



AGENDA MEMORANDUM

Action Item for the City Council Meeting of March 26, 2024

DATE: March 26, 2024

TO: Peter Zanoni, City Manager

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<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., from Corpus Christi, Texas, Gourley Contractors LLC from Corpus Christi, Texas, Marshall Company, Ltd., from Corpus Christi, Texas, and Geofill Construction from Corpus Christi, Texas, in an amount not to exceed \$3,000,000.00 each with an option to renew for two additional one-year renewals to be administratively authorized for a total amount not to exceed amount of \$36,000,000.00 each for minor construction, repairs, rehabilitation, and alterations of facilities, with FY 2024 funding available from Certificate of Obligations, 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 maintenance contractors are referred to Engineering Services for execution. The FMAC MSAs help expediate 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 rather than utilizing a unit price book, such as RS Means, to cost individual job orders. 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 \$3,000,000 in any one year or \$9,000,000 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.

The current FMAC contracts expire in April 2024. The incumbent FMAC contracts were in the amount of \$2,000,000 per year with an option to renew for two additional one-year renewals to be administratively authorized. The current FMAC contractors are Barcom Construction, Gourley Contractors, Marshall Company, Ltd., and Alpha Corp. The contract for Alpha Corp. was not renewed last since the firm expressed a lack of interest in continued participation.

Some of the projects that will be bid on the FMAC MSA are Bond 2022 District Parks, City-wide Recreation Centers/Senior Center/Facilities/Libraries improvements, City Hall Skylight Replacement, Roof Replacements, dog parks and other improvements to city owned facilities.

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

PROJECT TIMELINE:

2024	2025	2026	2027
April 2024 – April 2027			
Construction Services			

Project schedule reflects City Council award in April 2024 with anticipated completion by April 2027. Project schedule reflects City administrative renewal options, if exercised.

COMPETITIVE SOLICITATION PROCESS

Five firms submitted qualifications statements (SOQ) under RFP 5561 on February 14, and the four highest-ranking firms were selected based on the SOQ, and firm experience.

The RFP committee consisted of representatives from Asset Management, Contracts & Procurement, Engineering Services, and the Executive Leadership Team. 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 Geofill Construction were selected for FMAC construction services in February 2024 under RFP 5561.

Barcom Construction Inc. has completed numerous facility projects for the city as well regional projects such as a new facility for the Nueces County Water District, a 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, Fire Station #1 Roof Replacement, the City Council Chambers Renovation and the Mirador Lighting Project.

Marshall Company, Ltd. has completed various FMAC projects under the existing contract. Marshall has also successfully completed regional facility projects for other owners such as the Diocese of Corpus Christi, International Bank of Commerce, and Corpus Christi Independent School District (CCISD).

Geofill Construction has completed numerous facility projects for Nueces County, UT Austin Marine Science Institute (UTAMSI), the City of Rockport, and the City of Aransas Pass. These projects include the UTAMSI Beach Street Dorm Apartments, Horace Caldwell Pier in Port Aransas, and the Rockport Services Center Hurricane Repairs. This will be the first time Geofill performs work for 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 FY24-FY25 is an amount not to exceed \$3,000,000.00 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 MSA's to Barcom Construction Inc., Gourley Contracting, Marshall Company, and Geofill Construction, in an amount not to exceed \$3,000,000 per year with additional renewal options for up to two additional years to be administratively authorized.

LIST OF SUPPORTING DOCUMENTS:

Location and Vicinity Map
Evaluation Matrix
FY2021 FMAC 3rd Qtr Report