



## **AGENDA MEMORANDUM**

December 9, 2019

### **Corpus Christi Business and Job Development Board Meeting Action**

**DATE:** November 21, 2019

**TO:** President and Honorable Board Members,  
Corpus Christi Business and Job Development Corporation

**THROUGH:** Peter Zaroni, Executive Director

**FROM:** Jeff H. Edmonds, P. E., Director of Engineering Services  
jeffrey@cctexas.com  
(361) 826-3851

Kim Baker, Director of Contracts and Procurement  
kimb2@cctexas.com  
(361) 826-3169

Esther Velazquez, Assistant to the Director  
EstherV@cctexas.com  
(361) 826-3093

<p><b>Comprehensive Facility Assessments</b> <b>Art Center of Corpus Christi and Art Museum of South Texas</b></p>
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#### **CAPTION:**

Motion authorizing the expenditure of \$82,710 from Type A Seawall Sales Tax Fund 1120 and recommending City Council approval of an Ordinance to amend the Operating and CIP Budget and additionally recommending City Council approval of two contracts for comprehensive facility assessments by LNV, Inc. in the amounts of \$29,880 for the Art Center of Corpus Christi and \$52,830 for the Art Museum of South Texas.

#### **SUMMARY:**

This contract authorizes a comprehensive assessment of the structural/electrical/mechanical integrity of two city-owned facilities located on the City's bayfront. The comprehensive building assessments will engage a team of design professionals to document all observable deficiencies within the building system. The assessment will include damage assessments, root cause determinations and probable costs for corrective actions. The assessment team will be composed of an architect, structural consultant, mechanical/electrical/plumbing engineer, and a roofing consultant.

#### **BACKGROUND AND PURPOSE:**

##### **ART CENTER:**

City staff conducted a limited building assessment of the two facilities and noted the Art Center was experiencing persistent water leaks, and mechanical equipment deficiencies. Water damage was observed in the ceiling at the public entrance, public areas, electrical panel, kitchen, and in storage

rooms. Mechanical equipment deficiencies were causing excess condensation and contributing to some of the water damage observed. The root causes of the damage must be addressed in a timely manner in order to avoid exponential growth in damage and cost, and potential damage to the exhibits.

The Art Center, located along Shoreline Blvd. between Cooper's Alley and John Sartain Street, was built in 1941 as a United States Organization (USO) facility and later served as a City Hall Annex and a County Tax office. In 1983, the City purchased the building from the county and established the Art Community Center. Each year nearly 200,000 people visit The Art Center's 25,000 sf facility. The Art Center of Corpus Christi is a 501(c)3 non-profit organization and relies on individual donations, dues, along with foundation grants to support the "free admission for everyone every day" policy, outreach programs and affordable art education programs open to all.

#### **ART MUSEUM of SOUTH TEXAS:**

The Art Museum of South Texas has been through several partial building assessments and building related investigations in recent years. These include an elevator assessment and roof leak investigation, which triggered roof repairs and an elevator modernization project. The investigation uncovered damage to the concrete party deck, and a pattern of leaks at lower corners of roof mounted skylights, and corrosion to the roof plumbing system. The museum shares centralized mechanical thermal energy storage (TESS) system and automated system controls with the Corpus Christi Museum of Science and History, the Harbor Playhouse, the American Bank Center, and the Selena Auditorium. This system is inefficient, out-of-date and unreliable, and was part of a feasibility study to make the system more efficient and modernized. Some work was performed on the centralized system which may have affected the museum's mechanical capabilities and efficiency. Inefficient mechanical systems may become the root cause of water damage, mold, excess electrical consumption amongst other issues. These issues need to be investigated and addressed in a timely manner to protect the museum's displays and exhibits.

The Art Museum of South Texas is in the Corpus Christi Bayfront and it is part of the Science Entertainment and Arts (SEA) District. The original building was completed in 1972 and an addition in 2006 brings the museum to a total of 60,000 square feet of gallery space, restaurant, gift shop, office, digital classroom and storage. The Museum, which is affiliated with Texas A&M University-Corpus Christi., permanently houses collection of approximately 1,700 works of art.

#### **PROJECT TIMELINE:**

<b>2020</b>				<b>TO BE DETERMINED</b>						
<b>J</b>	<b>F</b>	<b>M</b>	<b>A</b>							
<b>Assessment</b>				<b>Design/Construction</b>						

If approved by City Council in the January 2020 timeframe, a notice to proceed will be issued and the assessments should be complete April 2020. Plans for any future design and construction work will be taken under consideration at that time.

#### **COMPETITIVE SOLICITATION PROCESS**

LVN was selected for the Comprehensive Facilities Improvements project in February 2019 under RFQ 2018-10. This project was one of four selections that were announced under Group F – Public Buildings, Parks & Facilities Category of the RFQ. Eight firms submitted and eight firms were selected to interview. LVN was one of the highest ranked firms in the Category and this was a desired project.

The selection committee consisted of one representative from the Parks Department and three representatives from Engineering Services. Firms were ranked based on five factors: 1) experience of the firm, 2) experience of the key personnel with specific experience with multiple Bond street programs and local utilities, 3) project approach and management plan, 4) capacity to meet the project requirements and timelines, and 5) past performance.

#### **ALTERNATIVES:**

The Board could not approve this recommendation and the comprehensive facility assessment will not take place at this time. This is not recommended due to the need to protect the properties and exhibits in the City's care.

#### **FISCAL IMPACT:**

If this motion is approved by the Board, an Ordinance to amend the Capital Improvement Program Budget and award two contracts will be presented to the City Council in the January 2020 timeframe. These contracts will provide comprehensive facility assessments to for the Art Center of Corpus Christi in the amount of \$29,880 and the Art Museum of South Texas in the amount of \$52,830 with work begin performed by LVN, Inc. The projects are both located in City Council District 1 and will begin upon the issuance of a notice to proceed. Funds for this project are currently available in the Type A Seawall Sales Tax fund.

Upon completion of the assessments, future design and construction work will be discussed and potential funding sources will be identified and appropriated at that time.

#### **FUNDING DETAIL:**

##### **ART CENTER:**

Fund:	<b>Seawall System CIP Fund (Fund 3271)</b>
Mission Element:	Economic Development (ME #707)
Project No.:	Art Center (Project #20123A)
Account:	Outside Consultants (Account #550950)
Activity:	20123-A-3271-EXP
Amount:	\$29,880

##### **ART MUSEUM:**

Fund:	<b>Seawall System CIP Fund (Fund 3271)</b>
Mission Element:	Economic Development (ME #707)
Project No.:	Art Museum (Project #20122A)
Account:	Outside Consultants (Account #550950)
Activity:	20122-A-3271-EXP
Amount:	\$52,830

#### **RECOMMENDATION:**

Staff recommends approval of the motion as presented. Upon Board approval, an Agenda Item will be presented to the City Council for their approval in the January 2020 time frame.

#### **LIST OF SUPPORTING DOCUMENTS:**

Ordinance to be presented to City Council  
Location Maps  
Assessment Contracts