



Design-Build Services for Signs/Signals Operations – New Shop and Office Facility (Bond 2012)



October 20, 2015



Project



- Resolution to award a \$2,280,000 contract to Fulton Coastcon Construction for a 12,000 SF Signs and Signals Operations building
- Bond 2012 Proposition 3
- Building will be used to support Street Department Operations in the maintenance and management of traffic signs and signals.
- Contractor was selected through a Design –Build process for flexibility, timing and securing a guaranteed maximum price with two alternative bid items.



Project



- The Signs & Markings with Traffic Signals operations will consolidate 18 FTE's from 10 separate buildings.
- Several of the facilities are substandard and do not meet operational requirements and provide poor working conditions.
- Establishes a new Traffic Management Center (TMC) for a new Advanced Transportation Management System allowing unprecedented interaction and control of the traffic signals.



Design-Build



- Two phase approach- Request for Qualifications with a Guaranteed Maximum Price (GMP) to control cost.
- Phase 1- 5 proposals received and evaluated and 2 were shortlisted to proceed to Phase 2.
- Phase 1 Criteria
 - Qualifications
 - Experience and past performance
 - Project approach and Management Plan
 - Small business goals (no points)
- Phase 2 – Based on most qualified.



Project Scope



Base scope: (12,000SF)

- ✓ 6,000 SF administration offices; 800 SF TMC; & 5,200 SF warehouse/shop.
- ✓ 25 Ton overhead crane
- ✓ Breakroom/Restroom

Additive Alternates:

- ✓ Alt. 1: Concrete masonry unit (CMU) walls for work shop area for improved durability and insulation; and
- ✓ Alt. 2: Electrical service for future emergency generator connection.

Guaranteed Maximum Price:

\$2,280,000 (\$190/SF)



Project Scope



Existing Spaces (11,330 SF)

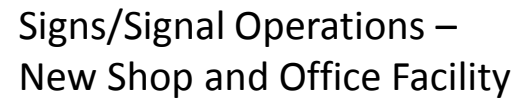
	Existing buildings & location	SF	FTE's
1	Street Solid Waste Bldg	528	
	Supt. Office	168	1
	Traffic Technician Area	360	7
2	Storage Unit 1 (Street Equip Yard)	400	
3	Storage Unit 2 (Rental Unit)	500	
4	Signal Assembly Shop (Fleet Fuel Sta)	1,000	
5	Signs & Markings Technician Area		
	Rental Trailer (Service Center)	980	9
	Sign & Markings Shop/Warehouse		
6	(Leopard & McBride)	6,050	1
7	Storage Unit 3 (Leopard & McBride)	676	
8	Storage Unit 4 (Street Equip Yard)	1,200	
		11,334	18

New Building (11,400 SF)



Additive Alternates:

- ✓ Alt. 1: Concrete masonry unit (CMU) walls for work shop area
- ✓ Alt. 2: Electrical service for future emergency generator connection



Located within the Service Center
area next to current offices





Project Site Map



Site layout for the proposed Signs & Markings with Traffic Signals building.

CORPUS CHRISTI TRAFFIC SIGNS & SOLID WASTE BUILDING



Existing Facilities



McBride@ Leopard- building is over 60 years and is beyond repair



Office Trailer at the Service Center will be removed



Cost Comparison



Guaranteed Maximum Price: \$2,280,000

Design Build Contractor: Fulton Construction

Cost Comparison with other Local Projects			
Building Type/Description	SF	\$/SF	Building Cost
* City Signs and Signal Building	12,000	\$ 190	\$ 2,280,000
Local School	11,000	\$ 206	\$ 2,266,000
Local School	37,000	\$ 172	\$ 6,364,000
Local School	11,000	\$ 241	\$ 2,651,000
Veternarian Clinic	10,000	\$ 259	\$ 2,590,000
Multipurpose Building	12,500	\$ 227	\$ 2,837,500
Local School Locker Room Addition	4,000	\$ 187	\$ 748,000
Agricultural Building Addition	2,000	\$ 265	\$ 530,000
Local School Addition	23,000	\$ 222	\$ 5,106,000
Cable/Office Building	2,000	\$ 257	\$ 514,000

Note: *2,280,000 includes design, permitting & testing services
\$2,180,000 provides for Construction only (\$182/SF)



Project Schedule



2016													
Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
Bid	Construction												

Project Estimate: 365 Calendar Days \approx 12 Months

Projected Schedule reflects City Council award in November 2015 with anticipated construction completion in November 2016.



Questions