



AGENDA MEMORANDUM

Future Item for the City Council Meeting of June 13, 2017
Action Item for the City Council Meeting of June 20, 2017

DATE: May 25, 2017

TO: Margie C. Rose, City Manager

THRU: Mark Van Vleck, Assistant City Manager
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<p style="text-align: center;"><u>Construction Contract and Land Acquisition</u> Creek View Drive Extension Bond 2014 Proposition 2</p>
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CAPTION:

Motion authorizing the City Manager, or designee, to execute a construction contract with Max Underground Construction, LLC. of Corpus Christi, Texas in the amount of \$308,720.50 for the Creek View Drive Extension project for the base bid and to execute a land acquisition purchase agreement for \$94,000 with William E. McKinzie, Jr. Family Limited Partnership, and closing costs of \$3,000. (Bond 2014 Proposition 2)

PURPOSE:

The purpose of this Agenda Item is to obtain authority to execute a construction contract for the Creek View Drive Extension project and land acquisition purchase agreements for the required City right of way.

BACKGROUND AND FINDINGS:

Bond 2014 Brochure description: "This project includes extending Creek View Drive to McKinzie Road"

Project Scope:

Creek View Drive is an existing 2-lane roadway in the subdivision with the Tuloso-Midway Primary School that dead ends 400' short of McKinzie Road. The proposed extension to McKinzie Road will allow Creek View Drive to serve as a local collector to improve access and circulation for the neighborhood and school. The extended roadway will match the existing pavement section with one

travel lane in each direction constructed of Hot-Mix Asphalt Concrete (HMAC) pavement with new curb & gutter, ADA compliant sidewalks and utility improvements.

This project was developed with a single base bid. On March 22, 2017, the City received proposals from six (6) bidders and the bids are as follows:

Contractor	Base Bid
MAX Underground Construction, LLC. Corpus Christi, Texas	\$308,720.50
Mako Contracting Corpus Christi, Texas	359,418.00
Ram-Bro Contracting, Inc. Robstown, Texas	400,605.50
JHABORES Construction Company, Inc. Corpus Christi, Texas	448,223.10
A. Ortiz Construction and Paving, Inc. Corpus Christi, Texas	472,157.51
J. Carroll Weaver Sinton, Texas	547,878.84
<i>Engineer's Opinion of Probable Cost</i>	<i>\$314,040.80</i>

This project required land acquisition to extend Creek View Drive to McKinzie Road. The total cost of the land acquisition is \$94,000 with a purchase price of \$61,132.77 for the City right of way (ROW) plus \$32,867.23 resulting from damages and there is an additional \$3,000 in closing costs. The damages are a result of severing the property into two tracts which devalues the total market value of the properties.

ALTERNATIVES:

1. Authorize execution of a construction contract and real estate sales contract. (Recommended)
2. Do not authorize execution of a construction contract and/or a real estate sales contract. (Not Recommended)

OTHER CONSIDERATIONS:

Maverick Engineering, Inc. is the design engineer that was selected for this project under RFQ 2013-01.

CONFORMITY TO CITY POLICY:

Complies with statutory requirements for construction and real estate contracts. Conforms to FY 2016-2017 Street Capital Improvement Planning (CIP) Budget.

EMERGENCY / NON-EMERGENCY:

Not applicable

DEPARTMENTAL CLEARANCES:

Street Department

FINANCIAL IMPACT:

☐ Operating
 ☐ Revenue
 ☒ Capital
 ☐ Not applicable

Fiscal Year 2016-2017	Project to Date Budget and Expenditures	Current Year	Future Years	TOTALS
Budget	\$63,300.00	\$517,750.00		\$581,050.00
Encumbered / Expended Amount	63,300.00			63,300.00
This item (Construction)		308,720.50		308,720.50
This item (Land Acquisition and closing costs)		97,000.00		97,000.00
Future Anticipated Expenditures This Project		83,546.50		83,546.50
BALANCE	0	\$28,483		\$28,483

Fund(s): Street Bond 2014, Proposition Two and Utilities CIP

Comments: N/A

RECOMMENDATION:

City staff and Maverick Engineering, Inc. recommend the construction contract be awarded to Max Underground Construction, LLC. in the amount of \$308,720.50 for the base bid and a real estate sales contract for \$94,000 be executed with William E. McKinzie, Jr. Family Limited Partnership for the Creek View Drive Extension project.

LIST OF SUPPORTING DOCUMENTS:

Project Budget
 Location Map
 Presentation
 Form (2)1295
 Letter of Recommendation
 Real Estate Sales Contract