



## **AGENDA MEMORANDUM**

Action Item for the City Council Meeting of December 16, 2025

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**DATE:** December 16, 2025

**TO:** Peter Zanoni, City Manager

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<p style="text-align: center;"><b><u>Construction Contract Award</u></b> <b>Beach Access Road 3</b> <b>(Bond 2020 &amp; Bond 2022, Proposition A)</b></p>
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**CAPTION:**

Resolution awarding a construction contract to Mako Contracting of Corpus Christi, Texas for construction of Beach Access Road 3 from State Highway 361 to Beach with Concrete Pavement, minor utility improvements, lighting and drainage improvements in an amount up to \$1,619,312.32, located in Council District 4, with FY 2026 funding available from the Street Bond 2020, 2022, Storm Water, and Water Funds.

**SUMMARY:**

This resolution awards a construction contract to Mako Contracting of Corpus Christi for construction of Beach Access Road 3 from State Highway(SH) 361 to Beach. The new roadway will be Concrete Pavement over cement stabilized sand subgrade, minor utility, and drainage improvements.

## **BACKGROUND AND FINDINGS:**

On November 3, 2020, voters approved of the City of Corpus Christi's Bond 2020 Program for a total of \$75 million with forty-two projects. The propositions passed on election day included projects for streets, parks, and public safety improvements. One of the forty-two projects is the \$400,000 for design and environmental permitting for construction of Beach Access Road from SH 361 to Beach.

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 \$4.4 million construction of Beach Access Road from SH 361 to Beach.

The project limits for Beach Access Road 3 are from SH 361 to Beach, approximately 1,600 linear feet (equivalent to 0.30 miles). The proposed two-lane roadway that will link SH 361 to the beach on Mustang Island near Port Royal, at the approximate mid-point between the existing Beach Access Rd. 1 and existing Beach Access Rd. 2. The proposed roadway would function as an access point for emergency services where currently there is a 7-mile stretch of beach with no access point.

The initial proposed Beach Access Road was an 80-foot-wide vacant strip of land on Mustang Island that is located between State Highway 361 and Gulf of Mexico beachfront, owned by Nueces County, Texas. On November 09, 2022, Nueces County transferred the road easement to City to construct the Beach Access Road. The 80-foot-wide vacant strip was not buildable due to the presence of extensive wetlands. City negotiated with Mustang Island Holding, LLC to swap the existing road easement to the north end of the undeveloped property next to the Mustang Island Estates with an 80-foot-wide easement followed by a 120-foot-wide easement nearer to the beach to meet Dunes Permitting requirements.

Beach Access Road from SH 361 to Beach was recommended to design for concrete pavement based on the pavement design recommendations approved by the City Council on July 20, 2021. Proposed improvements for this project will include concrete roadway with variable width, surface storm drainage improvements draining toward SH 361 that will ultimately drain into Corpus Christi Bay, water utilities, traffic safety improvements and dune mitigation adjacent to roadway site involving the placement of sand and vegetation from the road excavation on adjacent dunes to raise them and re-establish vegetation. Minor additions and adjustments to SH 361 travel lanes, striping, and signage in the vicinity of the new roadway. The project design took longer than anticipated due to the dune permitting, negotiations with the property owner for the road easement swap, gift agreement and the community engagement. The dune permits were approved by Nueces County on October 16, 2024. The construction plans were finalized in July 2025 after the approval of the dune permits and were advertised for bids in August 2025.

The City of Corpus Christi and Mustang Island Holding, LLC have entered into a Gift Agreement concerning the voter-approved Beach Access Road Project from State Highway 361 to the beach. Mustang, which is developing adjacent property. The developer has agreed to compensate the City \$282,000.00 to include additional roadway and utility improvements to facilitate their development.

### **PROJECT TIMELINE:**

2021 - 2025	2025	2026 - 2026
July – July	August - December	January – September
Design	Bid/Award	Construction

Project schedule reflects City Council award in December 2025 with anticipated completion by September 2026.

### **COMPETITIVE SOLICITATION PROCESS**

On August 11, 2025, the Contracts and Procurement Department issued a Request for Bids (RFB #6712) for Beach Access Road from SH 361 to Beach. The solicitation contained only concrete pavement as base bid. The project was recommended to be designed for concrete pavement based on the pavement design recommendations approved by the City Council on July 20, 2021.

On September 17, 2025, the city received six bids. The city analyzed the bids in accordance with the contract documents and determined that Mako Contracting was the lowest responsive and responsible bidder. The Engineer's Opinion of Probable Construction Cost was estimated based on the historic data.

A summary of the bids is provided below:

#	Bidder	Base Bid (HMAC)
1	<b>Mako Contracting (Corpus Christi, TX)</b>	<b>\$1,619,312.32</b>
2	JE Construction Services (Corpus Christi, TX)	\$1,654,794.00
3	R.S. Parker Construction LLC (Corpus Christi, TX)	\$2,736,266.78
4	Gerke Excavating (Tomah, WI)	\$2,864,128.20
5	Ortiz Construction & Paving, Inc. (Corpus Christi, TX)	\$3,092,490.57
6	Clark Pipeline Services (Corpus Christi, TX)	\$4,422,253.62
	<b><i>Engineer's Opinion of Probable Construction Cost</i></b>	<b><i>\$3,350,600.00</i></b>

The bid is well below 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 bids received indicate that the engineer has likely overestimated 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:

- Laguna Shores Rd (Graham to SPID) (Bond 2018), Segment 1 (\$4,929,519.00)
- Hearn Road (Callicoatte to Dead End) (Bond 2020) (\$5,440,307.31)
- Lipes Boulevard (Sunwood Drive to Staples Street) (Bond 2020) (\$8,129,921.29)
- Wildcat Drive (FM 624 to Teague Lane) (Bond 2020) (\$3,269,820.07)
- Huntwick Avenue – South Staples Street to Pavement Change (Type B) (\$954,452.20)

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 conflict with the City Council's goal of expediting street projects using bond funds.

#### **FISCAL IMPACT:**

The proposal is to award a construction contract to Mako Contracting in an amount not to exceed \$1,619,312.32 for the reconstruction of Beach Access Road from SH 361 to Beach. Project funds are available from Street Bond 2022, Storm Water, and Water Funds. Any savings to the Bond 2022 funding will first be utilized to fund shortfalls on other Bond 2022 Proposition A projects.

#### **FUNDING DETAIL:**

Fund: 2024 GO Bd22 Prop A - Streets (Fund 3561)  
Department: Streets (33)  
Organization: Grants & Capital Projects (89)  
Project: Beach Access Road from SH 361 to Beach (Project No. 21062)  
Account: Construction (550910)  
Activity: 21062  
Amount: \$1,464,899.20

Fund: StrmWtr 2022 CIP (Fund 4533)  
Department: Stormwater (47)  
Organization: Grants & Capital Projects (89)  
Project: Beach Access Road from SH 361 to Beach (Project No. 21062)  
Account: Construction (550910)  
Activity: 21062  
Amount: \$46,353.75

Fund: Water 2025 CIP (Rv Bds) (Fund 4492)  
Department: Water (45)  
Organization: Grants & Capital Projects (89)  
Project: Beach Access Road from SH 361 to Beach (Project No. 21062)  
Account: Construction (550910)  
Activity: 21062  
Amount: \$108,059.37

**TOTAL \$1,619,312.32**

**RECOMMENDATION:**

Staff recommend awarding the construction contract to Mako Contracting for the reconstruction of Beach Access Road 3 from SH 361 to Beach in the amount of \$1,619,312.32 with construction duration planned for up to three years from issuance of the Notice to Proceed with construction starting in January 2026 and completed by September 2026.

**LIST OF SUPPORTING DOCUMENTS:**

Location Map  
Bid Tabs  
CIP Page  
Power Point Presentation