



MEMORANDUM OF ADDITIONAL ASSESSMENT

Design-Build Services for Bayshore Park

TO: Short-Listed Respondents

FROM: Valerie H. Gray, P.E., Executive Director of Public Works
J. H. Edmonds, P.E., Director of Capital Programs
Jerry Shoemaker, P.E. Senior Program Manager

DATE: September 8, 2015

SUBJECT: REQUEST OF PROPOSAL (RFP) FOR STEP 3 - RFQ No. 2015-05 SECTION IV. EVALUATION AND SELECTION OF DESIGN-BUILD FIRMS

Based on the City's evaluation of the submitted SOQ's requested in RFQ 2015-05, the City has qualified the following Respondents and teamed Sub-Consultants, listed alphabetically, for further assessment:

- Fulton Coastcon General Contractors
- KJM Commercial Construction

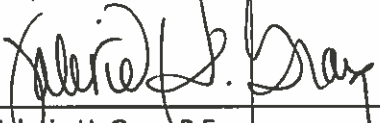
Each Respondent listed above is requested to submit a Proposal, specific to the project requirements included herein, in accordance with the terms and conditions included herein. Detailed instruction for preparing the Proposal is provided herein, including a description of the format and level of completeness. Shortlisted respondents will NOT be paid a fee, reimbursement or allowance for the preparation of the Proposal.

The following special instructions shall apply:

- Interested Respondents shall submit seven (7) hardcopies of the Proposal. The Proposal will be sealed and delivered to the City at the time and place specified herein. In accordance with Sec. 2269.307 and Sec.2269.308 of the Government Code, the City shall select the design-build firm that submits the proposal offering the best value for the City on the basis of the published selection criteria and on its ranking evaluations. Points will be assigned equal to the weighting as identified in the Request for Proposal of RFQ NO. 2015-05.

- Respondents shall submit the Proposal in sealed envelopes/boxes (identified specifically as Proposal) and marked "PROPOSAL FOR DESIGN-BUILD SERVICES FOR BAYSHORE PARK."
- The Proposal must be physically received and time-stamped in the City Secretary's Office, 1st Floor, City Hall, 1201 Leopard Street, Corpus Christi, Texas 78401 by 2:00 p.m., Friday, October 9, 2015. No Proposal will be accepted after this date and time.
- No matter which method of delivery a Respondent chooses (United States Postal Service, courier, hand delivery, or other) to submit their proposal, it is the Respondent's responsibility to ensure that each is actually received and time-stamped in the City Secretary's Office, 1st Floor, City Hall by the deadline specified above.
- The Respondent retains all rights to the work product submitted in the Proposal. The City may not release or disclose to any person, including the successful design-build team, the work product contained in an unsuccessful proposal. The City shall return all copies of the proposal and other information submitted to ALL unsuccessful Respondents.
- The City will not be bound under any agreement until the City Manager or designee signs the contract (and, in addition, only unless the person authorized to bind the Respondent actually signs the contract).
- A copy of the proposed Design – Build Agreement with all Terms and Conditions will be made available on CivCast (www.civcastusa.com) under RFQ 2015-05 Design Build Services for Bayshore Park.

Jeffrey Edmonds, P.E., Director of Capital Programs at (361) 826-3500, 1201 Leopard Street, 3rd Floor City Hall, Corpus Christi, TX 78401 is the Independent Representative for Procurement for this project.


 Valerie H. Gray, P.E.
 Executive Director of Public Works

Copy: Jerry Shoemaker, P.E., Senior Program Manager of Capital Programs, City of Corpus Christi, TX
 Jeffrey Edmonds, P.E., Director of Capital Programs, City of Corpus Christi, TX

Attached:

- 1) Request for Proposal
- 2) Revised Procurement Schedule
- 3) Public Comments and Suggestions – Compilation
- 4) Original drawings – K. Hill (Citizen)

Request for Proposal (RFP) Design-Build Services for Bayshore Park

GENERAL

As a continuation of RFQ NO. 2015-05, the City of Corpus Christi (City) is requesting ONE PROPOSAL PACKAGE (The Proposal) from the short-listed design-build teams that were selected to provide additional information for further assessment. The short-listed design-build teams were selected on the basis that each is capable of implementing the activities associated with the design, permitting, construction and delivery of a new shop and office facility.

The City's purpose for obtaining the Proposal is to assist in selecting the most qualified design-build team to prepare construction documents and project specifications; obtain all required permitting; procure and provide all necessary building components, equipment and materials; and construct and deliver the proposed new shop and office facility. All final construction documents and specifications as well as final as-built drawings must be sealed and signed by an engineer licensed in the State of Texas. The design-build team will be responsible for all necessary governmental permits, complying with all Federal, State and environmental laws including acceptance by the Railroad Commission of Texas, City of Corpus Christi and the Texas Department of Licensing and Regulation (TDLR). The geotechnical investigation report was provided to the design-build for reference; however, the design-build team will still be responsible for any pre-design testing any and all geotechnical design criteria/sub-systems/utilities and other appurtenances required for the successful design and construction completion. Additionally, the Respondent shall incur all costs associated with securing and meeting the terms of all necessary permits.

The intent of the City is to be under contract by December 2015 and construction to be complete such that the Bayshore Park is fully-operational and accessible as soon as possible.

The project budget, as approved by the City of Corpus Christi Capital Improvement Program (CIP) for Fiscal Year 2015-2016 for all design-build costs, contingencies, construction material testing, and miscellaneous costs is fixed as follows:

CIP Budget for Design-Build Costs	\$5,200,000.00
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Subsequent to receipt of the Proposal, the City will decide if a Presentation and Interview is necessary. Should the City allow for Presentations and conduct interviews, Respondent attendance will be mandatory. The Presentation must be led by the proposed Project Manager, with supporting participation by key team members. A maximum of three team members may participate. Each Respondent will have up to twenty five (25) minutes for a Presentation and the Interview (Q&A) will be no longer than thirty (30) minutes. Five (5) minutes will be allowed at the end for Closing Remarks. The total combined time for the Presentation, Interview and Closing Remarks is sixty (60) minutes. Presentation must address:

- Design-Build Team Qualifications and Experience
- Proposal Demonstration
- Ability to Complete Tasks On Time
- Advantageous Key Team Differences

Following the Presentation, the Interview shall also be led by the proposed Project Manager, with supporting participation by key team members. A maximum of three team members may participate. Pre-selected questions will be asked, after which the City may ask additional follow-up questions and questions seeking clarification of responses. All questions will be administered and answered orally. The City may ask up to 20 questions subject to the availability of time. Requests for special accommodations must be made in writing a minimum of three (3) days prior to the Interview. The City will provide all reasonable accommodations to the extent possible. Questions will not be provided in advance.

Should the City decide to conduct interviews and presentations, you will receive a letter advising you of the location, time and specific details.

PROPOSAL EVALUATION CRITERIA (20 Points)

Note: The Texas Coastal Bend region (which includes Corpus Christi) comes into contact with some of the most damaging corrosion environment in the United States. "Aqueous Corrosion" describes the majority of the problems encountered through contact with the saltwater but "Atmospheric Corrosion" should also be recognized as challenging. This natural occurrence must be considered and discussed in all aspects of short term and long term constructability and operational maintenance.

Technical Competence in the Proposal

Each Proposal will address, at a minimum:

- Project Implementation Plan
- Anticipated problems
- Construction safety plan
- Proposed solutions to anticipated problems
- Detailed CPM-like schedule of all work tasks required for station to be fully-operational
- Quality control plan for both Design and Construction phases
- Site development design plan including landscape, utilities, environmental engineering, and list of specifications
- Structural design plan including structural narrative, framing system, foundation form, fire resistance statement, load narrative, windstorm resistance statement and list of specifications
- Park design plan and special events facilities layout and conceptual plan with elevation drawings, architectural narrative, life safety statement, exterior wall assembly, roof assemblies, interior partitions, parking and transportation narrative, ADA requirements, and list of specifications
- Construction management plan

- Construction warranty
- Conceptual engineering shown on 11"x 17" drawings may be provided to demonstrate Respondent's preliminary engineering conception on this facility. If provided, these drawings of the proposed facilities should consider the following:
 - a. Cover Sheet
 - b. General Notes, Legend and Abbreviations
 - c. Existing Conditions – Site Photos
 - d. Conceptual site plan
 - e. Plan view/side elevation for proposed exterior finishes
 - f. Major building materials and layout
 - g. Major MEP equipment layout and components
 - h. Summary of landscaping and park amenities
 - i. List of specifications

[The Outline Specifications should represent the level of quality anticipated by the design-build team. Once again, being resistant to corrosion is paramount for any equipment, fittings, connections, attachments, utilities and any appurtenances. Where possible, the List of Specifications and Materials should address this corrosion effect.]

COSTING METHODOLOGY IN THE PROPOSAL (10 POINTS)
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As per Sec. 2269.307 of the Government Code, the City requests this Proposal to provide additional information regarding demonstrated competence and qualifications, considerations of the safety and long-term durability of the project, the feasibility of implementing the project as proposed, and the ability of the Design-Build Team to meet schedules. **In addition, the City requires the Respondents to provide costing methodology in their proposal.** The costing methodology may include the Design-Build Team's policy on retainage, policy on contingencies, discount for prompt payment, range of costs based on working conditions and expected staffing for administrative duties. The costing methodology should not include the breakdown of fees for each architect or engineer that is a member of the Design-Build Team.

The following must accompany the Proposal:

1. Certification that each architect or engineer that is a member of the Design-Build Team was selected based on demonstrated competence and qualifications as provided by Section 2254.004 of the Government Code.
2. Contingency _____ %
3. Additional cost information:
 - a) Subcontractor markup _____ %
 - b) Contractor field markup _____ %
 - c) Contract home office overhead _____ %
4. Pricing data and GMP will be requested for the Design-Build Contract Negotiation after the highest qualified Respondent is determined. The City will notify the highest qualified Respondent in writing for Design-Build Contract Negotiation. If the City cannot reach an agreement with the highest qualified Respondent through negotiation, the City will, formally

and in writing, notify that Respondent that negotiation have ended. After that, the City will begin negotiation with the second qualified Respondent.

Respondents Acknowledgement

- Respondent proposes and agrees, if their proposal is accepted, to enter into an agreement with the City to perform all Work specified herein for the contract price to be negotiated in accordance with the cost information provided in their Proposal. The Respondent agrees to complete the Work within the contract times established in the Agreement and comply with the all other terms and conditions of the contract documents.
- Respondent accepts all of the terms and conditions of the RFQ 2015-05, including required Payment and Performance Bonds. The negotiated contract price will remain subject to acceptance for 90 days after the contract price negotiation.
- Respondent will accept a provision of the Agreement as to **liquidate damages of \$1,000.00 per day** in the event of its failure to complete the work in accordance with the schedule set forth in the Agreement.
- Respondent acknowledges receipt of the following Addenda:

Addendum No.	Addendum Date	Signature Acknowledging Receipt

RESPONDENT’S REPRESENTATIONS

- The Respondent has visited the Site and become familiar with and is satisfied as to the general, local and Site conditions that may affect cost, progress and performance of the Work.
- The Respondent is familiar with Laws and Regulations that may affect cost, progress, and performance of the Work.
- The Respondent has considered the:
 - a. Information known to Respondent;
 - b. Information commonly known to contractors doing business in the locality of the Site;
 - c. Information and observations obtained from visits to the Site.
- The Respondent has considered the items identified in the Proposal with respect to the effect of such information, observations and documents on:
 - a. The costing methodology, progress and performance of the Work;

- b. The means, methods, techniques, sequences, and procedures of construction to be employed by Respondent; and
 - c. Respondent's safety precautions and programs.
- Based on the information and observations referred to in the preceding paragraphs, Respondent agrees that no further examinations, investigations or data are necessary for the performance of the Work at the price negotiated with the City and within the project schedule provided.
 - The information provided is generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
 - Respondents' entry into a contract constitutes an incontrovertible representation by Respondent that, without exception, all prices negotiated hereinafter are premised upon performing and furnishing the Work required by the Proposal.

EVALUATION OF RESPONDENT'S ADDITIONAL INFORMATION

- The City reserves the right to waive any and all irregularities in determining the Respondents' responsibility, and whether the Respondent has met the minimum specific project requirements and reserves the right to require the submission of additional information.
- Material misstatements in the documentation submitted to determine the Respondent's responsibility may be grounds for rejection of the Respondent on this project. Any such misstatement, if discovered after award of the contract to such Respondent, may be grounds for immediate termination of the contract. Additionally, the Respondent will be liable to the City for any additional costs or damages to the City resulting from such misstatements, including costs and attorney's fees for collecting such costs and damages.

TIME OF COMPLETION

- Respondent will complete the Work required to be substantially completed within insert number days after the date when the contract times commence. Respondent will complete the Work required for final payment within insert number days after the date when project is considered substantially complete. Substantially complete is defined as such a time when Bayshore Park is fully-operational and is accessible to day-to-day users.

VENUE

- Bidder agrees that venue shall lie exclusively in Nueces County, Texas for any legal action.

SIGNATORY REQUIREMENTS FOR PROPOSAL

- Respondents must include their correct legal name, state of residency, and federal tax identification number in the Proposal.
- The Respondent, or the Respondent's authorized representative, shall sign and date the Proposal. Proposals which are not signed and dated in this manner, or which do not contain the required documentation of signatory authority may be rejected as non-responsive. The individual(s)

signing the Proposal must have the authority to bind the Respondent to a contract, and if required, shall attach documentation of signatory authority to the Proposal.

- Respondent shall identify in their Proposal their charter or Certificate of Authority number issued by the Texas Secretary of State and shall submit with their Proposal a copy of a resolution or other documentation approved by the Respondent's governing body authorizing the submission of the Proposal and designating the individual(s) authorized to execute documents on behalf of the Respondent. Respondents using an assumed name (an "alias") shall submit a copy of the Certificate of Assumed Name or similar document.
- Respondents that are not residents of the State of Texas must document their legal authority to conduct business in Texas. Nonresident Respondents that have previously registered with the Texas Secretary of State may submit a copy of their Certificate of Authority. Nonresident Respondents that have not previously registered with the Texas Secretary of State shall submit a copy of the Respondent's enabling documents as filed with the state of residency, or as otherwise existing.

PROPOSAL SUBMITTAL

This Proposal is submitted under the authority of:

Respondent: _____
(typed or printed full legal name of Bidder)

By: _____
(individual's signature)

Name: _____
(typed or printed)

Title: _____
(typed or printed)

Attest: _____
(individual's signature)

State of Residency: _____

Federal Tax Id. No. _____

Address for giving notices: _____

Phone: _____ Email: _____

(Attach evidence of authority to sign if the authorized individual is not the Respondent, but an individual signing on behalf of another individual Respondent, or if the authorized individual is a representative of a corporation, partnership or joint venture.)

**REQUEST FOR QUALIFICATIONS (RFQ) NO. 2015-05
DESIGN – BUILD SERVICES FOR BAYSHORE PARK
CITY OF CORPUS CHRISTI, TX**

PROCUREMENT SCHEDULE
Revised September 9, 2015

Tuesday	June 30, 2015	RFQ Issuance: Upload RFQ solicitation to City's Supplier Portal online at www.cctexas.com and on CivCast at www.civcastusa.com
Wednesday	July 15, 2015 2:00 PM CST	Pre-submittal meeting
Friday	July 17, 2015	City to post summary of pre-submittal meeting on the City's Supplier Portal online at www.cctexas.com and on CivCast at www.civcastusa.com
Tuesday	July 21, 2015 5:00 PM CST	Deadline for written questions to RFQ No. 2015-05
Friday	July 31, 2015 2:00 PM CST	Deadline for RFQ No. 2015-05 submission
Friday	August 7, 2015	City to post list of respondents on the City's website at www.cctexas.com and on CivCast at www.civcastusa.com , indicating verification of administratively complete submittals
Monday	August 31, 2015	Notification of short-listed Respondents
Wednesday	September 9, 2015	Notification of Request for Technical Proposal
Friday	October 9, 2015 2:00 PM CST	Submittal of sealed Proposal
Week of	October 26-30, 2015	Presentations & Interviews of short-listed Respondents
Friday	November 20, 2015	Respondent recommendation to City Manager

Bayshore Park

Public Comments and Suggestions

Redesign and Use of North Bound Shoreline Road Bed

“Here's how it seems to me, as a taxpayer and park user: we paid millions to reroute Shoreline ... to keep the cars away from the park and off Shoreline. I know they're not driving on it, but when they go to leave they will be driving on it and there are people and pedestrians walking all around there. It's both a public safety issue and visual barrier. If we're trying to blend the park with the beach, we are failing if we let cars park on the old Shoreline.”

Shade, Trees and Landscaping

“A shade structure for the Veterans Ceremonies is desperately need in Sherrill Park”

“It sure would be nice to have some gardens in the park being planned along the bayfront. Some greenery, maybe some majestic, long-living trees (not just scraggly palms), maybe some flowering plants, kind of like the little oasis next to the Arts Center.”

“Bayfront area near road realignment Details: The area near the water where the road has been rerouted represents a great opportunity to plant some long-living, stately shade trees (like the oaks on Chaparral) or some flowering trees such as crape myrtle. The area needs some greenery, not just palms and grasses. I'd love to see it become a small greenbelt.”

Potential Recreational Elements

“A brand new playground – specifically designed for this space”

Dog Park

Skate Park – “One of my ideas I think would be perfect for the urban environment downtown feel would be to build a good sized skate plaza geared towards a street specific setting. There is a open spot of public land next to sherrill park across Kinney st on shoreline. “

Something like the continental bridge in Dallas: <http://dallascontinentalbridge.com/map/>




BAYBREEZE PARKROAD CONCEPT


KEVIN RAY HILL

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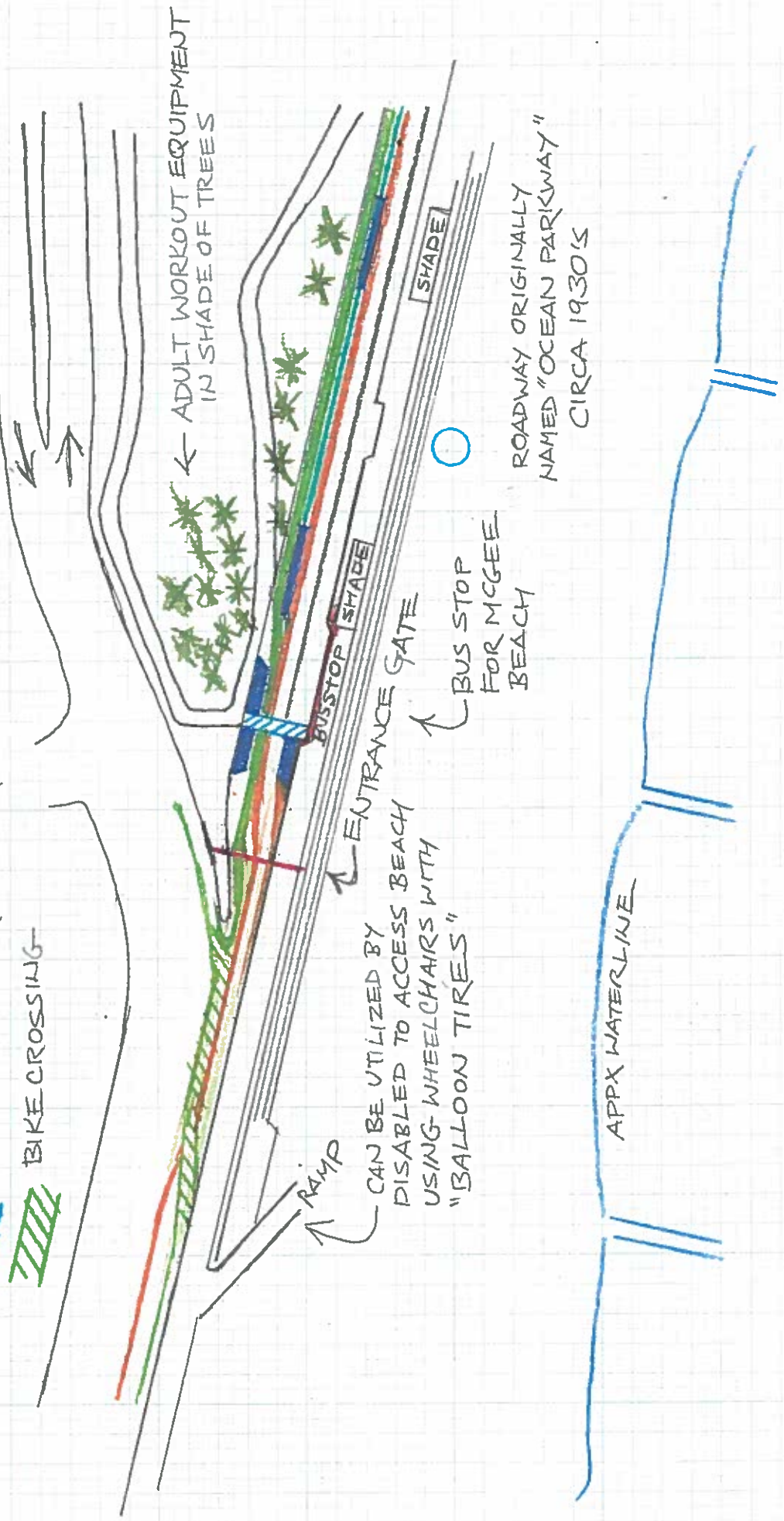
LEGEND

-  BIKE PATH (TWO WAY)
-  "BUFFER" ZONE
-  AUTO LANE STRIPING
-  PARKING LANE STRIPING
-  PEDESTRIAN CROSSWALK
-  BIKE CROSSING
-  * WHITE PAINT

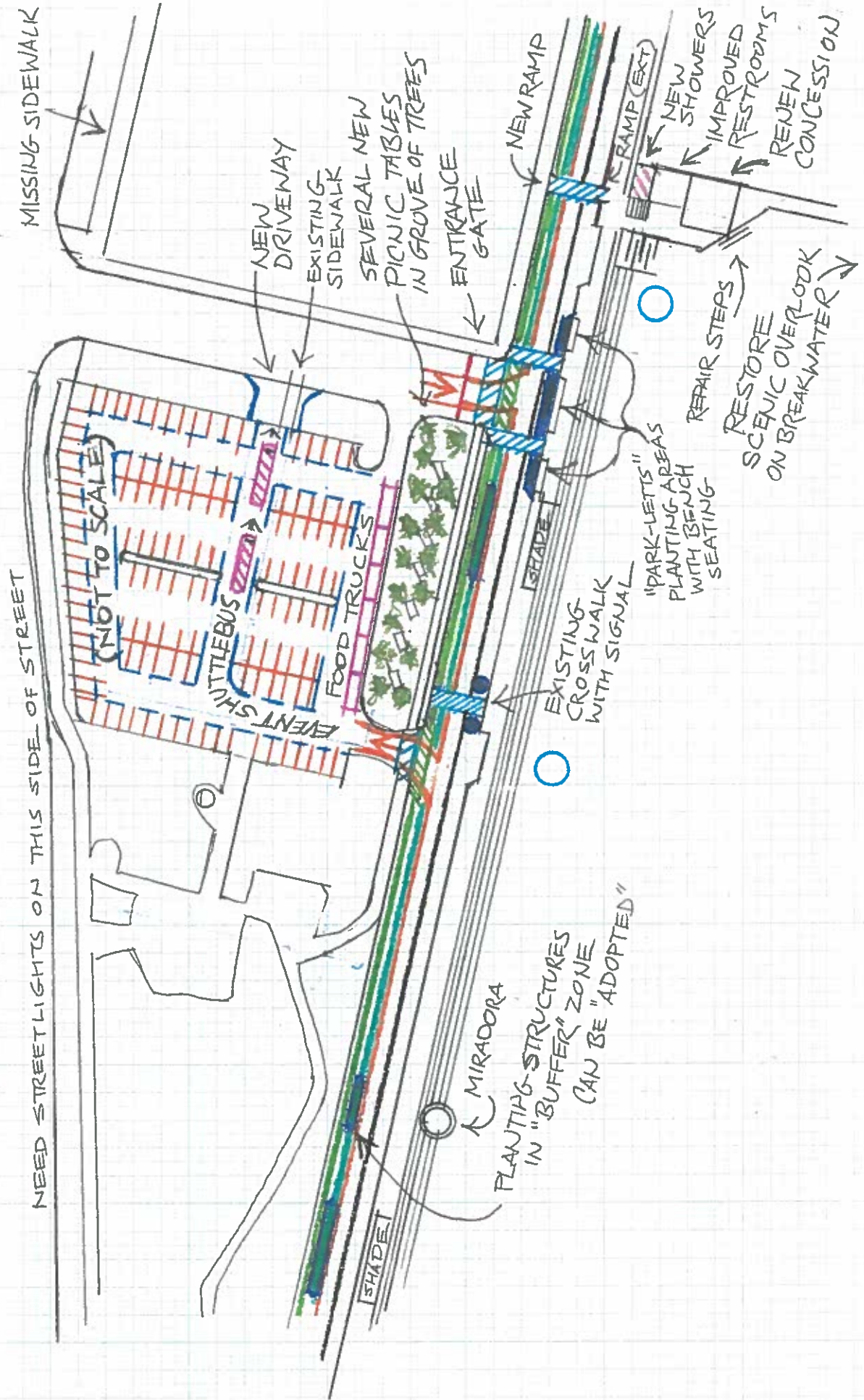
-  PLANTING STRUCTURE MAY VARY IN DESIGN
-  FOOD TRUCK / BUS
-  SPECIAL EMPHASIS

-  HANDICAPPED PARKING SPOT ALONG SEAWALL

KRay



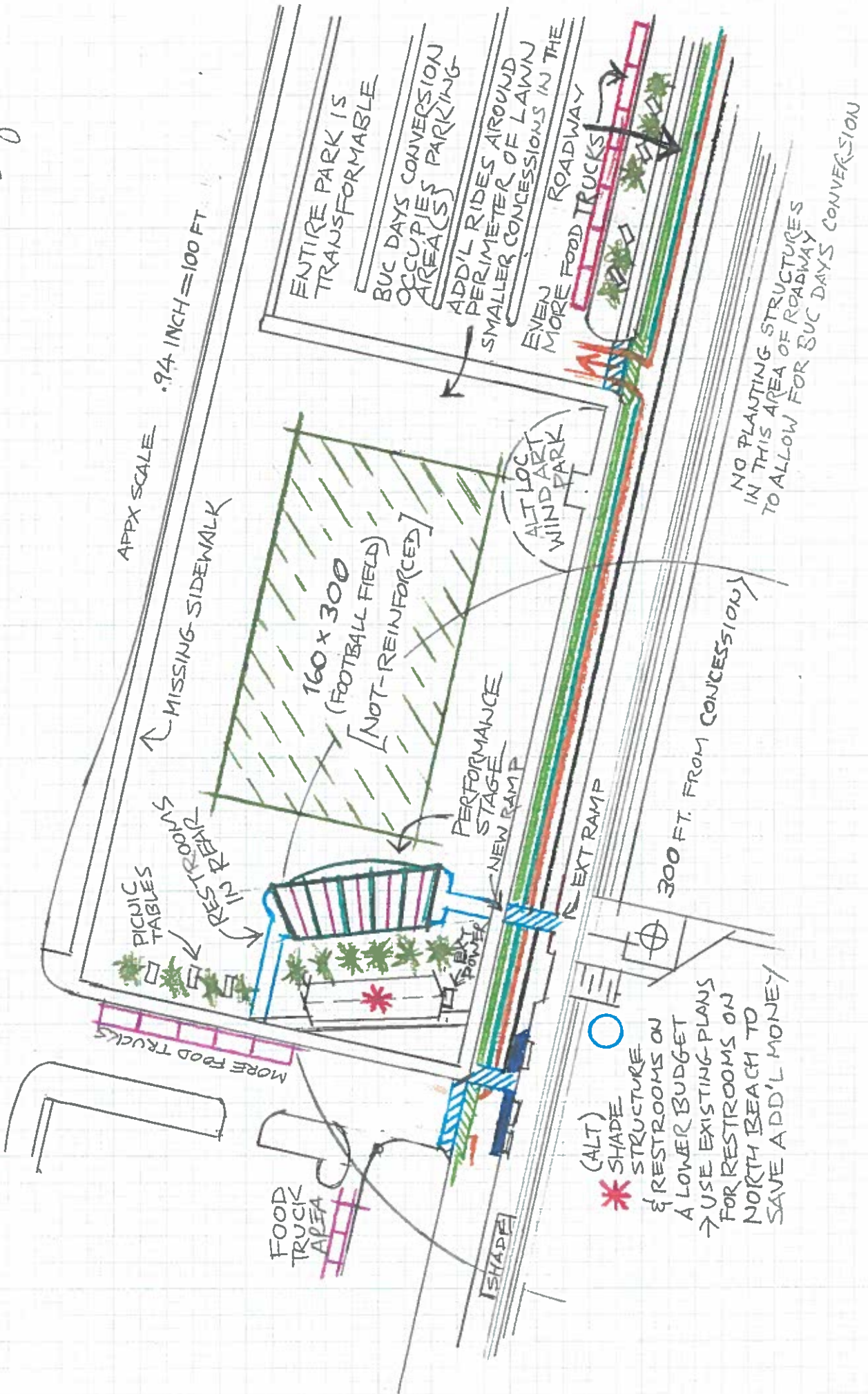
K. Hill



BAY BREEZE PARKROAD CONCEPT

2015 PAGE 3 of 5

Kevin Ray Hill



APPX SCALE .94 INCH = 100 FT

MISSING SIDEWALK

160 x 300 (FOOTBALL FIELD) [NOT-REINFORCED]

PICNIC TABLES

RESTROOMS IN KENNY

PERFORMANCE STAGE NEW RAMP

EXT RAMP

300 FT. FROM CONCESSIONS

(ALT) SHADE STRUCTURE & RESTROOMS ON A LOWER BUDGET -> USE EXISTING PLANS FOR RESTROOMS ON NORTH BEACH TO SAVE ADD'L MONEY

NO PLANTING STRUCTURES IN THIS AREA OF ROADWAY TO ALLOW FOR BUC DAYS CONVERSION

ENTIRE PARK IS TRANSFORMABLE

BUC DAYS CONVERSION OCCUPIES PARKING AREA(S)

ADD'L RIDES AROUND PERIMETER OF LAWN SMALLER CONCESSIONS IN THE

EVEN MORE FOOD TRUCKS ROADWAY

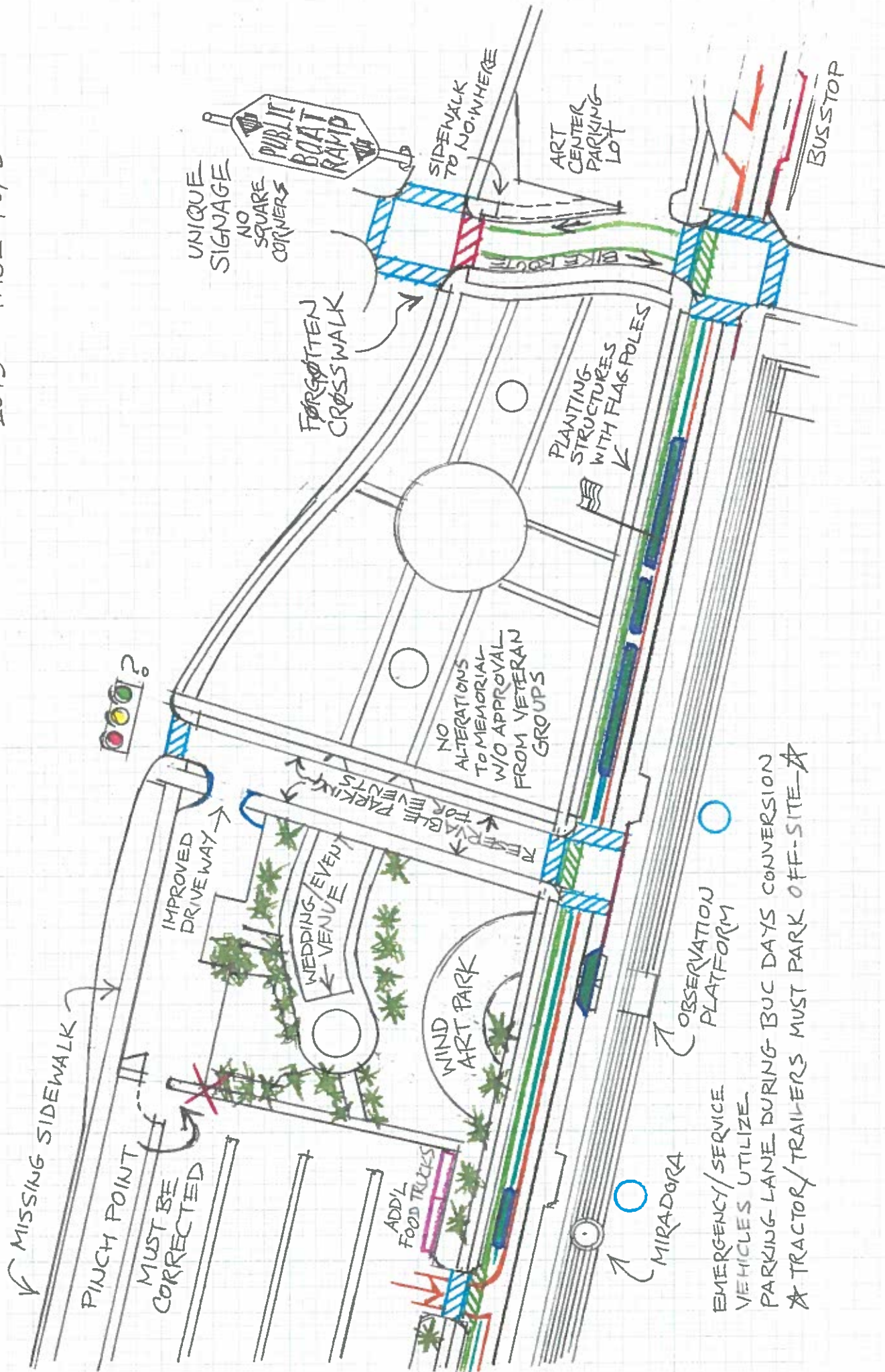
MORE FOOD TRUCKS

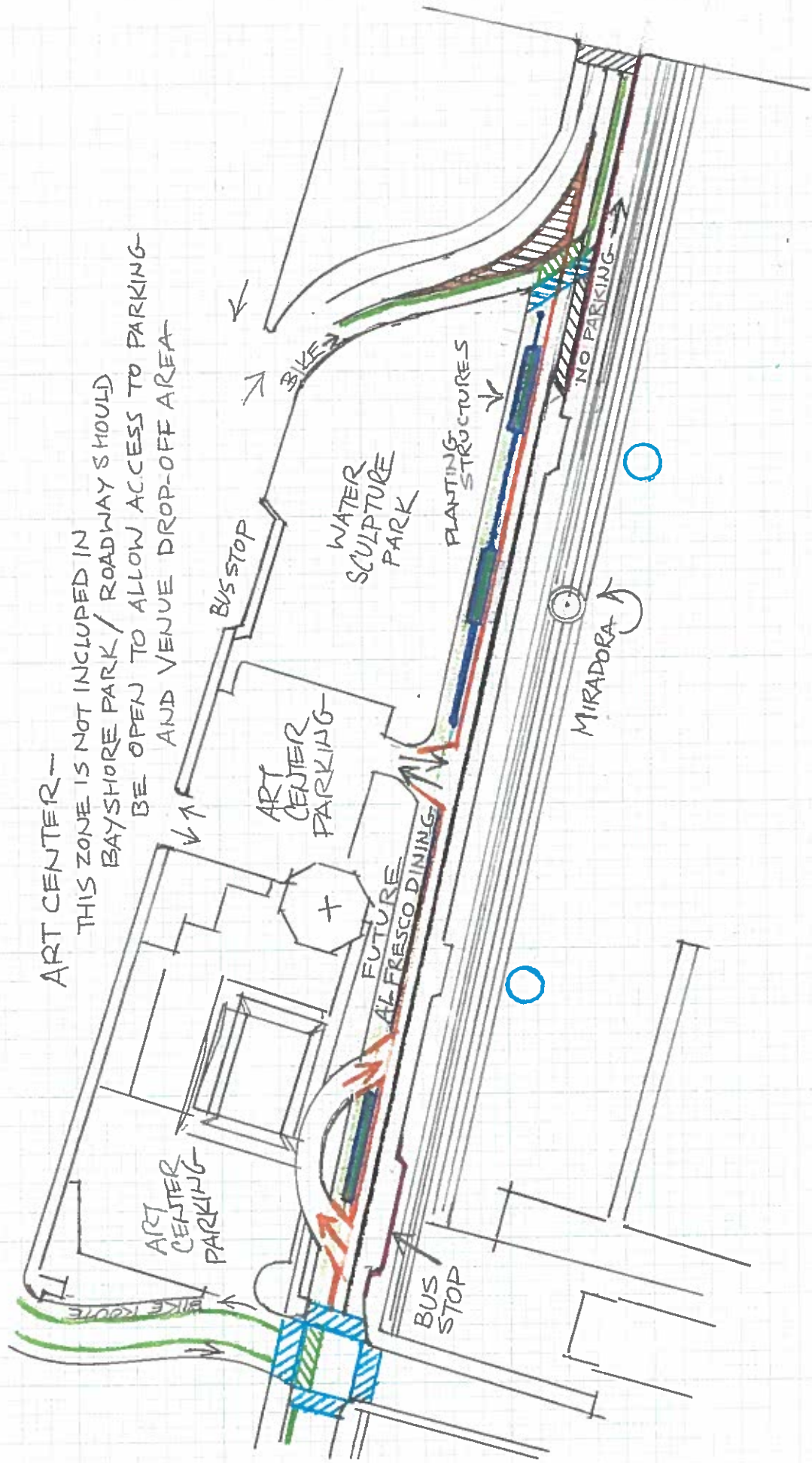
FOOD TRUCK AREA

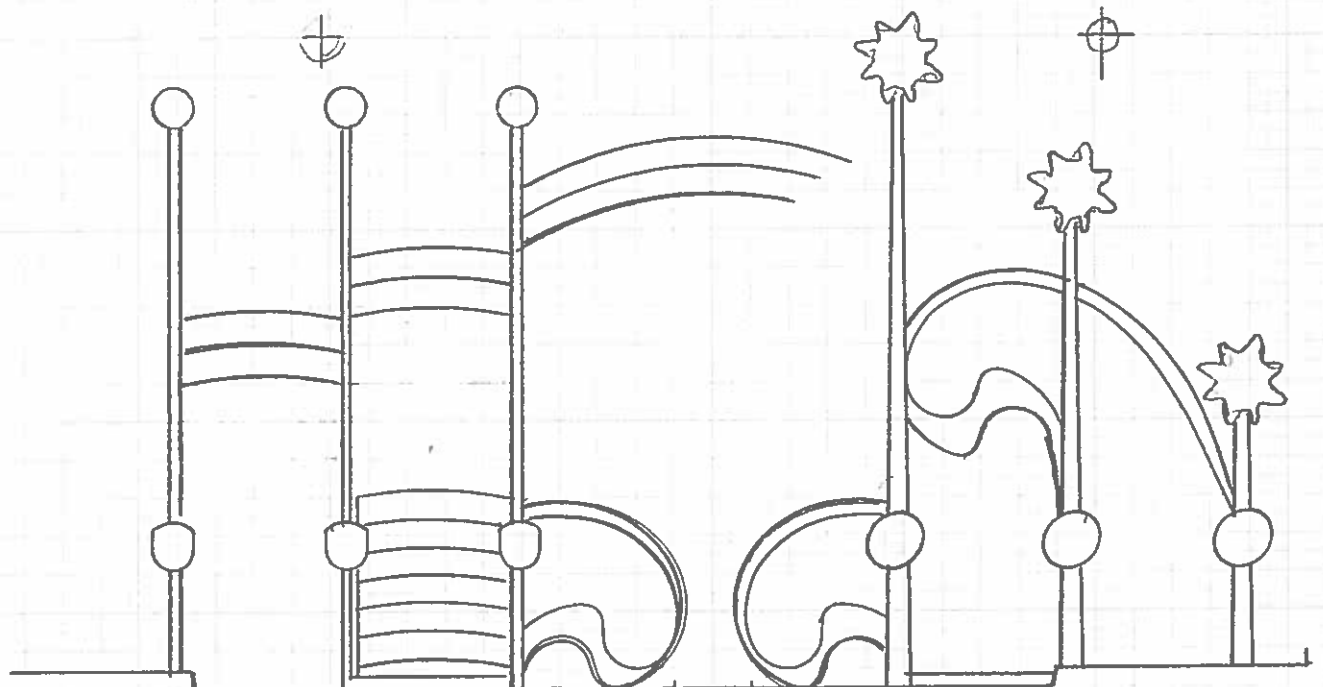
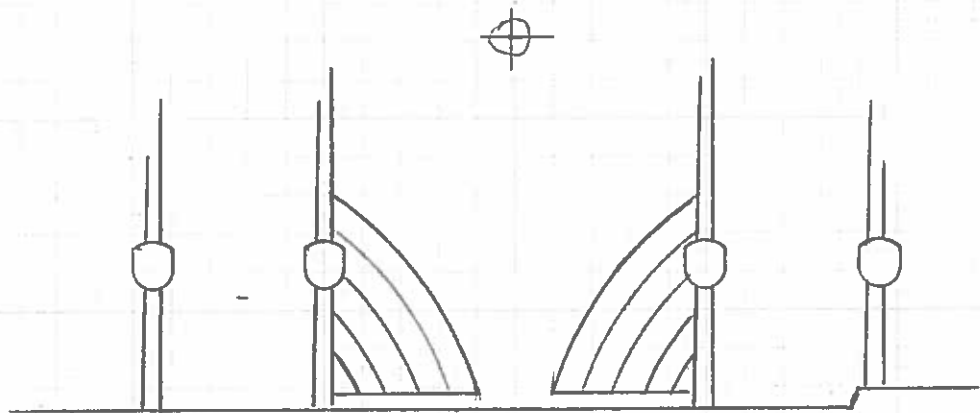
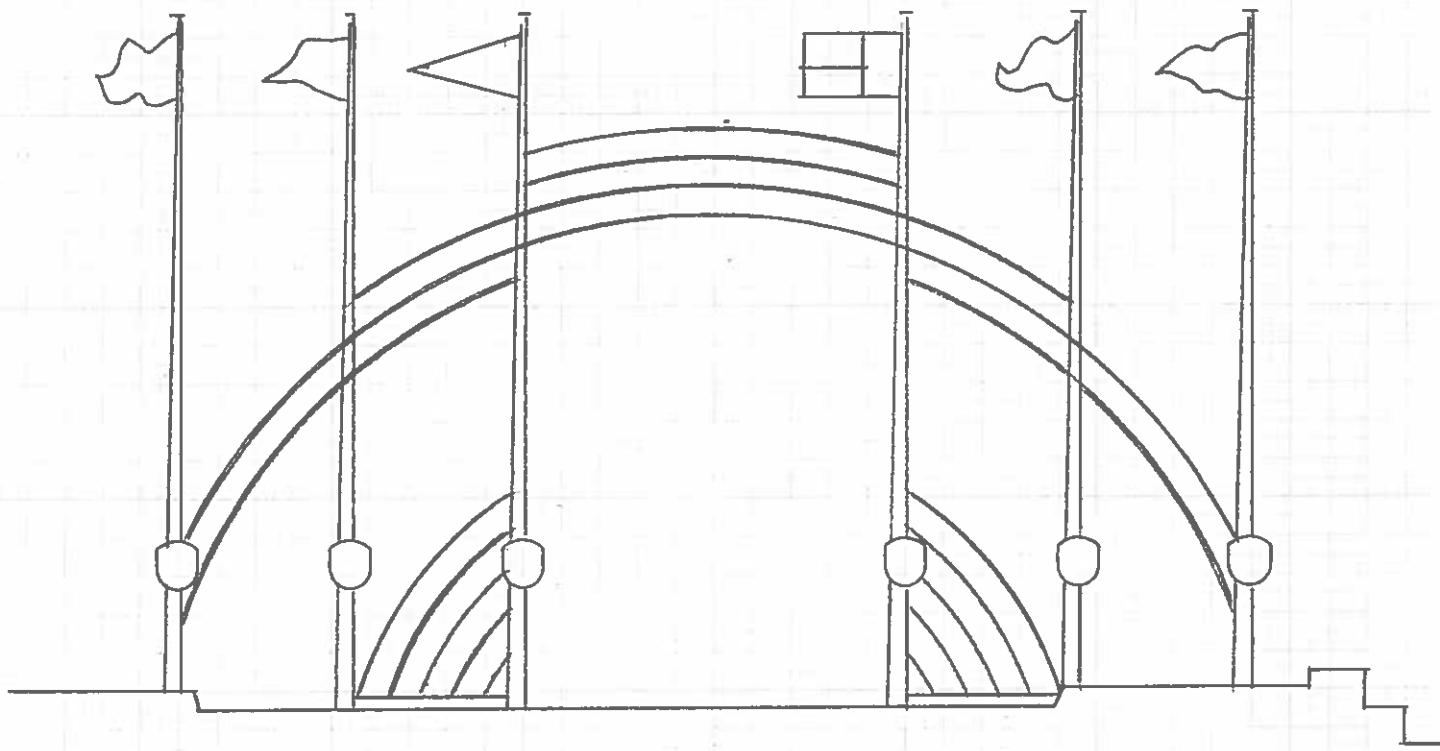
SHADE

ROADWAY

ALTL LOC WIND ART PARK



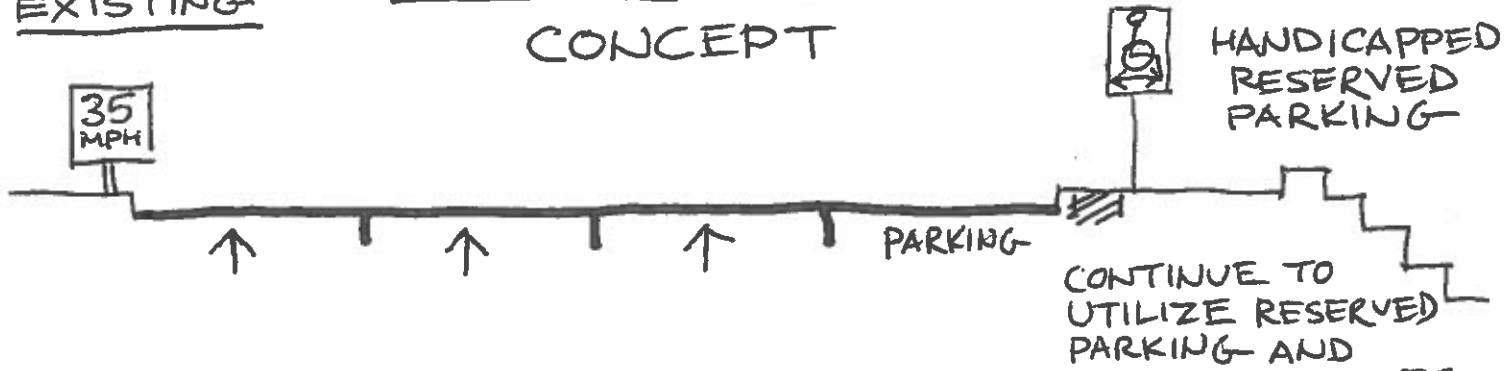




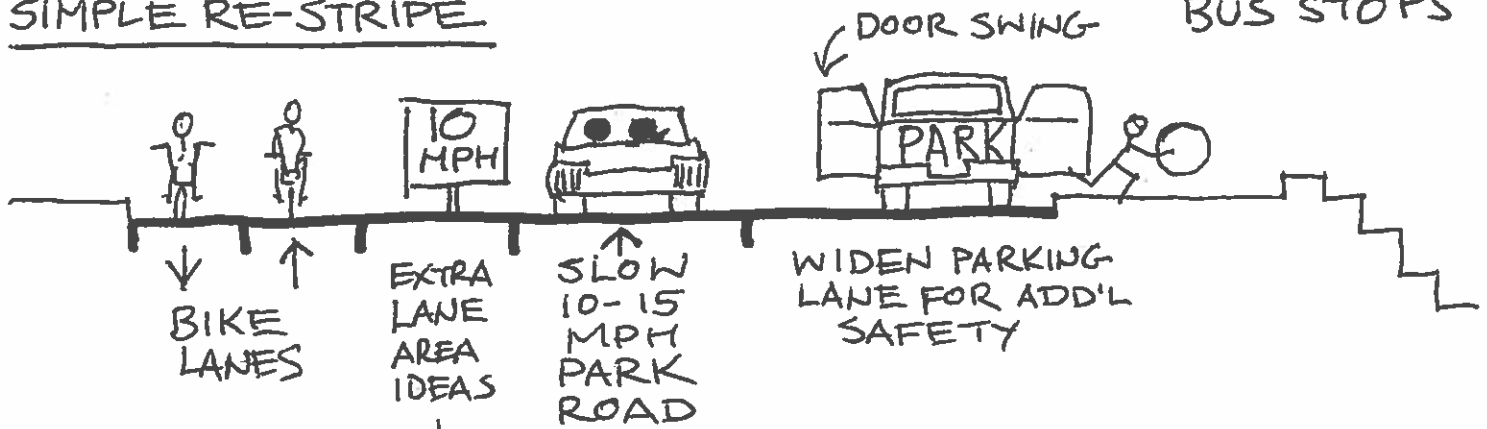
KEVIN RAY HILL
2015

SHORELINE NORTHBOUND CONVERSION BAYBREEZE PARK ROAD

EXISTING



SIMPLE RE-STRIPE

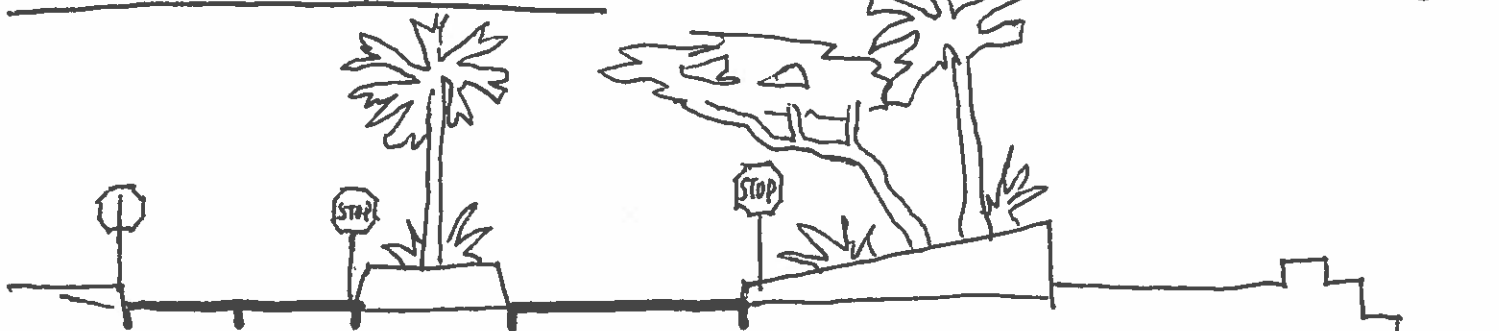


- POLICE BIKE PATROL
- EMERGENCY VEHICLES
- PLANTER AREAS - MAINTAINED BY SPONSORS

RESTRIPING DETAILS

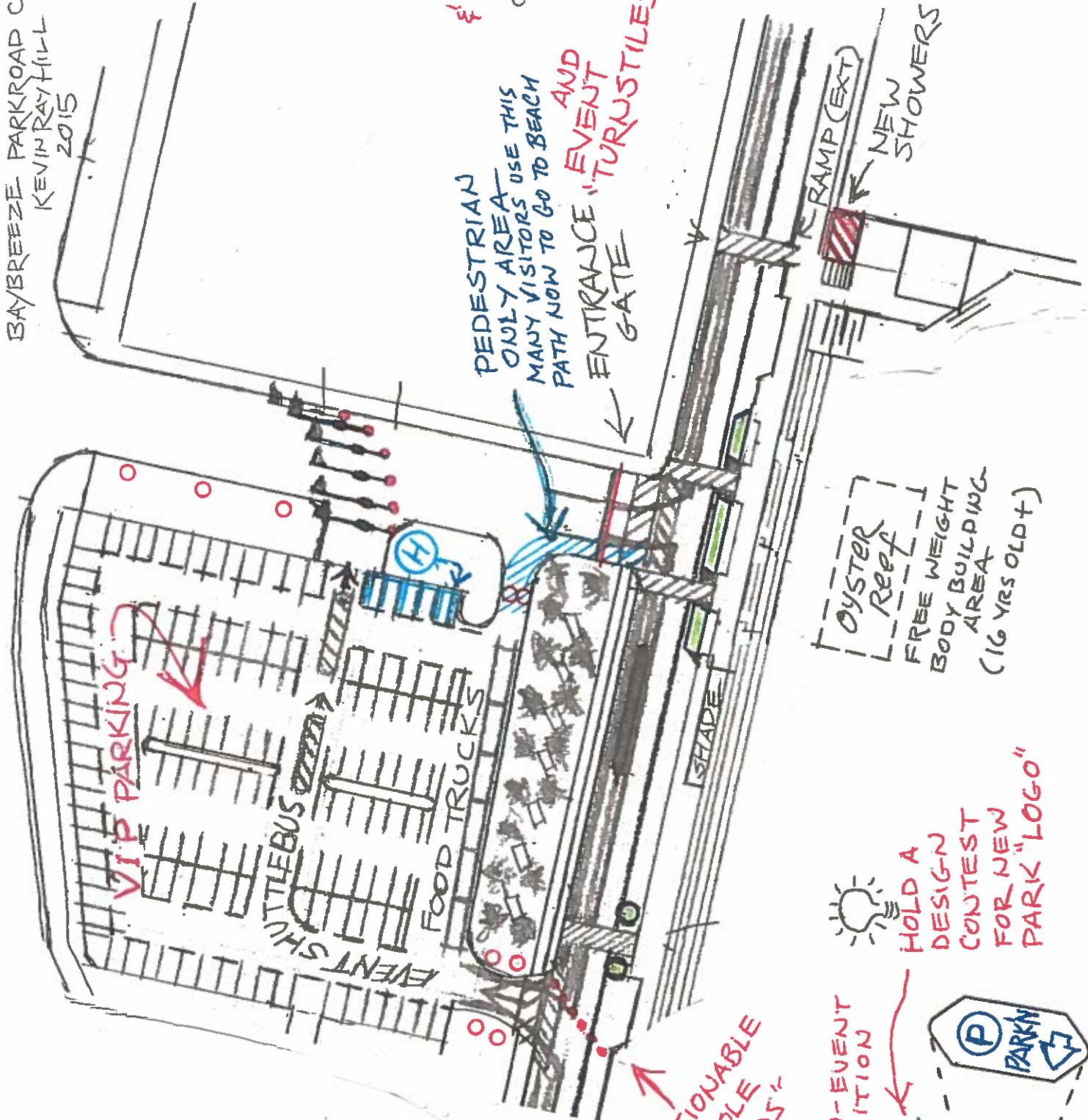


INTERSECTIONS / FUTURE



2015 KEVIN RAY HILL 800/414-7715
CELL/TEXT 713/256 5320

BAYBREEZE PARKROAD CONCEPT
KEVIN RAY HILL
2015



FRESH WATER SHOWERS & DECKING-
INSTALLED ON RAISED AREA NEXT TO EXISTING CONCESSION RESTROOM

PEDESTRIAN ONLY AREA
MANY VISITORS USE THIS PATH NOW TO GO TO BEACH
ENTRANCE "EVENT TURNSTILES"

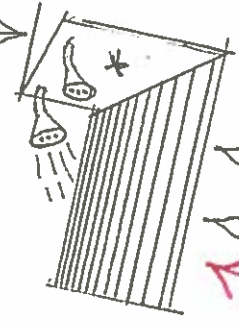
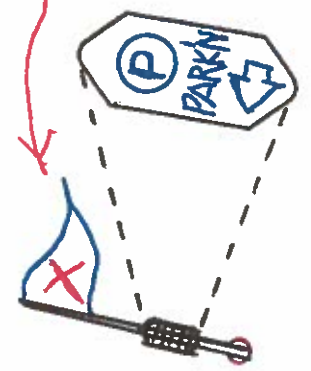
NEW SHOWERS
RAMP (EXT)

OYSTER REEF
FREE WEIGHT BODY BUILDING AREA
(16 YRS OLD+)

HOLD A DESIGN CONTEST FOR NEW PARK "LOGO"

REPOSITIONABLE FLAGPOLE "BOLLARDS"

NON-EVENT POSITION



WATER MAY FLOW INTO "LAGOON" OR RETAINED FOR PLANTING STRUCTURES