



AGENDA MEMORANDUM

Future Item for the City Council Meeting of March 8, 2016
Action Item for the City Council Meeting of March 29, 2016

DATE: March 24, 2016

TO: Ronald L. Olson, City Manager

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<p style="text-align: center;"><u>Execute Design – Build Agreement</u> Bayshore Park</p>

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 \$5,080,000 for the Bayshore Park project as part of the Bond 2008 Proposition 7 Bayfront Development Plan Phase 3 project.

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 \$5,080,000 for the Bayshore Park project.

BACKGROUND AND FINDINGS:

This project provides for design and construction of the Bayshore Park. The project limits span from Furman Avenue to Coopers Alley and will encompass McCaughan Park, Old Coliseum Site, and Sherrill Park. The current project scope includes the design considerations captured to date from the stakeholders, staff and City

Council input. Additional stakeholder outreach will occur in this next phase for the preliminary design (30%) and will be presented back to City Council in the May 2016 timeframe.

Bayshore Park is the concept name for park improvements authorized in Bond 2008, Proposition 7, Bayfront Development Plan Phase 3. After re-alignment of Shoreline Drive, approximately \$5.3 million is remaining to support park development between Furman Ave. and Cooper's Alley L-head, which encompasses McCaughan Park, McGee Beach, the Memorial Coliseum Site, and Sherrill Park, and the closed roadway of the old Shoreline Drive. (See Location Map)

The project scope includes the design, permitting, construction, testing and commissioning of Bayshore Park. The project will include certain capital improvements necessary to establish the basic required infrastructure to allow for the phased build out of Bayshore Park. Input gained from city staff and various community stakeholders helped to develop a priority listing of the capital improvements to be considered. The City and selected design-build team will work in collaboration during the project design period to identify and design the optimum and maximum number of capital improvements that can be achieved within the specified budget.

The Bayshore Park project was presented and approved by Council on March 31, 2015 as a design-build project with a \$5.3 million budget. Council provided Staff with specific guidance to work with key stakeholders to prioritize certain elements of work within the remaining budget.

Stakeholders participated in the two phased Request for Qualifications (RFQ) selection process as members of the selection committee. Based on stakeholder priorities and Council direction, negotiations were concluded with Fulton-Coastcon design-build team for \$5.08 million, which is the contract under consideration. The current scope includes all design considerations captured to date from Stakeholder, Staff, and Council input. In order to insure this input is captured in the final project build-out, a Stakeholder meeting will be held in the March or April 2016 timeframe to guide the 30% design process. The results of that meeting will be incorporated into a 30% design which will be presented to Council in May 2016 prior to authorizing final design and construction to commence.

RFQ Selection Process:

The RFQ was posted on the City's Supplier Portal and on CivCast on June 30, 2015. The following three (3) respondents submitted to the request with qualifications.

Fulton Coastcon General Contractors
KJM Commercial Construction
Teal Construction Company

The respondent's qualifications were evaluated by a Review Committee comprised of the following:

Stacie Talbert Anaya, Assistant Director, City Parks and Recreation
Brian Bresler, Project Manager, City Engineering Services
Paulette Kluge, CEO, Corpus Christi Convention & Visitors Bureau
Casey Lain, Chairman, Corpus Christi Downtown Management District
Trey McCampbell, Chief Administrative Officer, American Bank
Amy McCoy, Events Manager, Buccaneer Commission
Ricardo Pedraza, Chair, Parks and Recreation Advisory Committee

Based on the evaluation of the respondent's Statement of Qualifications, the Review Committee qualified the following two highest-rated respondents for further assessment:

Fulton Coastcon General Contractors
KJM Commercial Construction

The City requested and evaluated a Proposal from the two short-listed respondents. Interviews of the two short-listed respondents were held on Friday, October 30, 2015.

Major factors contributing to the recommendation of the committee were in accordance with the evaluation criteria specified in the RFQ and as follows:

1. Qualifications,
2. Experience,
3. Municipal Experience,
4. Historically Underutilized Business Participation,
5. Project Approach/Management Plan,
6. Proposal,
7. Presentation, and
8. Interview

Based on scores and the Committee recommendation, the City of Corpus Christi entered into negotiations with Fulton Coastcon General Contractors in November to complete the work associated with the Bayshore Park project. In addition to conducting a stakeholder design meeting and presentation to City Council, Fulton Coastcon will prepare construction documents and project specifications; and have full responsibility for the construction, testing and commissioning of the proposed Bayshore Park. Fulton Coastcon will be responsible for all necessary governmental permits, complying with all applicable State, Federal, and environmental laws, and all applicable industry standards, including acceptance by the Texas Department of Licensing and Regulation (TDLR). They will also be responsible for any pre-design surveying and geotechnical testing and all topographic data/systems/sub-systems/utilities and other appurtenances required for the successful design and completion of the work.

ALTERNATIVES:

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

OTHER CONSIDERATIONS:

As allowed by the *Government Code Chapter 2269 Contracting and Delivery Procedures for Construction Projects and more specifically Subchapter G, Building Using Design-Build Method*, in considering a construction contract using a method other than competitive bidding, the City “must, before advertising, determine which method provides the best value”.

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:

Parks and Recreation Department

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☒ Capital ☐ Not applicable

Fiscal Year: 2015-2016	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget		\$5,300,000		\$5,300,000
Encumbered / Expended Amount		97,891		97,891
This item		5,080,000		5,080,000
Future Anticipated expenditures for this project		116,225		
BALANCE		\$5,884		\$5,884

Fund(s): Bayfront Development Fund

COMMENTS:

Future utility funds could be included in this project as the design continues.

RECOMMENDATION:

City Staff recommends the approval of the Design-Build contract with Fulton Coastcon, of Corpus Christi, Texas in the amount of \$5,080,000 for the Bayshore Park project.

LIST OF SUPPORTING DOCUMENTS:

Project Budget
Location Map
Presentation
Form 1295