



Memorandum

To: Stacie Talbert Anaya, Interim Director
City of Corpus Christi Parks & Recreation

CC: Ed Miller, Dan Pedrotti, Peter Palacios

From: Michael Weiland

Date: 1/23/2017

Re: Oso Beach Golf Car Storage Building Construction

Subsequent to the unfortunate electrical fire that took place to the Oso Beach Golf Course golf car facility, Foresight Golf has been developing reconstruction plans and soliciting bids from contractors and is ready to proceed with reconstruction of the building.

Within this memorandum you will see detailed: our bid process for selecting a building manufacturer and general contractor; the scope of work involved; and costs for reconstructing a new golf car storage facility at Oso Beach Golf Course in Corpus Christi. Also included is a spreadsheet illustrating vendor bid comparisons and supporting documentations for the vendor in which we have selected for this project.

We are happy to answer any questions you may have regarding the details below and desire to begin this project as soon as possible.

Bid Process for Selecting a Building Manufacturer and Contractor

As not having the capability to store and charge electric golf cars is costing both the City and we considerable money, we have been working diligently on finding qualified metal building manufacturers and building contractors for reconstructing the golf car storage building. During this process we solicited bids from three well known, reputable, and nationally recognized manufacturers. These include Western Steel Company, an affiliate of United Structures of America; Mueller Metal Buildings; and Capital Steel an affiliate of General Steel. All three of these companies, in conjunction with their local construction contractors, submitted similarly detailed bids for our consideration outlining demolition of the current structure, a new metal building kit and materials, physical construction costs, electrical work, engineering fees, permitting, and a windstorm certificate.

After review and internal discussion in the Foresight Golf home office, we have selected Capital Steel and their local contractor, D&R Construction. Both cost and warranties on workmanship and physical structure were considered in our decision.

David Rivera, owner and our point of contact for D&R, is local to the Corpus Christi area. In fact, David who previously worked for his father's company, RRR Construction, is an approved vendor and has previously done work for and the City on other projects. Maria Pedraza, Procurement Manager for the City of Corpus Christi, was a point of contact for these projects and has previously worked directly with David. We performed a thorough reference check on D&R and I personally spoke to several of their customers including Maria, as to David and his company's quality of work. All references we checked let us know that David and his crew's workmanship, reliability, and timeliness in completing their projects were outstanding. This feedback, especially Maria's, ultimately resulted in our selection. Additionally, David submitted to us pictures of a current metal building he is currently working to complete for illustrating a similar project.

Scope of Work

We are prepared to oversee construction of a new 4,000 square foot metal building which will be 40 feet wide by 100 feet long. This building will include six framed openings, including two 8 feet by 8 feet framed openings on each end of the structure to accommodate overhead doors for driving the golf cars into the building. Additionally, two 4 feet by 7 feet walk doors will be included for our Team to enter and exit the building. A simple computer animated drawing provided by the building vendor is included with this memorandum for your reference. Full sets of engineer stamped and sealed engineering drawing will be provided to us upon ordering the metal building kit from Capital Steel. This building will be constructed to the windstorm requirements as mandated by City of Corpus Christi code and a windstorm certificate will be obtained.

Plans include keeping and reusing the existing location and concrete slab, but we will completely demolish the old metal structure. The contractors have all confirmed that the concrete slab is reusable and have included fees for permitting and engineering in their bids. There is also a provision in the plan and project for a 400 square foot wash pad adjacent to the entrance to the metal building for washing and restocking golf cars when they are cleaned and charged for the evening.

As you will see in the construction costs outlined later in this memorandum, electrical work is a significant piece of the total cost. This is mostly a result of the electrical requirements for charging our electric golf cars as provided by EZ GO, the golf car manufacturer for our new fleet on order. Each golf car and its charger are required to have their own dedicated 15 amp circuit. Also included in the electrical portion of construction, is general interior and exterior lighting as well as electric outlets to

service the building. For more details on electric service to the metal building, please refer to the quote provided by D&R Construction.

Finally, we believe that the color of the building should match its surroundings and the overall “beach” theme of the Corpus Christi area. We will pick a pastel color to accommodate this objective from the color options provided by the metal building vendor.

Cost of Construction

Demolition of existing structure: \$12,000.00

Cost for additional concrete slab to accommodate 4,000 square feet building and 10’ by 40’ concrete wash pad with drain: \$12,000.00

Capital Steel Building Kit including 50 year warranty on the metal structure and 40 year warranty on the sheeting coating: \$28,104.00

Electrical system to accommodate the manufacturers requirements for 60 electric EZ GO golf cars, lighting, exhaust fan, and general electricity to the building: \$27,000.00

D&R Construction costs to erect the metal building kit with 5 year warranty on workmanship: \$20,600.00

Engineering/Permitting Fees and Windstorm Certificate: \$2,200

Total Project Cost: \$101,904.00

Included as enclosures to this memorandum are the following items:

- Foresight Golf’s metal building bid comparisons
- Capital Steel’s quotation
- Capital Steel’s color options under consideration
- Capital Steel’s features and information document
- Capital Steel 40’ wide X 100’ Long (not to scale) CAD drawing
- D&R – David Rivera construction costs quotation