



AGENDA MEMORANDUM

Future Item for the City Council Meeting of August 25, 2015
Action Item for the City Council Meeting of September 8, 2015

DATE: July 29, 2015

TO: Ronald L. Olson, City Manager

THRU: Gustavo Gonzalez, P.E., Assistant City Manager of Public Works and Utilities
GustavoGo@cctexas.com
(361) 826-3897

FROM: Valerie H. Gray, P.E., Executive Director of Public Works
ValerieG@cctexas.com
(361) 826-3729

Carlos Gonzalez, Director of Facilities
CarlosG2@cctexas.com
(361) 826-3567

<p style="text-align: center;"><u>Engineering Construction Contract</u> City Hall Fire Detection and Alarm System</p>
--

CAPTION:

Motion authorizing the City Manager or designee to execute a construction contract with TBC Commercial Construction of Portland, Texas in the amount of \$344,921.45 for the City Hall Fire Detection and Alarm System for the Base Bid with Deductive Alternate No. 1.

PURPOSE:

The purpose of this agenda item is to obtain authority to execute a construction contract for the City Hall Fire Detection and Alarm System for the Base Bid with Deductive Alternate No. 1. This project will replace the existing fire detection and fire alarm system, in its entirety, for the City of Corpus Christi's City Hall at 1201 Leopard Street. The new system brings City Hall compliant with all National, State and City of Corpus Christi Codes and Regulations.

BACKGROUND AND FINDINGS:

Based on an investigative process by an independent licensed engineer, it was determined that the existing City Hall Fire Detection and Alarm System does not provide adequate detection coverage, adequate notification to occupants, and system support for first responders.

More specifically, the existing system has several major deficiencies as noted:

- Inadequate smoke detector coverage spacing due to quantity and some existing smoke detectors are non-functional.
- The current audio system does not adequately transmit critical directions to advise City Hall occupants during emergencies.
- The existing fire fighter communication system (handsets) does not provide remote access to fire fighters to effectively communicate during a rescue operation.
- Neither the elevator recall (automatically recalls the elevators to the first floor and open doors so that no individual is trapped) nor the smoke control system currently functions.
- City Hall fire sprinkler system does not fully detect and alarm when fire flows are called for during an event. During testing, the fire alarm pull stations did activate the alarm system but did not activate the elevator recall or the smoke evacuation.

All proposed improvements have been reviewed by the City of Corpus Christi Fire Marshall for code compliance. Additionally, the Contractor is required to obtain a permit for construction requiring further review by the Fire Marshall.

The proposed project consists of the replacement of the existing Fire Detection and Alarm System as well as the Voice Evacuation System, including:

1. Fire Alarm Control Panel
2. Fire Alarm Power Supplies
3. Notification Devices
4. Detection Devices
5. Monitor Modules
6. Control Modules
7. Speakers
8. Fireman's Handsets (Telephone)
9. Elevator Recall System and Stairwell Pressurization System

The project also involves the reconstruction and interconnection of the existing elevator recall system, stairwell pressurization system, and smoke evacuation system.

On June 3, 2015, the City received proposals from two (2) bidders and the respective bids are as follows:

CONTRACTOR	TOTAL
TBC Commercial Construction Portland, TX	\$344,921.45
Total Protection Systems Corpus Christi, TX	\$401,222.00

NRG Engineering conducted a bid analysis of the two (2) proposals submitted to the City. After reviewing the Statement of Experience submitted by TBC Commercial Construction, NRG Engineering recommends the City of Corpus Christi award the construction contract to TBC Commercial Construction as the lowest responsible bidder.

ALTERNATIVES:

1. Authorize the execution of the construction contract. (Recommended)
2. Do not authorize the execution of the construction contract. (Not Recommended)

OTHER CONSIDERATIONS:

The Engineer's Opinion of Probable Construction Cost (OPCC) is \$350,103. TBC Commercial Construction's bid is less than the Engineer's OPCC.

CONFORMITY TO CITY POLICY:

Conforms to City Fiscal Policy

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Facilities Management and Maintenance

FINANCIAL IMPACT:

☒ Operating ☐ Revenue ☐ Capital ☐ Not applicable

Fiscal Year 2014-2015	Project to Date Expenditures	Current Year	Future Years	TOTALS
Line Item Budget		\$407,321.45		\$407,321.45
Encumbered / Expended Amount		\$24,640.00		\$24,640.00
This Item		\$344,921.45		\$344,921.45
Future Anticipated Expenditures This Project		\$37,760.00		\$37,760.00
BALANCE		\$0.00		\$0.00

Fund(s): Facilities Maintenance Operating Fund

Comments: This project requires approximately 210 calendar days with anticipated completion in March 2016. The construction contract will result in the expenditure of an amount not to exceed \$344,921.45.

RECOMMENDATION:

City Staff recommends approval of the construction contract with TBC Commercial Construction of Portland, Texas in the amount of \$344,921.45 for the City Hall Fire Detection and Alarm System for the Base Bid with Deductive Alternate No. 1.

LIST OF SUPPORTING DOCUMENTS:

Project Budget
Location Map
Presentation