



## AGENDA MEMORANDUM

Action Item for the City Council Meeting February 24, 2026

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**DATE:** February 24, 2026

**TO:** Peter Zaroni, City Manager

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<p style="text-align: center;"><b>Construction Contract Award Greenwood Sports Complex (Bond 2022 &amp; 2024, Proposition B)</b></p>
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**CAPTION:**

Motion to award a construction contract to Barcom Construction, Inc., Corpus Christi, Texas, for the Greenwood Sports Complex – Westside Pony/Universal League Youth/Sparkling City Youth project to upgrade the fields, building, lighting and several other minor improvements, in an amount not to exceed \$7,097,714.86, located in Council District 3, with FY2026 funding available from Bond 2018, Bond 2020, Bond 2022, and Bond 2024.

**SUMMARY:**

This motion approves a construction contract for improvements to the Greenwood Sports Complex. The scope includes upgrades to the fields, lighting, dugouts, and buildings, as well as new irrigation, an effluent water line extension, hardscape enhancements, signage, bleachers, and canopies.

## **BACKGROUND AND FINDINGS:**

On November 8, 2022, voters approved the City of Corpus Christi's Bond 2022 Program for a total of \$125 million with thirty-two projects. The propositions passed on election day included projects for streets, parks, public safety, and library improvements. One of the thirty-two projects is the \$4.7 million Construction for the Greenwood Sports Complex. The project design was initiated with the Bond 2022 funds.

Also on November 5, 2024, voters approved additional construction funding for this project through the City of Corpus Christi's Bond 2024 Program for a total of \$175 million with thirty-eight projects. The propositions passed on election day included projects for streets, parks and recreation, public safety, and cultural facilities. One of the thirty-two projects is the \$2.75 million for the Greenwood Sports Complex to complete the remaining improvements from Bond 2022.

The Greenwood Sports Complex is a historic landmark for organized youth baseball and softball on Corpus Christi's west side. Owned and managed by the City of Corpus Christi Parks & Recreation Department, this multi-field complex serves as a vital community hub. For decades, it has hosted numerous youth leagues, including Universal Little League Baseball, Sparkling City Youth Softball, and historically, the Westside Pony League. Listed below are some of the improvements proposed to these fields.

- Universal Pony Baseball - Field improvements, lighting improvements, building improvements to the concession stand and restroom, new irrigation, new hardscape, covered bleachers and canopies, dugout improvements, signage; Approximately 3.8 Acres
- Universal League Youth Baseball - Field improvements, lighting improvements, building improvements to the concession stand and restroom, irrigation work, new hardscape, covered bleachers and canopies, dugout improvements, signage, picnic benches and tables; Approximately 2.8 Acres
- Sparkling City Softball - Field improvements, lighting improvements, building improvements to the concession stand and restroom, new irrigation, new hardscape, covered bleachers and canopies, dugout improvements, signage; Approximately 2.7 Acres

The City's Capital Improvement Plan continues to categorize the Greenwood Sports Complex renovations as a high-priority Parks & Recreation project. These planned improvements address several areas currently in disrepair, such as damaged bleachers and aging lighting infrastructure, which were primary factors in prioritizing the site for funding. Following completion of construction, the Parks and Recreation Department will continue performing routine maintenance and regular inspection to ensure the community can continue to enjoy these recreational spaces for years to come. The maintenance activity is included in Park & Recreation's operating budget for FY2026.

To ensure the project meets the needs of the community, the Parks & Recreation Department has held several input sessions. These meetings allowed local residents to share feedback, voice safety concerns, and help select the specific features that will define the future of the complex.

Since November 2025, Parks and Recreation has been in active conversation with the Universal Little League about the upcoming construction at the Complex and the possibility of temporary relocation to a nearby field to continue their games without interruption. Arrangements have been made to have the League play at the nearby Greenwood Softball Complex.

**PROJECT TIMELINE:**

2024/2025	2025/2026	2026
February – September	October – February	March – August
Design	Bid/Award	Construction

Project schedule reflects award in February 2026 with anticipated completion by August 2026.

**COMPETITIVE SOLICITATION PROCESS:**

On October 5, 2025, the Contracts and Procurement Department issued a Request for Bids (RFB #6680) for the Greenwood Sport Complex Bond 2022/2024 (Westside/Universal/Sparkling) project.

On November 14, 2025, the city received two bids. The City analyzed the bids according to the contract documents and determined that Barcom Construction, Inc. was the lowest responsive and responsible bidder. The Engineer’s Opinion of Probable Construction Cost was estimated based on historical data.

A summary of the bids is provided below:

<b>BID SUMMARY</b>	
<b>CONTRACTOR</b>	<b>BASE BID</b>
<b>Barcom Construction, Inc. (Corpus Christi, Texas)</b>	<b>\$7,097,714.86</b>
Symmetry Sports Construction (Mount Pleasant, Texas)	\$7,485,323.99
<b><i>Engineer's Opinion of Probable Construction Cost</i></b>	<b>\$6,278,316.00</b>

Although the bid is over the Engineer’s Opinion of Probable Cost estimate, staff have no concerns awarding the contract to the low bidder. Barcom Construction, Inc. is a local contractor with over 30 years of construction experience and has successfully completed numerous construction projects.

The bids for the Greenwood Sports Complex project came in higher than the engineer’s estimate by 12% due to current market conditions and project-specific risk factors such as drainage and irrigation, and site preparation. Overall, the bid results are consistent with current public-sector

construction trends in South Texas, where outdoor, utility-intensive projects may have presented unforeseen challenges for contractors bidding on the project. The variance indicates existing market conditions and contractor's risk management.

Listed below are some of the projects:

- **Wastewater Maintenance Building – Corpus Christi, TX**

Project Value: \$8,476,293.00. Project included a 16,218-square-foot facility that was designed to include conditioned office space alongside specialized utility areas. The layout featured two truck maintenance bays and dedicated storage, as well as a wash bay situated at the end of the building. This is an on-going project. **Start Date: June 2025. Estimated End Date: July 2026.**

- **Selena Auditorium Pit Lift – Corpus Christi, TX**

Project Value: \$913,344.00. Project included the removal of an existing lift system used to raise and lower the orchestra platform at the front of the main stage. Work associated with this project included the replacement of the lift system/mechanism, structural concrete demolitions, installation of new concrete footings, and new electrical power supply. This is an on-going project. **Start Date: August 2025. Estimated End Date: November 2026**

- **Hilliard Center Exterior Improvements – Corpus Christi, TX**

Project Value: \$2,456,964.16. Project included new landscaping and site improvements for the Hilliard Center. Improvements included new landscaping, tiered landscaping with concrete retaining walls, seating area removable bollards, & re-leveling of existing concrete. **Completed 2025**

- **ABC Terrace Project – Corpus Christi, TX**

Project Value: \$1,562,354.00. Project includes comprehensive infrastructure upgrades, including the installation of new AC ductwork, lighting, acoustic treatments, and luxury vinyl plank flooring. We integrated two permanent bars, a moveable music stage, and a network of TV monitors to ensure live performances were visible throughout the facility. Additionally, the implementation of a new color scheme and flexible furniture partitions allowed management to successfully adapt the space for a variety of venue configurations. **Completed: 2024**

#### **ALTERNATIVES:**

The City Council could choose not to award the contract to Barcom Construction, Inc. This decision would delay the project, and by not awarding the contract, it would also postpone needed field improvements, limiting the community's ability to use the ball fields.

#### **FISCAL IMPACT:**

The fiscal impact in FY2026 is an amount of \$7,097,714.86 with funds available from Bond 2018 project savings from reserve (\$90,961.70), Bond 2020 project savings from reserve (\$413,492.79), Bond 2022 and Bond 2024. The CIP project page is included in the package.

**Funding Detail:**

Fund: **2024 GO Bd22 Prop B – P&R (Fund 3299)**  
Department: Park & Recreation (27)  
Organization: Grants & Capital Projects (89)  
Project: Westside Pony – 3 Baseball Fields (Project 23170)  
Account: Construction (550910)  
Activity: 23170  
Amount: \$2,750,000.00

Fund: **2024 GO Bd22 Prop B – P&R (Fund 3299)**  
Department: Park & Recreation (27)  
Organization: Grants & Capital Projects (89)  
Project: Universal League – 3 Baseball Fields (Project 23171)  
Account: Construction (550910)  
Activity: 23171  
Amount: \$381,333.32

Fund: **2024 GO Bd22 Prop B – P&R (Fund 3299)**  
Department: Park & Recreation (27)  
Organization: Grants & Capital Projects (89)  
Project: Sparkling City – 3 Baseball Fields (Project 23172)  
Account: Construction (550910)  
Activity: 23172  
Amount: \$685,000.00

Fund: **2024 GO Bd22 Prop B – P&R (Fund 3299)**  
Department: Park & Recreation (27)  
Organization: Grants & Capital Projects (89)  
Project: Greenwood Baseball Complex Renovation (Project 25059)  
Account: Construction (550910)  
Activity: 25059  
Amount: \$64,054.59

Fund: **GO Bd24 Prgm Prop B – P&R (Fund 3301)**  
Department: Park & Recreation (27)  
Organization: Grants & Capital Projects (89)  
Project: Greenwood Baseball Complex Renovation (Project 25059)  
Account: Construction (550910)  
Activity: 25059  
Amount: \$2,712,872.46

Fund: **PK&RC2020 Bd18 (Fund 3295)**  
Department: Park & Recreation (27)  
Organization: Grants & Capital Projects (89)  
Project: Greenwood Baseball Complex Renovation (Project 25059)  
Account: Construction (550910)  
Activity: 25059  
Amount: \$90,961.70

Fund: **PK&R2021 Bd20 B (Fund 3296)**  
Department: Park & Recreation (27)  
Organization: Grants & Capital Projects (89)  
Project: Greenwood Baseball Complex Renovation (Project 25059)  
Account: Construction (550910)  
Activity: 25059  
Amount: \$413,492.79

**RECOMMENDATION:**

Staff recommend awarding a construction contract for the Greenwood Sports Complex – Westside Pony/Universal League Youth/Sparkling City Youth project to Barcom Construction, Inc. for the ballpark improvements in an amount not to exceed \$7,097,714.86 with anticipated completion by August 2026.

**LIST OF SUPPORTING DOCUMENTS:**

Location & Vicinity Maps  
Bid Tab  
CIP Page  
PowerPoint