



AGENDA MEMORANDUM
One-Reading Ordinance for the City Council Meeting June 27, 2023

DATE: June 27, 2023

TO: Peter Zaroni, City Manager

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<p><u>Construction Contract Award</u> Replace Piers ABCDL and Dredging</p>

CAPTION:

One-reading ordinance awarding a construction contract to Callan Marine Ltd. of Galveston, Texas, in an amount of \$19,385,864.00 to demolish and replace piers A,B,C,D,L at the Corpus Christi Marina and to dredge the Marina basin in the vicinity of the docks and to construct new concrete floating docks A, B, C, D, L at the Marina which is located in Council District 1 with funding available from Marina Capital and Seawall Capital Improvement Fund; appropriating \$2,400,000.00 from the Seawall unreserved fund balance to the Seawall Capital Improvement Fund; and amending the FY 2023 Operating & Capital Improvement Budget.

SUMMARY:

This ordinance authorizes additional funding for the Replace Piers ABCDL and Dredging Project and authorizes a construction contract with Callan Marine Ltd., of Galveston, Texas. The scope of the project includes demolition of existing Docks A, B, C, and D at the Corpus Christi Marina, dredging of the Marina basin in the vicinity of the docks, and construction of new concrete floating Docks A, B, C, D, and L, along with related amenities.

BACKGROUND AND PURPOSE:

The Marina consists of the Lawrence Street T-Head, Peoples Street T-Head, and the Coopers Alley L-Head as well as the associated piers and docks. In total, there are 14 piers with 603 wet slips. The wet slips are available for lease, which makes up nearly 80% of the revenue that drives the marina's operating budget.

The existing Piers A, B, C, & D were installed in 1994. The original construction typically provides no more than a 25-year life expectancy and the piers are in poor condition. Pier L was constructed in 1990 with fixed wood piling and wood decking. It has been damaged by storm tides. Due to the piers' state of disrepair, many slips are unusable resulting in revenue loss for the Marina. Dredging is also required as sailboats and larger power boats cannot access many of the wet slips due to the depth of the water.

This project includes the demolition of existing Docks A, B, C, and D at the Corpus Christi Marina, dredging of the Marina basin in the vicinity of the docks, and construction of new concrete floating Docks A, B, C, D, and L, along with related amenities including fixed dock entry at Dock L, shoreside sitework for the proposed water, wastewater, and electrical improvements to serve each dock. Work will be conducted in 2 Phases to allow for existing tenants to be temporarily relocated during each Phase. Marina activity will be ongoing during construction, staging and phasing of the work will be coordinated with the Marina.

The funding for the project was approved with FY 2023 Capital Improvement Program in an amount of \$20,000,000.00 for design and construction (\$15,000,000.00 was allocated from Corpus Christi Business and Job Development Corporation Meeting (Type A Board) and \$5,000,000.00 was allocated from Marina Capital Fund). On April 26th, 2023, City received four bids. Callan Marine, Ltd. is the lowest bidder. Based on the bids received the project has a funding shortfall of \$2,400,000.00. The additional funding of \$2,400,000.00 was authorized by Corpus Christi Business and Job Development Corporation Meeting (Type A Board) on June 12th, 2023.

From:	To:	Amount:
Type A Seawall Sales Tax Fund 1120-57-60195 Acct 548500	Seawall Capital Improvement Fund	\$2,400,000
Total:		\$2,400,000

PROJECT TIMELINE:

2021						2023				2023 - 2025
J	A	S	O	N	D	M	A	M	J	July 2023 - April 2025
Design						Bid/Award				Construction

Project schedule reflects City Council award in June 2023 with an estimated completion of August 2025.

COMPETITIVE SOLICITATION PROCESS

On March 20, 2023, the Contracts and Procurement Department issued a Request for Bids with the RFB Number 4689 for Replace Piers ABCDL and Dredging. On April 26, 2023, City of Corpus Christi received bids from four bidders. The city analyzed the bids in accordance with the contract documents and determined Callan Marine, Ltd. is the lowest responsive, and responsible bidder. A summary of the bids is provided below:

Bid Summary	
Contractor	Base Bid including Alt 1, Alt 2, and Alt 3
Callan Marine	\$19,385,864.00
Bellingham Marine	\$22,046,764.00
SR Trident	\$23,724,741.80
CCC Group	\$28,902,457.20
<i>Engineer's Opinion of Probable Construction Cost</i>	\$22,638,512.00

Callan Marine, Ltd. is completing Packery Channel & Sidewalk TDEM Restoration work for the City of Corpus Christi and have completed projects such as: Texas International Terminals Barge Dock 1 & 2, Berth 3 & 4, U.S. Army Corps of Engineers Lower Bay Reach, Channel Improvement Project, Corpus Christi; MODA Dock Dredging, Ingleside, TX; Flint Hills Resources Maintenance Dredging, Corpus Christi, TX; Voestalpine Maintenance Dredging, Corpus Christi, TX; and other channel improvements in Texas.

ALTERNATIVES:

Not awarding the contract will delay anticipated revenue generation from the new Marina Piers A, B, C, D, & L. The facilities will continue to deteriorate and lose the customer base. Revenue will be lost, and the business will be unable to sustain itself, further impacting the downtown area.

FISCAL IMPACT:

The fiscal impact in FY2023 is an amount of \$19,385,864.00 with funding available from the Marina CIP Fund and Type A/B Sales Tax Fund. \$2,400,000.00 will be appropriated to the Type A Seawall fund and transferred to the Seawall Capital Fund. The approved CIP project page is included in the package.

FUNDING DETAIL:

Fund: Seawall Sys CIP (Fund 3271)
 Department: Economic Development (57)
 Org: Grants and Capital Projects (89)
 Account: Construction (550910)
 Activity: 21026-3271-EXP
 Amount \$14,367,289.94

Fund: Marina CIP (Fund 4705)
 Department: Marina (21)
 Org: Grants and Capital Projects (89)
 Account: Construction (550910)
 Activity: 21026-4705-EXP
 Amount \$5,018,574.06

Total: \$19,385,864.00

Base Bid	\$18,326,084.00
Add Alt 1	\$357,880.00
Add Alt 2	\$467,500.00
Add Alt 3	\$234,400.00
Total:	\$19,385,864.00

RECOMMENDATION:

Staff recommends awarding a construction to contract to Callan Marine, Ltd., of Galveston, Texas for the Replace Piers ABCDL and Dredging Project in the amount of \$19,385,864.00, with construction duration planned for 21 months from issuance of the Notice to Proceed.

LIST OF SUPPORTING DOCUMENTS:

Location and Vicinity Maps
Bid tabs
CIP Page
Presentation