



AGENDA MEMORANDUM

Action Item for the City Council Meeting of January 27, 2026

DATE: January 27, 2026

TO: Peter Zanoni, City Manager

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| <p style="text-align: center;"><u>Construction Contract Award</u> Convention Center Flood Mitigation</p> |
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CAPTION:

Motion awarding a construction contract to Mako Contracting of Corpus Christi, Texas, for improvements to the stormwater drainage system at the Hilliard Convention Center garage and loading dock, located on the west side of the convention center, in an amount not to exceed \$1,363,685.05, located in Council District 1, with FY 2026 funding available from Convention Center CIP Funds.

SUMMARY:

This motion awards a construction contract to Mako Contracting of Corpus Christi for the construction of an upgraded pump station designed to provide 100-year storm protection. The new station will feature an 8-foot-diameter, 16-foot-deep wet well equipped with a two-pump system capable of handling 1,500 gallons per minute. Additionally, the force main will be upgraded to a 10-inch pipeline to support increased flows. The existing stormwater main, which was found to have continuous infiltration, will be removed and replaced with a new main to ensure system integrity.

BACKGROUND AND FINDINGS:

The Hilliard Center's underground Convention Center garage and Loading Dock continues to experience persistent flooding due to critical deficiencies in the stormwater drainage system. At present, the garage is being drained through a temporary pump system powered by an extension cord for the last eight years. While this arrangement provides limited relief by gradually removing water after flooding occurs, it fails to resolve the underlying issue. Investigations have determined that the flooding is the result of a nonfunctional pump station that has exceeded its service life. Based on these findings, the design team evaluated the existing system and initiated upgrades to the stormwater infrastructure to ensure adequate protection against 5-year, 25-year, and 100-year storm events.

The existing pump station is undersized and no longer functional, leading to water pooling in the garage during every rain event. Field surveys and hydrologic analyses confirmed that the current system cannot handle peak flow rates, with the required capacity far exceeding its capability. The dual 3-inch force mains currently in place are inadequate, necessitating an upgrade to a single 10-inch force main. Furthermore, the previous pump configuration lacked any protective barriers, leaving the equipment vulnerable. An analysis of the gravity system also revealed a stormwater main with structural breaks and continuous infiltration, which further contributes to the overall system failure.

To address these issues, a new pump station with a larger wet well and dual pumps will be installed. This system will be capable of handling 1,500 gallons per minute and will provide the redundancy necessary to ensure reliable operation during major storm events. The force main will be upgraded to a 10-inch pipeline to support increased flows, and the damaged stormwater main will be replaced to eliminate infiltration and restore system integrity. Stormwater inlets located in the underground garage will connect to the new pump station, which will be constructed adjacent to the convention center parking entrances. To protect the new infrastructure while maintaining accessibility, the station will feature removable bollards. Most of these improvements will occur underground within the main convention center open parking lot, which will be partially disturbed during construction but fully restored and re-stripped to its original condition once work is complete.

Construction sequencing will be critical to minimize disruption to Hilliard Center operations, with work coordinated among the City, Oakview Group, and the design team to schedule activities around traffic and event use. The improvements have been structured into four phases that can be implemented individually, allowing installation to proceed with limited interruption. This phased approach ensures that the facility remains functional while the necessary infrastructure is modernized to prevent future flooding. This project will be managed and inspected by City Staff.

PROJECT TIMELINE:

| 2024 - 2025 | | 2025 - 2026 | 2026 |
|------------------------|--|-------------------------|-----------------------------|
| November – July | | August - January | February – September |
| Design | | Bid/Award | Construction |

Project schedule reflects City Council award in January 2026 with anticipated completion by September 2026.

COMPETITIVE SOLICITATION PROCESS

On August 17, 2025, the Contracts and Procurement Department issued a Request for Bids (RFB #6737) for Convention Center Flood Mitigation. On September 17, 2025, the city received no bids. A Contractor Non-Participation surveys were sent out to collect feedback and with the collected information we moved forward to rebid the item.

On October 26, 2025, the Contracts and Procurement Department issued a Request for Bids (Rebid). On December 3, 2025, the city received three bids. The city analyzed the bids in accordance with the contract documents and determined that Mako Contracting was the lowest responsive and responsible bidder.

A summary of the bids is provided below:

| # | Bidder | Base Bid |
|---|--|------------------------------|
| 1 | Mako Contracting (Corpus Christi, TX) | \$1,363,685.05 |
| 2 | Barcom Construction, Inc. (Corpus Christi, TX) | \$1,804,582.00 |
| 3 | JE Construction Services (Corpus Christi, TX) | \$2,182,990.00 |
| | <i>Engineer's Opinion of Probable Construction Cost</i> | <i>\$1,345,841.00</i> |

The low bid is slightly above the engineer's estimate, but staff do not have any concerns about awarding the contract to the low bidder. Mako is a very experienced contractor and is standing by their bid. The low bid received indicates that the engineer has properly estimated the value of the work. Mako Contracting's extensive experience with similar projects provided a competitive edge in their bid.

Mako Contracting has successfully completed many construction projects with the City of Corpus Christi. Some recently completed projects include:

- **Hearn Road (Callicoatte to Dead End) (Bond 2020) (\$5,440,307.31)** – The project included the reconstruction of Hearn Road from Callicoatte Road to Dead End. The construction included a 2,700' two-lane roadway with new asphalt pavement, installation of curb and gutter, sidewalks, ADA compliant curb ramps, signage, pavement markings, utility improvements to water, wastewater and storm water
- **Lipes Boulevard (Sunwood Drive to Staples Street) (Bond 2020) (\$8,129,921.29)** - The project included the full depth rehabilitation of Lipes Boulevard – Sunwood Drive to Staples Street, which includes various street and utility improvements.
- **Wildcat Drive (FM 624 to Teague Lane) (Bond 2020) (\$3,269,820.07)** – The project included the reconstruction project of various street and utility improvements. The total

length of the project is approximately 1,550 linear feet.

- **Huntwick Avenue – South Staples Street to Pavement Change (Type B) (\$954,452.20)**
– The project included the demolition and installation of existing improvements including: pavement section, curb and gutter, sidewalk, and driveways located from S. Staples Street to Pavement Change, approximately 555 feet (0.10 miles).

Based on the review, city staff recommends that the City award the construction contract to the low bidder – Mako Contracting.

ALTERNATIVES:

The City Council could choose not to award the contract to Mako Contracting. This decision would delay the project and the upgrades needed to address the flooding issues in the area in a timely manner.

FISCAL IMPACT:

The proposal is to award a construction contract to Mako Contracting in an amount not to exceed \$1,363,685.05 for the construction of an upgraded pump station at the Hilliard Center Convention Center. Project funds are available from Convention Center CIP Funds.

FUNDING DETAIL:

Fund: ConvCtr (Fund 3180)
Department: Economic Development (34)
Organization: Grants & Capital Projects (89)
Project: Convention Center Flood Mitigation (Project No. 25024)
Account: Construction (550910)
Activity: 25024
Amount: \$1,363,685.05

TOTAL \$1,363,685.05

RECOMMENDATION:

Staff recommend awarding the construction contract to Mako Contracting for the construction of an upgraded pump station at the Convention Center to address flooding; the contract is in the amount of \$1,363,685.05, with a construction duration planned for up to 180 days from the issuance of the Notice to Proceed, starting in February 2026 and reaching completion by September 2026.

LIST OF SUPPORTING DOCUMENTS:

Location Map
Bid Tabs
CIP Page
Power Point Presentation