



AGENDA MEMORANDUM

Action Item for the City Council Meeting of March 23, 2021

DATE: March 23, 2021

TO: Peter Zanon, City Manager

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Professional Services Contract
Bond 2020 Program Proposition C – Public Safety
Police Training Academy (Design Only)

CAPTION:

Motion authorizing the award of a professional services contract to Turner Ramirez & Associates, Inc., Corpus Christi, Texas, to provide design, bid, and construction phase services for the Bond 2020 Police Training Academy project, located at the Del Mar South Campus in Council District 5, in a total amount of \$1,056,100.00, with FY 2021 funding approved and available from Bond 2020.

SUMMARY:

This item is for the approval of a professional services contract for the design of the Bond 2020 Police Training Academy project. This project is to design a turn-key complex that includes space for applied instruction, physical training, and all the necessary supporting utilities including water, wastewater, electrical infrastructure.

BACKGROUND AND FINDINGS:

On November 3, 2020 voters approved the City of Corpus Christi's Bond 2020 Program for a total of \$75 million with 42 projects. The propositions passed on election day include projects for streets, parks, and public safety improvements.

Proposition C – Public Safety projects includes a total of two projects, Police Training Academy design only and Fire Station # 3 land acquisition and design only for \$2 million. The public safety projects are located in Council District 1 and 5.

The City of Corpus Christi Police Department (CCPD) training began in the 1950's. The Police Department training academy provides training to cadets and in-service officers. To date, 80 cadet classes have graduated from the training program. The current CCPD training facility was

purchased by the City in October 1981 and is located at 4510 Corona Drive. The 8,160 square foot facility is used for classroom training. It originally served not only as a training facility, but as an indoor firing range for pistol qualifications. The range was later modified to offices and classrooms. An old warehouse on the property is used as a physical fitness training area. The current property and facility do not have adequate parking spaces and restroom facilities. Currently, CCPD leases the parking spaces from the surrounding business for approximately \$10,000 per year and rents the portable restrooms and hand washing stations for approximately \$4,000 per year. The number of cadets and in-service officers attending the training academy has grown from a force of 306 cadets/officers in 1981 to 456 cadets/officers today. Overall, the facility does not have the capacity to accommodate CCPD's growing needs for its force.

This council item is for the design of a new Police Training Academy complex at the Del Mar South Campus. This project involves the development of design plans for the facility and is anticipated to be in the area range of 24,000 to 27,000. The current conceptual design includes a two-story building with the following: large training classrooms, administrative offices, resource room, research library, breakroom, physical training spaces to include locker rooms and showers, an outdoor running track, and secure Patrol Car parking. The buildings will be constructed on approximately five acres located on the west portion of the Del Mar South Campus location (Yorktown & Roddfield). City Council approved a 20-year lease agreement with Del Mar College for the use of the five acres on the south side campus on November 10, 2020. This new facility will be designed to maintain the current Del Mar campus aesthetics for a unified and cohesive campus.

Additionally, there are costs savings and partnership benefits to the police training academy location at Del Mar College South Campus. The preconstruction feasibility studies for this project have been completed and paid for by Del Mar College. These include a traffic impact analysis, environmental studies, and a geotechnical study. The Police Training Academy can be utilized not only for the training of cadets but also as a training resource hub for other Coastal Bend police agencies. All supporting utilities infrastructure (water, wastewater, electrical) will be included with this project. The project will also provide for fixtures, furnishing, and equipment necessary for a complete and usable facility. Lastly, its location on campus is exemplary for promoting and encouraging cadets to pursue continuing education.

The project construction project budget is estimated at approximately \$11,000,000.00.

COMPETITIVE SOLICITATION PROCESS:

On December 28, 2020, the Contracts and Procurement Department issued a Request for Qualifications for engineering services with the RFQ Number 3049 for Professional Engineering Services Bond 2020 Facilities and Parks & 2021 CIP Projects. The City received a total of 13 Statements of Qualifications. The selection committee consisted of representatives from Engineering Services, Asset Management, and the City Manager's Office (non-scoring member). On March 5, 2021, the selection committee conducted interviews for two of the firms that were recommended by the evaluation committee. Firms were ranked based on five factors: 1) firm's experience and qualifications of firm; 2) team's experience and qualifications; 3) understanding of project scope based on understanding of scope of services, ability to maintain schedules, cost and quality controls.

Turner Ramirez & Associates, Inc. has previously worked on several projects for City like Corpus Christi Police Department re-roof and miscellaneous renovations, La Retama Park improvements, Gas Department Warehouse renovations, West Guth Pool renovations and West Guth Park. The firm designed the new Del Mar College South Side Campus building which is currently in construction. The firm has also completed several similar projects such as designing the Workforce Development Center located at Del Mar College, Austin Armed Forces Reserve

Center & Joint Vehicle Maintenance Facility in Austin, TX, and the new Texas State Aquarium Wildlife Rescue Center.

ALTERNATIVES:

The alternative is for staff to reject the proposal and re-solicit for the design of the police training academy. This would delay the project.

FISCAL IMPACT:

The fiscal impact in FY2021 is an amount of \$1,056,100.00 with funding available from Bond 2020 funds for this project.

FUNDING DETAIL:

Fund:	Police Bond 2020 Fund (Fund 3344)
Mission Elem:	Law Enforcement (151)
Project:	Police Training Academy (21086)
Account:	Outside Consultants (550950)
Activity:	21086-3344-EXP
Amount	\$1,056,100.00

RECOMMENDATION:

Staff recommends that City Council authorize the award to Turner Ramirez & Associates, Inc. for the design of the Police Training Academy.

LIST OF SUPPORTING DOCUMENTS:

Location and Vicinity Map
Contract