



AGENDA MEMORANDUM

Action Item for the City Council Meeting of February 16, 2021

DATE: February 16, 2021

TO: Peter Zaroni, City Manager

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<p style="text-align: center;"><u>Professional Services Contract</u> O. N. Stevens Water Treatment Plant Filter Building Rehabilitation, Phase II</p>

CAPTION:

Motion awarding a professional services contract to LNV, Inc., Corpus Christi, TX, to provide design, bid, and construction services for office space and other building upgrades to the O.N. Stevens Water Treatment Plant Filter Building 1, located in Council District 1, in an amount not to exceed \$179,998.00, with FY 2021 funding available from the Water 2020 Capital Improvement Program Fund.

SUMMARY:

This motion awards a professional services contract to provide for design, bid, and construction services for office space and other building upgrades to the O.N. Stevens Water Treatment Plant (ONSWTP) Filter Building 1. This contract will implement the modifications and upgrade recommendations and will build on the work completed under the ONSWTP Filter Building Expansion Feasibility Assessment conducted in 2018.

BACKGROUND AND FINDINGS:

The ONSWTP provides treated drinking water to the City of Corpus Christi. The ONSWTP consists of treatment facilities and chemical storage units as well as office buildings to serve plant operators and City staff. The City has been looking to allocate additional office space to serve the growing Water Quality team and Water Treatment Operations team on site.

In May 2018, LNV performed a preliminary walk-thorough assessment of the exterior and interior of Filter Building 1 under the ONSWTP Filter Building Expansion Feasibility Assessment project. The assessment was conducted to determine renovation specifications needed to convert the

current space into offices for the Water Quality team and Water Treatment Operations team.

The Filter building 1 is a two-story building, the basement (at ground level) houses mechanical equipment for the filters located to the east of the building and the second floor was used to store basin control consoles which have been moved to another location. Currently, the second floor is vacant. The overall reinforced concrete structure and the exterior of the building envelope are in sound condition. The proposed renovation will create approximately 5,376 square feet of administrative office space on the second floor. The newly created office space will be used for approximately 17 employees including the SCADA lab, separate Water Quality teams and Water Treatment Operations teams, crew spaces, a library, break room, restrooms and mechanical/electrical support spaces. All modifications to Filter Building 1, both interior and exterior, will match the construction finishes used at the adjacent Filter Building 2.

This contract provides for design, bid and construction phase services. The project will consist of mechanical, plumbing and electrical systems (MEP). In addition to MEP, a new egress system, new fire sprinkler, and insulation to the bottom of existing second floor concrete (basement ceiling) will be implemented.

PROJECT TIMELINE

2021										2022								
M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S
Design						Bid/ Award				Construction								

Projected schedule reflects City Council award in February 2021 with design completion in August 2021. Construction is anticipated to begin in December 2021 with a duration of 10 months and completion in September 2022.

COMPETITIVE SOLICITATION PROCESS:

LVN, Inc. was selected for Transportation and Utilities, Part B Utilities Projects in February 2019 under RFQ 2018-10. ONSWTP Filter Building Rehabilitation – Phase 2 was one of seven selections that were announced under the Utility Projects Category of the RFQ.

LVN, Inc. was selected from three (3) applicants for this project. The selection committee was comprised with representatives from the Utilities Department and Engineering Services. The final evaluation ranked LVN, Inc. the highest and recommended the firm as most qualified based on five factors: 1) experience of the firm, 2) experience of the key personnel with specific experience in wells, treatment facilities, pump stations, water storage tanks, transmission mains and distribution systems, 3) project approach and management plan, 4) capacity to meet the project requirements and timelines, and 5) past performance.

LVN, Inc. has work on City projects since 2008. LVN has completed projects such as the North Padre Island Beach Maintenance Facility, City Hall Exterior Façade and Roof Assessment, American Bank Center – New VIP Bar & VIP Lounge, CCAD Security Enclave Project, and Fire Station #1 Re-roof and Limited Façade Repairs.

ALTERNATIVES:

Filter Building 1 will remain vacant and additional office space for the water treatment plant staff would not be constructed. The department will have to search for alternate office space.

FISCAL IMPACT:

The fiscal impact in FY 2021 is an amount of \$179,998.00 with funding available from the Water 2020 CIP Fund.

FUNDING DETAIL:

The Capital Improvement Program (CIP) shows the project is planned for FY 2021. The project is ready to be implemented and the expenditures shown reflect the CIP.

Fund: **Water 2020 CIP (Fund 4099)**
Mission Elem: Water Distribution (041)
Project: ONSWTP Filter Building Rehab, Phase 2 (20094A)
Account: Design (550950)
Activity: 20094-A-4099-EXP
Amount \$179,998

RECOMMENDATION:

City staff recommends award of the professional services contract in the amount of \$179,998 to LNV, Inc. The design phase is planned to begin in May 2020 with completion estimated 6 months after notice. The construction phase is planned to start in February 2021 and end in October 2021.

LIST OF SUPPORTING DOCUMENTS:

Location and Vicinity Maps
Contract