



## **AGENDA MEMORANDUM**

Action Item for the City Council Meeting of August 12, 2025

**DATE:** August 12, 2025

**TO:** Peter Zaroni, City Manager

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### **Construction Contract Award**

Harbor Bridge Mitigation Projects  
(Ben Garza Park, Dr. H.J. Williams Park, North Beach Trail, Hike and Bike Trail,  
T.C. Ayers Park, Washington Coles Park)  
(Bond 2014, Proposition 1)

### **CAPTION:**

Ordinance awarding a construction contract to JE Construction Services of Corpus Christi for the Harbor Bridge Parks Mitigation Improvement Project in an amount up to \$16,497,423.00; appropriating \$4,976,000.00 from the Metropolitan Planning Organization and amending the budget, located in Council District 1 with FY 2025 funding available from the Bond 2014, prior City Council approved certificates of obligation and Metropolitan Planning Organization reimbursement.

### **SUMMARY:**

This ordinance accepts and appropriates the MPO reimbursement and awards a construction contract to JE Construction Services for Harbor Bridge Parks Mitigation Improvement Projects including Ben Garza Park, Dr. H.J. Williams Park, North Beach Trail, Hike and Bike Trail, T.C. Ayers Park, and Washington Coles Park.

## **BACKGROUND AND FINDINGS:**

The Harbor Bridge Parks Mitigation project is a series of park improvements, hike and bike connectivity and community enhancements to mitigate the impacts to the parks and neighborhood from the construction of the new Harbor Bridge. This project was developed by agreements between the Federal Highway Association, Texas Department of Transportation (TXDOT), and the Corpus Christi Housing Authority.

The total funding for Harbor Bridge Parks Mitigation project is \$29.2 million. The available fund for construction and design for the Ben Garza Park, Dr. H.J. Williams Park, North Beach Trail, Hike and Bike Trail, T.C. Ayers Park, Washington Coles Park is \$20.3 million while the T.C. Ayers Aquatic Center has a budget of \$8.9 million for both design and construction.

There are three separate funding sources for Ben Garza Park, Dr. H.J. Williams Park, North Beach Trail, Hike and Bike Trail, T.C. Ayers Park, Washington Coles Park

- Bond 2014 - On November 4, 2014, voters approved the City of Corpus Christi's Bond 2014 Program for a total of \$99.2 million, encompassing twenty-nine projects. All two propositions passed on election day included projects for Streets & Street Safe, Revitalization and Capacity Improvement Projects. Proposition 2 included an initial amount of \$3.5 million to mitigate the impacts to the parks and neighborhood from the construction of the new Harbor Bridge. There is \$572,645.14 available for construction.
- Metropolitan Planning Organization funding through TxDOT Advance Funding Agreement (AFA). The AFA was authorized on September 10, 2024. The AFA authorized \$4.9 million for Ben Garza Park, Dr. H.J. Williams Park, North Beach Trail, Hike and Bike Trail, T.C. Ayers Park, Washington Coles Park.
- Prior certificate of obligations - The Prior certificate of obligations was authorized in 2024 in an amount of \$11.8 million.

This item will authorize approval of a construction contract for Ben Garza Park, Dr. H.J. Williams Park, North Beach Trail, Hike and Bike Trail, T.C. Ayers Park, and Washington Coles Park in an amount \$16.4 million. The T.C. Ayers Aquatic Center will be advertised for bids as a separate project in August 2025 and constructed as a separate project as the contractor requires specialized experience in building swimming pools.

Listed below is the breakdown of the funding sources for T.C. Ayers Aquatic Center:

- Bond 2024 - On November 5, 2024, voters approved 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 include projects for streets, parks and recreation, public safety, and cultural facilities. One of the thirty-eight projects included \$4.5 million for construction of T.C. Ayers Aquatic Center.
- Metropolitan Planning Organization funding through TxDOT Advance Funding Agreement (AFA): The AFA executed in September 2024. The AFA authorized \$4.4 million for T.C. Ayers Aquatic Center.

The Harbor Bridge Park mitigation project addresses impact on the former Washington Elementary School site and the three existing City Parks: TC Ayers Park, Ben Garza Park, and Dr. HJ Williams Memorial Park (Hillcrest Park), Hike and Bike Trail connections and North Beach Trailhead. The T.C. Ayers Aquatic Center will be advertised for bids as a separate project in August 2025 and constructed as a separate project as the contractor requires specialized experience in building swimming pools.

Listed below are the improvements proposed at each location:

- Washington Elementary School: Amphitheater, paved amphitheater with seating area, covered/open-air pavilion and vendor space, shade sails, two restrooms, major trail head plaza, food truck court, lighting improvements, approximately 200 parking spaces and sidewalks as needed
- TC Ayers Park: Softball field including dugout, bleachers, backstop, loop trail and sidewalk as needed
- Dr. HJ Williams Memorial Park (Hillcrest Park): Park entry and Dr. HJ Williams memorial, resurface existing basketball courts and add shade structure over the courts, playground, picnic tables, exercise station, restroom, community garden, lighting improvements, resurface existing parking lot, and sidewalks as needed, and basketball court resurfacing at Peabody Avenue and Minton Street
- Ben Garza Park: Park entry plaza, playground, trailhead, picnic tables, parking lot and sidewalks as needed
- Hike and Bike Trail connections: Five feet sidewalk connecting Dr. HJ Williams Memorial Park, TC Ayers Park, Washington Coles Park and Solomon Ortiz Recreation Center
- North Beach Trailhead: Trail head at North Beach

### **PROJECT TIMELINE:**

2014 - 2025	2025	2025 - 2026
January - February	March - August	September-September
Design	Bid/Award	Construction

Project schedule reflects City Council award in August 2025, with anticipated construction completion by September 2026.

### **COMPETITIVE SOLICITATION PROCESS:**

On May 18, 2025, the Contracts and Procurement Department issued a Request for Bids (RFB #6450) for the Harbor Bridge Parks Mitigation project.

On June 18, 2025, the city received bids from three bidders. The city analyzed the bids in accordance with the contract documents and determined JE Construction Services was the lowest responsive and responsible bidder. The Engineer's Opinion of Probable Construction Cost was estimated conservatively. The tightness of the grouping of the bids also indicate that the

engineer likely estimated the value of the work on the conservative side.

A summary of the bid is provided below:

	<b>Bidder</b>	<b>Base Bid</b>
<b>1</b>	<b>JE Construction Services, LLC</b>	<b>\$16,497,423.00</b>
2	Barcom Construction, Inc.	\$16,868,000.00
3	CE Barker, Ltd.	\$17,948,187.25
	<b><i>Engineer's Opinion of Probable Construction Cost</i></b>	<b><i>\$14,475,833.00</i></b>

JE Construction Services LLC has successfully completed several projects with City and has extensive experience with large-scale projects comparable to the proposed project. Listed below are the list of projects that are in construction or completed:

- **Yorktown Boulevard – Rodd Field Road to Oso Creek Bridge (Bond 2022) (Corpus Christi - \$25.5M);** This project included reconstruction of Yorktown Boulevard from Rodd Field Road to Oso Creek Bridge, with new concrete pavement, sidewalks, curbs and gutters, installation of ADA-compliant curb ramps, signage, pavement markings, upgraded street illumination and traffic signals, and Utilities improvements
- **Everhart Road - South Padre Island Drive to Alameda Street (Bond 2018 and 2020) (Corpus Christi - \$29.3M);** This project included reconstruction of Everhart Road from South Padre Island Drive to Alameda Street.
- **Plains All American Pipeline storage tank facilities (Corpus Christi - \$10.2M; Taft - \$5.9M);** These projects involved significant earthwork, clay-lined containment berms, borrow pit excavation, tank pads, drainage, and roads
- **Port of Corpus Christi projects (Rincon Laydown Yard Expansion - \$9.6M; Bulk Dock Rail Expansion - \$14.0M);** These included massive earthwork, flex base installation, retention pond construction, and railroad construction.
- **US Ecology Landfill in Robstown (totaling ~\$1.0M);** Various projects involved raising cell berms, scale house foundations, dike construction, drainage, and roadwork, sharing similar scopes with the Compost Operations Center.
- **Cefe F. Valenzuela Landfill Road Improvements (Corpus Christi - \$1.35M);** This project included concrete paving and drainage improvements at the same landfill site.

#### **ALTERNATIVES:**

The alternative is not to execute the construction contract which will delay the project. This project construction must be completed by the end of September 2026. The completion date is based on an agreement between the City and TxDOT.

**FISCAL IMPACT:**

The fiscal impact for FY 2025 is in the amount of \$16,497,423.00 with funding available from the Parks Bond 2014 (\$572,645.14), Metropolitan Planning Organization reimbursement (\$4.9 million) and prior City Council approved certificate of obligation (\$10.9 million out of the \$11.8 million; the remaining funds are required for re-imbursements).

**Funding Detail:**

Fund: Park & Rec Bond 2014 (Fund 3294)  
Department: Parks and Recreation (27)  
Org: Grants and Capital Projects (89)  
Account: Construction Contract (550910)  
Activity: 24411  
Amount \$4,107.79

Fund: Park & Rec Bond 2014 (Fund 3300)  
Department: Parks and Recreation (27)  
Org: Grants and Capital Projects (89)  
Account: Construction Contract (550910)  
Activity: 24411  
Amount \$1,820,836.21

Fund: TxDOT Grant Fund (Fund 1080)  
Department: Parks and Recreation (27)  
Org: Grants and Capital Projects (89)  
Account: Construction Contract (550910)  
Activity: 244111080F  
Amount \$788,176.00

Fund: Park & Rec Bond 2014 (Fund 3294)  
Department: Parks and Recreation (27)  
Org: Grants and Capital Projects (89)  
Account: Construction Contract (550910)  
Activity: 24412  
Amount \$199,668.01

Fund: Park & Rec Bond 2014 (Fund 3300)  
Department: Parks and Recreation (27)  
Org: Grants and Capital Projects (89)  
Account: Construction Contract (550910)  
Activity: 24412  
Amount \$1,763,091.99

Fund: TxDOT Grant Fund (Fund 080)  
Department: Parks and Recreation (27)  
Org: Grants and Capital Projects (89)  
Account: Construction Contract (550910)  
Activity: 244121080F  
Amount \$847,699.00

Fund: Park & Rec Bond 2014 (Fund 3294)  
Department: Parks and Recreation (27)  
Org: Grants and Capital Projects (89)  
Account: Construction Contract (550910)  
Activity: 24413  
Amount \$52,441.25

Fund: Park & Rec Bond 2014 (Fund 3300)  
Department: Parks and Recreation (27)  
Org: Grants and Capital Projects (89)  
Account: Construction Contract (550910)  
Activity: 24413  
Amount \$433,809.75

Fund: TxDOT Grant Fund (Fund 1080)  
Department: Parks and Recreation (27)  
Org: Grants and Capital Projects (89)  
Account: Construction Contract (550910)  
Activity: 244131080F  
Amount \$210,007.00

Fund: Park & Rec Bond 2014 (Fund 3294)  
Department: Parks and Recreation (27)  
Org: Grants and Capital Projects (89)  
Account: Construction Contract (550910)  
Activity: 24414  
Amount \$314,206.11

Fund: Park & Rec Bond 2014 (Fund 3300)  
Department: Parks and Recreation (27)  
Org: Grants and Capital Projects (89)  
Account: Construction Contract (550910)  
Activity: 24414  
Amount \$376,142.89

Fund: TxDOT Grant Fund (Fund 1080)  
Department: Parks and Recreation (27)  
Org: Grants and Capital Projects (89)  
Account: Construction Contract (550910)  
Activity: 244141080F  
Amount \$298,156.00

Fund: Park & Rec Bond 2014 (Fund 3294)  
Department: Parks and Recreation (27)  
Org: Grants and Capital Projects (89)  
Account: Construction Contract (550910)  
Activity: 24415  
Amount \$2,221.98

Fund: Park & Rec Bond 2014 (Fund 3300)  
Department: Parks and Recreation (27)

Org: Grants and Capital Projects (89)  
Account: Construction Contract (550910)  
Activity: 24415  
Amount \$6,554,897.02

Fund: TxDOT Grant Fund (Fund 1080)  
Department: Parks and Recreation (27)  
Org: Grants and Capital Projects (89)  
Account: Construction Contract (550910)  
Activity: 244151080F  
Amount \$2,831,962.00

**Total: \$16,497,423.00**

**RECOMMENDATION:**

Staff recommend authorizing a construction contract with JE Construction Services of Corpus Christi, Texas in an amount not to exceed \$16,497,423.00 for Harbor Bridge Parks Mitigation Improvement Projects including Ben Garza Park, Dr. H.J. Williams Park, North Beach Trail, Hike and Bike Trail, T.C. Ayers Park, and Washington Coles Park, with anticipated construction completion by September 2026.

**LIST OF SUPPORTING DOCUMENTS:**

Bid Tabulation  
HBPM Map  
Presentation  
CIP Pages  
MPO Agreement