



**I. B. MAGEE BEACH RV  
RESTORATION  
PROJECT**

**P & M COMMERCIAL  
OPERATIONS, LLC**

**SCOTT MEARES, CCM**



# AGENDA

- Scott BIO
- Current Status
- Construction Strategies
- Value Engineering
- Questions

# SCOTT MEARES, CCM

## BIO

- Certified Construction Manager by Construction Management Association of America
- Over 18 years of industry experience in Coastal Bend
- Roles have been Quality Assurance, Construction Manager, Project Manager, Program Manager
- Projects:
  - American Bank Arena and Convention Center
  - South Texas Institute for the Arts Legorreta Expansion
  - Rincon Bayou Pipe Line
  - Master Channel 27
  - Corpus Christi ISD 2008, 2010 Bond Program Manager

# CURRENT STATUS

- All Bids rejected 14 March 2019
- Immediate review of project documents for construction alternatives and scope vs budget validation
- Discussions with construction community on cost drivers
- Development and Implementation of Construction Strategies

# CONSTRUCTION STRATEGIES

- **Three tier approach from 03.14.19:**
  - **30 days – Temporary pump configuration to by-pass damaged lift station – total cost projected to be \$40,000; gets the pier and bathrooms up and running; target operational date of April 14, 2019.**
  - **120 days – Bid / Award performance spec to get in place the permanent lift station; Juan P. County Engineer designing project; reuse the electrical work performed in temporary solution.**
  - **180 days – VE project / revise scope to meet budget, issue to bid with anticipated award in September 2019; will bid and award sooner if possible. Construction duration dependent on final scope of work.**

# VALUE ENGINEERING

- Concrete Strength
- Rebar Size and Spacing
- Restroom / Shower / Laundry
- Pavilion
- Access Road from Beach Street
- Access Road from Cotter Street
- Landscape / Irrigation
- Number of RV Spaces



QUESTIONS





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