



AGENDA MEMORANDUM

January 11, 2021

Corpus Christi Business and Job Development Board Meeting

DATE: December 22, 2020

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

THROUGH: Peter Zanoni, City Manager

FROM: J.H. Edmonds, P.E., Director of Engineering Services
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UPDATE

Engineering Services Quarterly Project Update

STAFF PRESENTER(S):

<u>Name</u>	<u>Title/Position</u>	<u>Department</u>
1. Jeff H. Edmonds, P.E.	Director	Engineering Services

OUTSIDE PRESENTER(S):

None.

BACKGROUND:

The current active projects are listed below with the quarterly activity shown.

PROGRESS FROM PREVIOUS MEETING:

1. Art Center and Art Museum Repairs and Improvements - The needed repairs and improvements will be broken into multiple procurements. Asset Management plans to address some elements of the scope with on-call maintenance contracts. Other elements will be contracted using the City's FMAC contractors. All work should be contracted in FY2021.
2. Seawall Capital Repairs – The project was advertised for re-bid. Bids to be opened on January 06, 2021.
3. Restoration of SEA District Water Features – Project will be split into two projects. Shoreline Fountains and Water Garden to bid separately.

- Water Garden – The funding for this project was not approved in the Seawall CIP. The City commissioned a value engineering exercise to determine if project cost could be reduced. The engineer's estimate has been reduced by over one third. No decision has been made yet over how to fund the project.
 - Shoreline Fountain – The project is being pursued as a maintenance and repair project using on-call maintenance contractors. This approach should result in savings over a design-bid-build approach.
4. McGee Beach Nourishment/Boat Basin Dredging and Repairs on Marina Breakwater at McGee Beach – Final plan approved by PoCCA. The project will be advertised for bids in February 2021.
 5. Salt Flats Levee Improvements – Design was temporarily suspended due to interferences with the Harbor Bridge. Progress has resumed and the 60% design submittal is due on January 22, 2021.
 6. Floodwall Upgrades at Science Museum and USACE Building – This project was approved by Type A Board on August 17, 2020. The underlying real estate is owned by USACE and PoCCA. City leadership wishes to engage with USACE and PoCCA about future plans before initiating design. FEMA has also recently published a draft FIRM with a favorable BFE.
 7. Comprehensive Feasibility Study for Seawall CIP – A summary of the HDR, Inc., approved feasibility studies are listed in the Project Summaries.

PROJECT SUMMARIES:

1. Art Center and Art Museum Repairs and Improvements (Design):

- **Budget:**

Art Centre Repairs & Improvements: \$2,750,000
Art Museum Improvements: \$1,500,000

COMPLETED TO DATE:

- Feasibility studies for both the projects.

NEXT STEPS:

- The needed repairs and improvements will be broken into multiple procurements. Asset Management plans to address some elements of the scope with on-call maintenance contracts. Other elements will be contracted using the City's FMAC contractors. All work should be contracted in FY2021.

2. Seawall Capital Repairs (Design):

- **Budget: \$1,700,000**

- **Design Contract Approved by Type A: October 2018**
- **Design Contract Approved by City Council: October 2018**
- **Estimated time of Completion: September 2021**

COMPLETED TO DATE:

- Consultant inspected Seawall to determine required repairs.
- Presented inspection findings to the Type A Board at the April 2018 meeting.
- Design contract with Munoz Engineering for required repairs approved by the Type A Board and City Council in October 2018.
- 60% Design submitted for City review on 01/07/19.
- Anticipated schedule is to bid the plans starting in August 2019, with construction starting in late fall 2019.
- 90% Submittal behind schedule; working with Consultant to get the submittal completed.
 - Additional scope may be added – the street retaining walls where Peoples, Lawrence, and Coopers Alley cut through the seawall also need repairs. Contract amendment pending. Additional scope will affect project schedule.
- 90% Submittal received 07/29/19; reviewed by City staff, and comments provided to the AE.
- AE & City Utilities working to identify the cause of Mirador water fountains not working. Required repairs will be incorporated into the plans.
- 100% submittal received September 13, 2019.
- Final Design completed in January 2020.
- Project is currently advertised for bid. Bid opening scheduled for March 4, 2020.
- Bid opening held on March 4, 2020.
- Bids rejected due to contractor's performance.

NEXT STEPS:

- The project was advertised for re-bid. Bids to be opened on January 06, 2021.

3. Restoration of SEA District Water Features (Design):

- **Budget: \$1,400,000**
- **Design Contract Approved by Type A: December 2018**
- **Design Contract Approved by City Council: May 2019**
- **Design Completed: January 2020**

COMPLETED TO DATE:

- This project will restore the SEA District water features (Water Garden Fountain and Bayfront Fountain) by correcting electrical, mechanical and other problems to restore the maintenance and operability of both features.
- Design contract negotiated; approved by the Type A Board in December 2018.

- Design contract scheduled for City Council review and approval (second reading) on February 12, 2019.
- Contract on hold. Reviewing temporary options that will work with the long-term solution.
- City Council approved the Design contract in May 2019.
- Notice to Proceed issued on June 4, 2019.
- Draft Engineering Letter Report submitted for City review on August 2, 2019.
- Final Engineering Letter Report submitted August 21, 2019
- New Opinion of Probable Construction Cost (OPCC)
 - Base Bid - \$3.57M
 - Water Gardens Fountain - \$2.95M
 - Bayfront Park Fountain - \$600,000
 - Bayfront Park Kiosk and Wind Features - \$45,000
 - Alternates - \$1.33M
- Design Notice to Proceed issued August 26, 2019
- Project is currently advertising for construction.
- Bid opening was April 15, 2020. Only one incomplete, non-responsible, bid was received.

NEXT STEPS:

- Water Garden – The funding for this project was not approved in the Seawall CIP. The City commissioned a value engineering exercise to determine if project cost could be reduced. The engineer's estimate has been reduced by over one third. No decision has been made yet over how to fund the project.
- Shoreline Fountain – The project is being pursued as a maintenance and repair project using on-call maintenance contractors. This approach should result in savings over a design-bid-build approach.

4. McGee Beach Nourishment/ Boat Basin Dredging Project (Design):

- **Budget: \$2,700,000**
- **Design Contract Approved by Type A: August 2018**
- **Design Contract Approved by City Council: September 2018**

COMPLETED TO DATE:

- Engineering Services Staff met with Marina staff to discuss the need for dredging within the Marina.
- Recommendation made to amend the "Repair on Marina Breakwater at McGee Beach" project to include dredging in the Marina.
 - Starting with a new contract will make the project easier to track, since these are separate CIP projects, yet still allows for a more economic and cost-

efficient execution of the projects by incorporating the dredging tasks into the plan set with the breakwater repairs.

- Design contract approved by the Type A Board in August 2018.
- Design contract approved by City Council in September 2018.
- Project team coordinated with USACE regarding required permitting on 10/18/18.
- 60% Design submitted for City review on 10/24/18.
- 100% Design submittal delayed - schedule modified to allow time to secure a DMPA site (see discussion below) prior to finalizing the bid documents.
- Scope/budget summary provided with the February update.
 - Plan to bid project with a Base Bid and Additive Alternates.
 - Additive Alternates will only be awarded if funding is available.
 - Project Construction Budget = \$1,050,196
 - Base Bid Construction Estimate = \$1,125,000
 - Additive Alternate Construction Estimate = \$2,977,400
- There is not enough “beach quality” dredge material in the Marina Basin to nourish McGee Beach. All dredged material will be disposed of in another location.
- March 2019 – Amendment Notification Letter submitted to USACE for Modification to Existing McGee Beach Placement Permit.
 - Beach nourishment modification withdrawn because USACE interpreted proposed action not as a simple change, but a change that would require a Standard Individual Permit.
 - The dredge material for this project will not be placed on McGee Beach, so the expense of a Standard Individual Permit was not warranted.
- City staff and Consultant working with the Port of Corpus Christi Authority (POCCA) to secure a Dredge Material Placement Area (DMPA) for the material being removed from the Marina basin.
 - The traditional DMPA's (located closest to the site) are not available due to upcoming dredging projects by the POCCA and USACE.
 - Traditional DMPA's are enclosed on all sides with a levee system.
 - A non-traditional DMPA site is available that might have capacity for both the base and alternate bid quantities. However, the site has not been surveyed in some time and the POCCA is unsure how much capacity is there within the existing partial levee system.
 - This site is only enclosed on 3 sides and sheet flows to the south.
 - Prior to the City placing material, the POCCA requires that the City perform a survey and prepare a placement plan for their review and acceptance along with a Sampling and Analysis Plan (SAP).
 - Some Geotechnical work may be required to confirm that tracked equipment can be used and the existing soil can support this equipment.
 - Depending on the existing levee heights and the amount of material to be placed, a stability analysis might be needed to ensure the levees have adequate stability to support increased soil height behind the levees.
 - Securing an area in advance of Construction ensures the project can be completed (i.e. the Contractor will have a place to take the dredged material).

Not securing a DMPA could result in the dredging portion of the project being deferred to a later date.

- Securing a DMPA site will require an agreement between POCCA and/or USACE and the City, and payment of 90% of the estimated fees up front. Agreements are site dependent.
 - Coordination with POCCA underway; City & POCCA Legal Departments will coordinate to settle on mutually acceptable agreement language.
- Small contract amendment executed to add the DMPA site survey and design to AE's contract. This additional work may impact the overall schedule.
- Dredging permit application submitted to USACE on March 4, 2019; included with the breakwater repair permit request.
 - Response from USACE on March 28, 2019 required some revisions to the submitted application for the dredging portion only.
 - The 2 permit actions were decoupled so the breakwater repair permit could be processed while revisions were made to the dredging portion.
 - Dredging permit approved on August 27, 2019.

Repair on Marina Breakwater at McGee Beach (Design):

- **Budget: \$3,250,000**
- **Design Contract Approved by Type A: February 2018**
- **Design Contract Approved by City Council: March 2018**
- **Estimated time of Completion: Spring 2021**

COMPLETED TO DATE:

- Design contract approved by the Type A Board in February 2018.
- Design contract approved by City Council in March 2018
- Project Kick-off Meeting held on 04/09/18.
- Recommendation made to amend the Repair on Marina Breakwater at McGee Beach project to include dredging in the Marina.
 - Nourishment/Dredging tasks incorporated into this project, but approved through a separate, new contract instead of amending the Breakwater contract. This will make the project easier to track, since these are separate CIP projects, yet still allows for a more economic and cost-efficient execution of the projects by incorporating the dredging tasks into the plan set with the breakwater repairs.
 - Nourishment/Dredging design contract approved by the Type A Board in August 2018.
 - Design contract approved by City Council in September 2018.
 - Project team coordinated with USACE regarding required permitting on 10/18/18.
 - 60% Design submitted for City review on 10/24/18.

- 100% Design submittal delayed - schedule modified to allow time to secure a DMPA site (see discussion for the McGee Beach Nourishment/ Boat Basin Dredging Project) prior to finalizing the bid documents.
- Stakeholders requested modifications to the design; AE reviewing the effect of the requested changes on the permitting that's already been approved, and the design budget/schedule.
- Breakwater Repair permit application submitted to USACE on March 4, 2019; included with the Dredging permit request.
 - Response from USACE on March 28, 2019 required some revisions to the submitted application for the dredging portion only.
 - The 2 permit actions were decoupled so the breakwater repair permit could be processed while revisions were made to the dredging portion.
 - Nationwide Permit Verification received from USACE on July 1, 2019 for the Breakwater Repair portion of the project.
 - Dredged sample material to be tested for contaminations prior to the third-party agreement
 - Finalize third-party agreement between City and Port of Corpus Christi for placement of dredged materials

NEXT STEPS:

- Final plan approved by PoCCA. The project will be advertised for bids in February 2021.

5. Salt Flats Levee Improvements (Design):

- **Budget: \$2,800,000**
- **Design Contract Approved by Type A: September 2019**
- **Design Contract Approved by City Council: October 2019**
- **Estimated Time of Completion: Spring 2021**

COMPLETED TO DATE:

- Selected AE consultant (HDR) requested revisions to contractual provisions. Selected consultant could not come to terms with City standard contract language.
- Project has been re-RFQ'd, and a new consultant selected.
 - Govind Development, LLC selected as the new consultant on February 14, 2019.
 - Contract negotiations started in April 2019.
 - Small contract will not be processed and executed.
- Design contract negotiated; on the September 2019 Type A Board agenda for review and approval.
 - September 2019 - Type A Board approved the design contract, and recommended City Council approval.
 - City Council approved the design contract on October 15, 2019. Notice to Proceed issued.

- First submittal anticipated for mid-March 2019.
- A technical memorandum was submitted on April 15, 2020.

NEXT STEPS:

- Design was temporarily suspended due to interferences with the Harbor Bridge. Progress has resumed and the 60% design submittal is due on January 22, 2021.

6. Floodwall Upgrades at Science Museum and USACE Building (Contract Negotiations):

- **Budget: \$3,250,000**
- **Approved by Type A: August 2018**
- **Approved by City Council: September 2018**
- **Estimated time of Completion: Fall 2022**

COMPLETED TO DATE:

- Provides a new floodwall (or a coastal structure) that extends from the Promenade under the Harbor Bridge to the USACE Bulkhead, with backfill in the triangular area between the new wall and existing wall location.
- Selected AE consultant (HDR) requested revisions to contractual provisions. Selected consultant could not come to terms with City standard contract language.
- Project has been re-RFQ'd, and a new consultant will be selected.
 - Jacobs Engineering Group, Inc. selected as the new consultant on February 14, 2019.
 - Contract negotiations anticipated to be initiated in March 2019.
- The project scope may be expanded to include the area in front of the USACE building.
- City and POCCA staff continue coordination efforts regarding proposed location of floodwall on POCCA owned property.
 - Meeting scheduled with POCCA on 02/08/19 to discuss their new building and coordinating with this project.
- City anticipates executed a small contract with Jacobs to get the project started. A large contract amendment will follow for the full design and construction phase services.
 - Small contract executed in July 2019.
 - Large contract amendment will need to be approved by the Type A Board and City Council.
- Coordination meetings with POCCA:
 - May 15, 2019 - discuss development of Port owned property and coordination with City's plans.
 - July 12, 2019– discuss specific site layout concepts and opportunities/strategies for collaboration.
- Coordination meetings with SEA District Stakeholders:
 - Meeting held with SEA District stakeholders in August 29, 2019.
 - Planning stakeholder meetings for October 2019.

- Design contract has been negotiated with Jacobs.
- A stakeholder meeting is scheduled to have consensus with the project scope and timeline.

NEXT STEPS:

- This project was approved by Type A Board on August 17, 2020. The underlying real estate is owned by USACE and PoCCA. City leadership wishes to engage with USACE and PoCCA about future plans before initiating design. FEMA has also recently published a draft FIRM with a favorable BFE.

7. Comprehensive Feasibility Study for Seawall (Contract Negotiations):

- **Budget: \$3,750,000**
- **Approved by Type A: August 2018**
- **Approved by City Council: September 2018**
- **Estimated time of Completion: TBD**

COMPLETED TO DATE:

- This project will identify project needs and prioritization to develop a strategic short and long-term Capital Improvement Plan (CIP). The last effort to develop a comprehensive CIP for Type A projects was completed 10 years ago. The selected firm will conduct workshops with stakeholders, and deliverables will include project descriptions and budgetary cost estimates for all selected projects.
- HDR Engineering, Inc. selected as the consultant on February 14, 2019.
- Contract negotiations initiated in October 2019. Contract taken to Type A Board in December 2019.
- Contract awarded in January 2020.
- Project nominations forms have been received.
- Nine proposals received from HDR for Seawall feasibility studies. Staff negotiating cost of proposals.
- Summary of Task Orders
 - TO 1 – New Boat Haul Out/Office/Retail Facilities
 - Project Scope: Construction of a replacement Boat Haul-Out to include maintenance, shop, storage, staff support, and vendor work areas on the first floor, with administration, support, and retail opportunities on the second floor.
 - OPCC: \$6,208,200.00
 - Marina requested additional work associated with this Task Order to include:
 - Develop concept design for replacement of existing finger piers on south side of Coopers Alley adjacent to Boat Haulout Facility.
 - Develop OPCC for demolition of existing piers and construction of new piers.

- Incorporate sketches of new piers into the New Boat Haul Out facility conceptual plan.
- TO 2 – New Cooper’s Alley Boater’s Facility and Public Restroom
 - Project Scope: Construction of a replacement Cooper’s Alley Boater’s Facility. The Cooper’s Alley Boater’s Facility will be designed to include boater support such as restrooms, showers, laundry, and an ice machine.
 - OPCC: \$3,996,000.00
 - Marina requested additional work associated with this Task Order to include:
 - Add Yacht berth to either north end of end cap of Pier A for Bay Yacht Club’s 90’ vessel.
 - Add electrical service for yacht to OPCC.
 - Breakout L Pier in a separate OPCC.
- TO 3 – Replace Piers A, B, C, D, and L
 - Project Scope: Piers A, B, C and D will be replaced with new floating piers, similar to those at Piers E, F, G and H. Pier L will be reconfigured eliminating the existing access directly from the Yacht Club. All access will be through a City-controlled access gate located immediately south of the Yacht Club. Marina staff have expressed a preference for exposed aggregate, precast concrete pavers (similar to those currently used at Piers S, T and U), in lieu of the existing wooden deck boards. The wooden deck boards have a tendency to warp over time, and fasteners have a history of working their way out of the supporting wood framing, requiring significant maintenance. The precast concrete deck panels provide a more skid-resistant surface, and are easier to replace if damaged. All five piers will be fitted with new Dockside Utilities, including potable water, sanitary sewer, dry-pipe firewater, electrical service, and lighting.
 - OPCC: \$13,904,800.00
- TO 4 – Replace Peoples Street Boardwalk
 - Project Scope: Complete reconstruction of the Peoples Street Boardwalk to include demolition of existing boardwalk and finger piers, concrete and timber pilings, new boardwalk, and new finger piers. Project will also include water and electrical utilities.
 - OPCC: \$7,163,520.00
- TO 5 – Replace Lawrence Street T-Head Finger Piers
 - Project Scope: Complete reconstruction of the Lawrence Street Finger Piers to also include utilities.
 - OPCC: \$3,421,600
 - Marina requested additional work associated with this Task Order to include:
 - Revise OPCC assuming electrical will be moved below deck outboard of bulkhead.

- Revise OPCC assuming new, more substantial bollards are required for cable railings along bulkhead.
 - Add optional floating dock exhibits.
 - Add optional floating dock to OPCC.
- TO 6 – Marine Survey Services
 - Summary of Findings: Depths within the Marina ranged from 0 feet to 16.6 feet deep. The magnetometer discovered a feature that resembles a pipeline. While no records of a pipeline in the Marina exists, a dive inspection is recommended.
 - OPCC: N/A – Information to be used to develop a dredging feasibility report.

NEXT STEPS:

- Staff to review studies to prioritize improvements.

ATTACHMENTS: Type A Board Presentation