROJECT TIMELINE:

2021	2022	2023	2024
November 2021 – November 2024			
Services			

Project schedule reflects City Council award in November 2021 with anticipated completion in November 2024. Project schedule reflects City administrative renewal options, if exercised.

COMPETITIVE SOLICITATION PROCESS

The incumbent FMAC contracts were in the amount of \$2,500,000 with Barcom Construction, Gourley Contractors, Davila Construction, and Teal Construction. Contracts for Davila Construction and Teal Construction were not renewed as the firms expressed their lack of interest in continued participation in the FMAC program, and they did not submit a Statement of Qualifications for review and consideration.

As part of every solicitation process, potential firms submit their qualifications for the project to the City for review. Staff reviews the Submittals of Qualification (SOQ) and sets up interviews with the firms. Eight firms submitted qualifications statements under the RFP 3576, and the four highest-ranking firms were selected based on the SOQ, experience, and interviews.

The RFP committee consisted of representatives from Asset Management, Contracts & Procurement, Engineering Services and the City Manager's Office. Firms were ranked based on four factors: firm experience, key-staff experience, understanding the scope, and pricing value.

Barcom Construction Inc., Gourley Contractors LLC., Marshall Company, Ltd., and Alpha Building Corporation were selected for FMAC construction services in August 2021 under Request for Proposal (RFP) 3576.

Barcom Construction Inc has completed numerous facility projects such as new construction of a facility for the Nueces County Water District, bus facility and renovations for Port Aransas ISD, a new cafeteria/multi-purpose building for the Seashore Charter School, and sitework, landscaping and irrigation for Saxum Property Holdings, LLC.

Gourley Contractors LLC has completed numerous facility projects for the City such as the Fire Department Headquarters & EOC MEP Upgrades, Animal Care Generator Replacement, and Fire Station #1 Roof Replacement.

Marshall Company, Ltd. has completed numerous facility projects for the Diocese of Corpus Christi for the removal & replacement of roofs, HVAC systems, and interior and exterior repairs of facilities. They have also completed projects for International Bank of Commerce for interior finish out, and Corpus Christi Independent School District for the construction of a concession stand and renovation of the interior vending area into a classroom for the CCISD Natatorium. This will be the first time they work with the City of Corpus Christi.

Alpha Building Corporation has completed numerous facility projects for the City of San Antonio, City of Austin, and City of El Paso. These projects include water cistern replacement, installation of trees in neighborhoods, interior/exterior renovations to senior centers, interior library renovations, installation of shade structures, reconstruction of tennis courts, and parking lot improvements. This will be the first time they work with the City of Corpus Christi.

ALTERNATIVES:

Not awarding this MSA would require the City to procure minor contracts through the normal bid process. That will impact schedules, costs, and administrative effort for these projects. It would also increase the level of effort educating contractors in the City's business processes.

FISCAL IMPACT:

The fiscal impact for FY 2021 is an amount not-to exceed \$2,000,000.00 for each contract. From a practical perspective, the impact will be much less than that amount. Funds are encumbered at the Task Order level and funding sources are identified before proposals are requested from the contractors. Funding may originate from Certificates of Obligations, G.O. Bonds or annual operating funds.

FUNDING DETAIL:

Not applicable. Funding details will be available as projects are identified and once task orders are issued for the required work.

RECOMMENDATION:

Staff recommends approval of this motion to award this MSA to Barcom Construction Inc., Gourley Contracting, Marshall Company, and Alpha Building Corporation, in an amount not to exceed \$2,000,000 per year with additional renewal option for not more than two additional years to be administratively authorized.

LIST OF SUPPORTING DOCUMENTS:

Location and Vicinity Map

Evaluation Matrix

FY 2021 FMAC 3rd Qtr Report (July 2021 thru September 2021)

Presentation