



## AGENDA MEMORANDUM

Action Item for the City Council Meeting February 27, 2024

**DATE:** February 27, 2024

**TO:** Peter Zaroni, City Manager

**FROM:** Jeffrey Edmonds, Director of Engineering Services  
[jeffrey@ccctexas.com](mailto:jeffrey@ccctexas.com)  
(361) 826-3851

Laura Garcia, Director of Libraries  
[lauraga@ccctexas.com](mailto:lauraga@ccctexas.com)  
(361) 826-7070

Josh Chronley, CTCD, Assistant Director of Finance & Procurement  
[joshc2@ccctexas.com](mailto:joshc2@ccctexas.com)  
(361) 826-3169

<p style="text-align: center;"><b><u>Construction Contract Award</u></b> <b>La Retama Central Library Emergency Generator</b></p>
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### **CAPTION:**

Motion awarding a construction contract to Taknek LLC, Gainesville, Texas, for the La Retama Central Library Emergency Generator project in an amount of \$1,558,085.82 located in Council District 1 with FY 2024 funding available from the Library Capital improvement funds and the 2022 Certificate of Obligation funds.

### **SUMMARY:**

This motion approves a construction contract for the La Retama Central Library Emergency Generator project for the installation of a 600kW natural gas standby generator and associated electrical components.

### **BACKGROUND AND FINDINGS:**

The La Retama Central Library is a 3-story, 78,339 square foot library built in 1986. The Inez Sterling Adams South Texas Historical Gallery is located on the second floor of the library. The historical gallery contains lithographs, original artifacts, paintings, and reproductions illustrating the early history of Corpus Christi and South Texas. One of the most important aspects of the library is the building's designation as a heating and cooling center during emergencies. The library will provide a shelter during daytime hours for those trying to escape extreme weather conditions. Additionally, in the event of a natural disaster (hurricane aftermath) the building may

be open to the public and governmental agencies associated with recovery efforts when power has been lost in the area. The proposed improvements for this project will include adding a standby natural gas generator to the existing power distribution system, automatic transfer switch (ATS), generator annunciator panel, conduit, conductors, expansion of the electrical grounding system, natural gas meter, natural gas piping, concrete equipment pads, fencing for the equipment, and removal of Crape Myrtles.

The standby generator will provide an alternate power source for the building in the event of utility grid failure. The design will include the installation of an additional gas meter and line to the generator. Concrete pads will be utilized for the proposed electrical equipment which will be connected to an existing grounding system. Upon completion of the project the building will have reliable standby power that meets all applicable regulatory codes.

### **PROJECT TIMELINE:**

2023	2023 - 2024	2024 - 2025
March - October	November - January	February - August
Design	Bid/Award	Construction

Project schedule reflects award in February 2024 with anticipated completion by August 2025.

### **COMPETITIVE SOLICITATION PROCESS:**

On November 05, 2023, the Contracts and Procurement Department issued a Request for Bids with the RFB number 5510 for La Retama Central Library Emergency Generator project. The City of Corpus Christi received bids from two bidders on January 24, 2024.

The city analyzed the bids in accordance with the contract documents and determined Taknek LLC is the lowest responsive, and responsible bidder. An administrative hearing was held on February 08, 2024 to discuss City's expectations of the project.

A summary of the bid is provided below:

<b>BID SUMMARY</b>	
<b>CONTRACTOR</b>	<b>BASE BID</b>
<b>Taknek LLC</b>	<b>\$1,558,085.82</b>
Bonco LLC	\$1,695,370.82
<b><i>Engineer's Opinion of Probable Construction Cost</i></b>	<b><i>\$1,480,641.00</i></b>

Taknek, LLC has been performing similar work for 15 years. Although Taknek has not performed work for the City of Corpus Christi, they have successfully completed various projects for City of Commerce, Texas, City of Georgetown, Texas, City of Paris, Texas and City of Salt Lake City, Utah.

## **ALTERNATIVES:**

The alternative is not to award the construction contract to the lowest responsive and responsible bidder, Taknek LLC. This would delay the new improvements to La Retama Central Library and possibly leave the facility powerless and unable to provide an emergency shelter as planned.

## **FISCAL IMPACT:**

The fiscal impact in FY 2024 is \$1,558,085.82. The fiscal impact in FY 2024 is \$1,558,085.82. The project budget included in the FY 2024 Capital Budget (project #23048) is \$1,070,000. These are General Fund dollars transferred over two (2) fiscal years to the Library CIP Fund (Fund 3210). Of the budgeted amount, \$952,926.61 is available for this project leaving a shortfall of \$605,159.21. The shortfall will be transferred from project #22026 Library Improvements-Citywide Project included in the FY 2024 Capital Budget that was funded from the prior issuance of Certificates of Obligation recorded in the Facility Maintenance CIP Fund (Fund 3167).

## **Funding Detail:**

Fund: Library CIP (Fund 3210) transferred from the General Fund (Fund 1020) over 2 fiscal years  
Department: Library (20)  
Org: Grants and Capital Projects (89)  
Account: Equipment Purchases (550720)  
Activity: 23048-3210-EXP  
Amount \$952,926.61

Fund: 2022COFacMntCIP (Fund 3167)  
Department: FacilitiesMnt (12)  
Org: Grants and Capital Projects (89)  
Account: Equipment Purchases (550720)  
Activity: 23048-3167-EXP  
Amount \$605,159.21

Amount: \$1,558,085.82

## **RECOMMENDATION:**

Staff recommend awarding a construction contract for La Retama Central Library Emergency Generator to Taknek LLC for the installation of a standby generator to the facility in an amount of \$1,558,085.82 with anticipated completion by August 2025.

## **LIST OF SUPPORTING DOCUMENTS:**

Location & Vicinity Maps  
Bid Tab  
CIP Page  
PowerPoint