



AGENDA MEMORANDUM

Future Item for the City Council Meeting of October 20, 2015
Action Item for the City Council Meeting of October 27, 2015

DATE: October 5, 2015

TO: Ronald L. Olson, City Manager

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Execute Design – Build Agreement

Signs/Signals Operations – New Shop and Office Facility (Bond 2012)

CAPTION:

Motion authorizing the City Manager, or designee, to execute a Design-Build Agreement with Fulton Coastcon General Contractors of Corpus Christi, Texas in the amount of \$2,280,000 for the Signs/Signals Operations – New Shop and Office Project for the Base Bid plus Additive Alternate Nos.1 and 2.

PURPOSE:

The purpose of this Agenda Item is to obtain authority to execute the Design-Build Agreement with Fulton Coastcon General Contractors of Corpus Christi, Texas in the amount of \$2,280,000 for the Signs/Signals Operations – New Shop and Office Project for the Base Bid plus Additive Alternate Nos.1 and 2.

BACKGROUND AND FINDINGS:

This project was approved in Bond 2012, Proposition No.3: Signs/Signal Operations – New Shop and Office Facility.

Brochure Language: “Signs/Signal Operations – New Shop and Office Facility \$2,500,000. This project proposes the replacement of the existing sign shop, which is beyond repair, with a new facility for signs, signals, markings and Traffic Engineering operations and personnel. This project also includes a 25-ton overhead crane for regular operations.”

Ordinance Language: “Designing, constructing, renovating, expanding, improving, and equipping the City’s Service Center Complex (including Streets and Solid Waste Administration Building Roof Replacement, expansion of Signs/Signal Operations facilities, renovations and improvements to Animal Control facilities, roof repairs to Fleet Maintenance/Heavy Equipment facilities, construction of new facilities for Streets & Solid Waste)”.

Project Scope: This project provides for a new 12,000SF building to consolidate the Streets and Signal departments that are currently located in 10 different buildings across the City. This new facility includes administration offices, fabrication work area, storage and shops, and the Traffic Management Center (TMC) for the Advanced Transportation Management System (ATMS). This facility will support 18 full time City employees for maintenance and support of Traffic Signs, Markings and Signals with approximately 5,000 SF designated for work area and storage. The new building construction includes metal panel insulated roof with exterior brick veneer and concrete masonry unit walls, new high energy-efficient HVAC and LED lighting, and new concrete drive with parking improvements. The new facility will be fully ADA accessible.

This project replaces and consolidates the existing Traffic Signal Operations and the Signs & Markings Operations to directly improve operational efficiencies. The existing 10 different buildings are located in various areas. The two primary buildings are the temporary trailer administration office located at adjacent to the existing Streets and Solid Waste Administration building and the metal framed building with corrugated exterior walls and roof located at McBride and Leopard Street. The other 8 buildings are various small storage units at numerous locations including three rental units. The existing facilities are experiencing severe deterioration including foundation movement resulting in uneven floors, roof leaks, and water/sanitary sewer pipeline breaks. Additionally, the existing mechanical/electrical systems are partially functioning and not economically feasible for upgrades and repairs.

This project was previously designed as an 11,000SF facility and advertised under the traditional design-bid-build method. However, with the passage of Bond 2014, funds were identified for a new TMC with equipment and an additional 1,000SF would be necessary to house the equipment. Consolidating the TMC within this project maximizes the operational efficiencies and minimizes overall construction cost.

Therefore, all bids were rejected and the project was repackaged as a two-phase Request for Qualifications/Request for Proposal (RFQ/RFP) Design-Build with a Guaranteed Maximum Price (GMP) to control cost within the available funding.

For Phase 1 of the RFQ, five proposals were received and evaluated with two shortlisted to proceed to Phase 2 under the RFP to determine the “Most Qualified” submission by the Selection Committee. The Phase 1 Evaluation Criteria is as follows:

- Qualifications
- Experience and Past Performance
- Project Approach and Management Plan
- Small Business Goals (no points)

The two shortlisted were evaluated on Technical Proposal for the selection of the “Most Qualified” and subsequently the Cost Proposal requested and negotiations to finalize the GMP.

Fulton Coastcon General Contractors were determined as the Most Qualified. Extensive negotiations and value engineering were conducted to achieve the intended scope and fee within the available funds that is presented in the following table:

Item	Description	Amount (\$)
Base Scope	New 12,000 SF pre-engineered metal framed building with 5,200 SF Warehouse/Shop area and 6,800 SF administration office area.	\$2,150,000
Alt. No.1	Provide concrete masonry unit (CUM) walls in lieu of metal siding for better durability and insulation at Warehouse/Shop area	\$105,000
Alt. No.2	Provide electrical panels and configuration for emergency generator connection	\$25,000
GMP (\$)	Base Scope + Alt. 1 + Alt.2	\$2,280,000

During the negotiations the two Alternatives were identified as long-term cost effective solutions to improve energy efficiency and critical operations during and after storm events.

This project is anticipated for completion within 365 calendar days with a Guaranteed Maximum Price of \$2,280,000 which is within the budget of Bond 2012 and equates to \$190/SF.

ALTERNATIVES:

1. Authorize execution of the Design-Build Agreement. (Recommended)
2. Do not authorize execution of the Design-Build Agreement. (Not Recommended)

OTHER CONSIDERATIONS:

As allowed by the *Government Code Chapter 2269 Contracting and Delivery Procedures for Construction Projects and more specifically Subchapter G Design-Build Procedures for Certain Facilities Projects*, in considering a construction contract using a method other than competitive bidding, the City “must, before advertising, determine

which method provides the best value”.

A contract for construction of the TMC and required equipment will be presented to the City Council in the near future.

CONFORMITY TO CITY POLICY:

This contract conforms to City Fiscal Policy, the City’s Charter and the FY 2015-2016 Capital Improvement Planning (CIP) Budget.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Street Department

FINANCIAL IMPACT:

<input type="checkbox"/> Operating	<input type="checkbox"/> Revenue	X Capital	<input type="checkbox"/> Not applicable	
Fiscal Year 2015-2016	Project to Date (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget		\$2,575,000.00		\$2,575,000.00
Encumbered / Expended Amount		196,637.25		196,637.25
This item		2,280,000.00		2,280,000.00
Future Anticipated expenditures for this project		98,182.17		98,182.17
BALANCE		\$180.58		\$180.58

Fund(s): Public Facilities CIP 2014-2015; Water / Wastewater CIP - Seq. No. PF 02

COMMENTS:

N/A

RECOMMENDATION:

City Staff recommends the approval of the Design-Build Agreement with Fulton Coastcon General Contractors of Corpus Christi, Texas in the amount of \$2,280,000 for the Signs/Signals Operations – New Shop and Office Project for the Base Bid plus Additive Alternate Nos.1 and 2.

LIST OF SUPPORTING DOCUMENTS:

Project Budget

Location Map

Presentation