



## **AGENDA MEMORANDUM**

Future Item for the City Council Meeting of February 16, 2016  
Action Item for the City Council Meeting of February 23, 2016

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**DATE:** January 19, 2016

**TO:** Ronald L. Olson, City Manager

**THRU:** Gustavo Gonzalez, P. E., Assistant City Manager of Public Works and Utilities  
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<p style="text-align: center;"><b><u>Engineering Design-Build Contract</u></b> <b>J. C. Elliott Collection Center Building and Site Improvements</b></p>
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### **CAPTION:**

Motion authorizing the City Manager, or designee, to execute a design-build contract with SafeNet Services, LLC of Corpus Christi, Texas for the J.C. Elliott Collection Center Building and Site Improvements in the amount of \$904,375 for the total base bid and additive alternate 1.

### **PURPOSE:**

The purpose of this Agenda Item is to obtain authority to execute a construction contract for the J. C. Elliott Collection Center Building and Site Improvements project.

### **BACKGROUND AND FINDINGS:**

This project provides for a new permanent building of approximately 2,850 SF to replace the existing building that was purchased as a used manufactured building. The new building is necessary to support landfill activity and employees at the J. C. Elliott Collection Center, Solid Waste Transfer House and the Scale House and is required by permit to monitor and support the landfill closure over the next thirty (30) years. The existing facility is a manufactured building that was purchased used prior to being installed at J.C. Elliot Landfill, and is in poor condition and inadequate for intended uses as office space for landfill operational support. The facility is at the end of its useful life and it is cost prohibitive to restore or alter to meet current and future needs.

This project provides for design-build construction contract with a Guaranteed Maximum Price (GMP) of \$904,375 for the new office for J.C. Elliott Transfer Station. A previous project was developed under the traditional design-bid-build process and presented and to City Council on February 9, 2015 that Council rejected due to project cost. To address City Council's concerns, staff utilized the design-

build approach to allow a comprehensive review by a Contractor-Architect/Engineer Team to find a more cost effective solution. As a result of the Design-Build effort, a cost reduction of approximately \$150,000 was realized.

The new proposed design also provides increased mission functionality with extended emergency power provisions to the site not included in the original project. Additionally, this solution places the new facility in an alternative location that allows the existing facility to remain in place during construction, avoiding additional staff relocation cost. The existing facility was to be relocated and repurposed for storage, however, it can now remain in place and be used for storage, so that additional savings can be realized by the City. The new design proposes improvements that exceed the original proposed design in several respects, to include:

- Emergency power improvements to support disaster recovery
- On-Site wastewater improvements
- Keeping the existing building function for the duration of construction and realizing cost savings from not having to relocate the building function during construction
- Keeping the existing building in place after construction for storage function and realizing cost savings by not relocating and re-connecting utilities to the relocated building.

The proposed base bid is a GMP of \$835,375.00 that provides for the new fully compliant ADA office building with all associated site work and miscellaneous improvements. The contractor proposed an Additive Alternative in the amount of \$69,000 that provides an emergency generator with switchgear and equipment to allow this facility and the co-located buildings (scale house and transfer station) to be fully operational during a power outage in order to receive debris after a major disaster or event, per the City's emergency management plan. The proposed base bid contains the new wastewater improvements that were not in the original proposed design. The proposal indicates that the building and related parking lot and emergency generator improvements can be constructed in 6 months.

City Staff requested and received proposals on December 3, 2015, through a two-phase Request for Qualifications (RFQ) / Request for Proposals (RFP) for Design-Build under Government Code Chapter 2269 for "Civil Works" projects in accordance with the Rules adopted by City Council. This project was determined to be a "Civil Works" project as this facility provides and conducts operations in direct support of landfill operations. Phase 1 was an RFQ whereby the City determined the most highly qualified of all respondents based on the published selection criteria and invited those respondents to submit proposals in Phase 2. Phase 2 was an RFP that required respondents to submit a technical proposal and a separately sealed cost proposal to be evaluated and selected for award based on the published evaluation criteria. The following presents the two submissions to the RFQ/RFP:

<b>Contractor</b>	<b>Base Bid</b>	<b>Additive Alternate</b>
SafeNet Services, LLC Corpus Christi, Texas	\$835,375.00	\$69,000.00
Jacob White Construction Company Friendswood, Texas	\$878,885.00	N/A

#### **ALTERNATIVES:**

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

#### **OTHER CONSIDERATIONS:**

Not applicable

**CONFORMITY TO CITY POLICY:**

Complies with statutory requirements for architectural and engineering contracts. Conforms to FY 2015-2016 Street Capital Improvement Planning (CIP) Budget.

**EMERGENCY / NON-EMERGENCY:**

Not applicable

**DEPARTMENTAL CLEARANCES:**

Solid Waste Department

**FINANCIAL IMPACT:**

☐ Operating      ☐ Revenue      ☒ Capital      ☐ Not applicable

<b>Fiscal Year 2015-2016</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Budget	\$137,900.00	\$1,772,900.00	\$0.00	\$1,910,800.00
Encumbered / Expended Amount	\$137,900.00	\$0.00	\$0.00	\$137,900.00
This item	\$0.00	\$904,375.00	\$0.00	\$904,375.00
Future Anticipated Expenditures This Project	\$0.00	\$187,727.50	\$0.00	\$187,727.50
BALANCE	\$0.00	\$680,797.50	\$0.00	\$680,797.50

Fund(s): PH&S 03

**Comments:****RECOMMENDATION:**

City staff recommends the contract award to SafeNet Services LLC in the amount of \$904,375.00 for the J. C. Elliott Collection Center Building and Site Improvements for the Base Bid plus Additive Alternate No. 1.

**LIST OF SUPPORTING DOCUMENTS:**

Project Budget  
Location Map  
Presentation