



AGENDA MEMORANDUM

Future item for the City Council Meeting of September 13, 2016

Action item for the City Council Meeting of September 20, 2016

DATE: August 31, 2016

TO: Margie C. Rose, City Manager

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<p>Approval of Construction Manager-At-Risk (CMAR) Agreement New Fire Station No. 18 (Bond 2008, Proposition 2)</p>
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CAPTION:

Motion authorizing the City Manager or designee to execute a Construction Manager-At-Risk (CMAR) Agreement with Barcom Construction of Corpus Christi, Texas in the amount not to exceed \$1,800,000 for the New Fire Station No. 18. (Bond 2008, Proposition 2)

PURPOSE:

The purpose of this Agenda Item is to execute a CMAR Agreement with Barcom Construction of Corpus Christi, Texas in the amount not to exceed \$1,800,000 for the New Fire Station No. 18.

BACKGROUND AND FINDINGS:

This is part of the Bond 2008 Proposition 2 Fire Department projects for the new fire station in the area of Holly/Saratoga and Ayers.

Bond 2008 Brochure Language: "A new fire station would be constructed to meet development and increased call volume in the Ayers Road area between Saratoga Blvd and SPID. This location responds to the 2005 Tridata Comprehensive Analysis of the Fire and EMS Delivery Study to improve response time and coverage. This project will include the cost of the land acquisition and construction for a new fire station with building equipment and parking. The new station is recommended to be approximately 5,200 square feet."

This project constructs a new Fire Station at the northeast corner of the Ayers/Saratoga intersection.

Approximately one-half of this property is encumbered by Air Installations Compatible Use Zone (AICUZ) for the US Navy Cabaniss Field outlying airfield. The AICUZ provides for a clear zone that encompasses the southwest corner of the property and therefore no vertical construction can be located within this area. The project construction in the clear zone is limited to driveway access and underground utilities that were coordinated with the US Navy during the design phase.

The new Fire Station is 5,890 SF with administrative areas, berthing and fire truck apparatus room. The building wall construction is comprised of Insulated Concrete Form (ICF). The ICF forms are filled with concrete and provide more stringent energy efficiency and natural disaster resistant building. The new driveway and parking lot are concrete.

The project will be constructed through a Construction Manager-At-Risk (CMAR) contract. The CMAR contract method allows selection of the construction team based on qualifications, past performance, approach and a guaranteed price. The guaranteed maximum price allows the project to remain within the available funding limits. The CMAR team performs the construction and construction management services, the engineering and design services remain with the Architect/Engineer (AE) of Record that is contracted directly with the City. The AE selected for this project is Chuck Anastos Associates, LLC.

The first phase of the CMAR selection results in the "Most Qualified" team(s) who demonstrated the qualifications, experience and approach for this project. The second phase then invites the most qualified teams to submit pricing data that will be used for the final negotiations with only the most qualified team. This results in the most highly qualified construction team with a Guaranteed Maximum Price (GMP) within the available project funding.

On February 26, 2016, the Department of Engineering Services issued Request for Qualifications (RFQ) No. 2016-02 CMAR Services for the City of Corpus Christi New Fire Station in area of Holly/Saratoga (Fire Station No. 18) Bond 2008. The RFQ was posted online at www.civcastusa.com. The following two (2) respondents submitted Proposals from local construction firms:

1. Barcom Construction
2. Beecroft Construction

The two respondent proposals were deemed administratively complete and reviewed by the Selection Committee. The City selection committee included representatives from the Fire Department, Engineering Services, and the project Architect. Based on the evaluations by the Selection Committee, both respondents were invited to the second phase of the procurement which required the submission of Sealed Proposals demonstrating the respondent could meet the requirements, schedule and budget not to exceed the available funds of \$1,800,000. Only one (1) sealed proposal was received from Barcom Construction.

The City selection committee determined that the Barcom proposal met or exceeded the project requirements and therefore recommended the final step of negotiations. Staff received approval from the City Manager to proceed with negotiations. The negotiations were successfully concluded with the CMAR contractor agreeing that final construction scope of work could be completed within the available funding of \$1,800,000.

Engineering staff conducted market research for average construction cost for new Fire Stations. The study reviewed construction costs for nine new fire stations under 10,000 SF. The median average cost of construction for the sample fire stations was \$389/SF. Fire Station 18 will have an average cost of \$346/SF including building cost, site utilities, specialized equipment, and landscaping.

ALTERNATIVES:

1. Authorize the execution of the CMAR Agreement.
2. Do not authorize the execution of the CMAR Agreement.

OTHER CONSIDERATIONS:

None.

CONFORMITY TO CITY POLICY:

Conforms to City Fiscal Policy.

EMERGENCY / NON-EMERGENCY:

Not applicable

DEPARTMENTAL CLEARANCES:

Fire Department

FINANCIAL IMPACT:

Fiscal Year 2015-2016	Project to Date Budget and Expenditures	Current Year	Future Years	TOTALS
Budget	212,573	2,134,986		2,347,559
Encumbered / Expended Amount	212,573			212,573
This item		1,800,000		1,800,000
Future Anticipated Expenditures This Project		328,027		328,027
BALANCE	0.00	6,959		6,959

Fund(s):

RECOMMENDATION:

City staff recommends approval of the Motion as presented to execute a Construction Manager-At-Risk (CMAR) Agreement with Barcom Construction of Corpus Christi, Texas in the amount not to exceed \$1,800,000 for the New Fire Station No. 18.

LIST OF SUPPORTING DOCUMENTS:

Project Budget
Location Map
Presentation
Form 1295 Certificate of Interested Parties