



## **AGENDA MEMORANDUM**

Action Item for the City Council Meeting of July 23, 2019

**DATE:** June 6, 2019

**TO:** Peter Zaroni, City Manager

**THRU:** Mark Van Vleck, Assistant City Manager  
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**FROM:** Jeff H. Edmonds, P. E., Director of Engineering Services  
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**Construction Contract**  
**Packery Channel Pavilion Boat Launch**  
**(TIRZ No. 2)**

**CAPTION:**

Motion awarding a contract to CGC General Contractors, Inc. of San Antonio, Texas for construction of a covered pavilion associated with the Packery Channel Pavilion Boat Launch project in the amount of \$218,387.70 for the base bid with funding available from the Tax Increment Reinvestment Zone #2.

**PURPOSE:**

This item authorizes award of a construction contract for a new covered pavilion adjacent to the Packery Channel Boat Launch.

**BACKGROUND AND FINDINGS:**

This project will create a shaded, programmable space that can be used for private and organized events, such as fishing tournaments. This project has been reviewed and approved by ISAC and the TIRZ No. 2 Board and is included in the approved TIRZ No. 2 Project Plan.

This contract provides for construction of a new 60' x 30' open air pavilion. The scope includes:

- Site grading and compaction for required drainage improvements
- Finished concrete foundation
- ADA compliant sidewalk connecting new pavilion to existing parking lot
- Treated wood structure framing for the 60' x 30' pavilion
- 30-year asphalt shingle roof
- Miscellaneous electrical and interior lighting (controlled)

The project was developed with one Base Bid plus one Additive Alternate as described below:

**Base Bid** – 60' x 30' covered pavilion with associated components listed above.

**Additive Alternate No. 1** – Addition of twelve (12) 3' wide x 15' long wooden sunscreen structures that run the full length and width of all four sides of the structure. This alternative is not being recommended due to cost.

On April 24<sup>th</sup>, 2019 the City received proposals from four (4) bidders. One bidder was determined to be non-responsive and not considered. A summary of the bids is provided below:

<b>BID SUMMARY</b>			
<b>CONTRACTOR</b>	<b>BASE BID</b>	<b>ADD. ALT. 1</b>	<b>TOTAL BID</b>
<b>CGC General Contractors San Antonio, TX</b>	<b>\$218,387.70</b>	<b>\$9,840.00</b>	<b>\$228,227.70</b>
Coast to Coast Construction Corpus Christi, TX	\$229,180.00	\$4,800.00	\$233,980.00
Geofill Schertz, TX	\$299,700.00	\$3,600.00	\$303,300.00
<del>Make Contracting, LLC Corpus Christi, TX</del>	<del>\$225,033.19</del>	<del>Did not submit bid</del>	<del>\$225,033.19</del>
<b><i>Engineer's Opinion of Probable Cost</i></b>	<b><i>\$211,682.10</i></b>	<b><i>\$24,000.00</i></b>	<b><i>\$235,682.10</i></b>

Based on Engineering Services policy for award recommendations, the lowest responsive and responsible bidder is CGC General Contractors.

**ALTERNATIVES:**

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

**CONFORMITY TO CITY POLICY:**

Complies with statutory requirements for construction contract procurement. Conforms to FY 2019 Capital Improvement Planning (CIP) Budget.

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Parks and Recreation

**FINANCIAL IMPACT:**☐ Operating☐ Revenue☒ **Capital**☐ Not applicable

<b>Fiscal Year 2018-2019</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Budget		273,000.00		273,000.00
Encumbered / Expended Amount		24,000.00		24,000.00
<b>This item</b>		<b>218,387.70</b>		<b>218,387.70</b>
Future Anticipated Expenditures This Project		30,612.30		30,612.30
<b>BALANCE</b>		<b>0</b>		<b>0</b>

Fund(s): Fund 3278 Pack Ch Proj TIF 2

**Funding Detail:**

Fund: Packery Ch Proj TIF #2 (Fund 3278)

Mission Element: 717

Organization/Activity: 18144-A-3278-EXP

Project # (CIP Only):18144A

Account: 550910

**COMMENTS:**

On June 10, 2019, the Tax Increment Reinvestment Zone (TIRZ) #2 recommended and approved an amendment to the TIRZ #2 Project and Financing Plan to increase the budget for this project by \$23,000, for a total budget of \$273,000, shown above.

**RECOMMENDATION:**

Staff and Dykema Architects, Inc. recommend awarding a construction contract to CGC General Contractors, Inc. for the base bid only. Additive Alternate is not recommended due to available funding limitations.

**LIST OF SUPPORTING DOCUMENTS:**

Project Budget

Location Map

Presentation

Letter of Recommendation

Bid Tab