



AGENDA MEMORANDUM

Action Item for the City Council Meeting June 02, 2026

DATE: June 02, 2026

TO: Peter Zanoni, City Manager

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Construction Contract Award

**Flour Bluff Drive – Yorktown Boulevard to Don Patricio Road
(Bond 2022, Proposition A)**

CAPTION:

Resolution awarding a construction contract to Anderson Columbia Co., Inc. of Corpus Christi for the reconstruction of Flour Bluff Drive, from Yorktown Boulevard to Don Patricio Road, with new pavement, sidewalks, curbs and gutters, ADA-compliant curb ramps, signage, pavement markings, upgraded street illumination, and utility improvements in an amount up to \$23,277,314.87, located in Council District 4 with FY 2026 funding available from the Street Bond 2022, Storm Water, Water, Wastewater, and Gas Capital Funds.

SUMMARY:

This resolution awards a construction contract to Anderson Columbia Co., Inc. for the complete reconstruction of Flour Bluff Drive from Yorktown Boulevard to Don Patricio Road. The existing roadway will be demolished and rebuilt with new asphalt pavement, curbs and gutters, sidewalks, multiuse path, ADA-compliant curb ramps, signage, pavement markings, and streetlight improvements. In addition to these surface enhancements, the project includes critical upgrades to the stormwater, water, wastewater, and gas infrastructure.

BACKGROUND AND FINDINGS:

On November 8, 2022, voters approved the City of Corpus Christi’s Bond 2022 Program for a total of \$125 million, encompassing thirty-two projects. All four propositions passed on election day included projects for streets, parks, public safety, and library improvements. Proposition A included \$14 million for the reconstruction of Flour Bluff Drive from Yorktown Boulevard to Don Patricio Road.

The Flour Bluff Drive project extends from Yorktown Boulevard to Don Patricio Road, covering approximately 13,400 linear feet (2.54 miles). The existing roadway is a two-lane hot-mix asphalt concrete (HMAC) with one lane in each direction and limited roadside infrastructure. Over time, drainage conditions along the corridor have deteriorated, particularly near the Ramfield Road intersection, where recurring flooding has been observed. Field assessments indicate that roadside ditches have lost their original shape and capacity, contributing to reduced drainage performance.

The project will reconstruct Flour Bluff Drive to improve roadway capacity, safety, and drainage. The proposed roadway from Don Patricio to Grand Canal will be widened to a five-lane section to accommodate higher traffic volumes. The section from Grand Canal to Yorktown will remain a two-lane roadway (one-lane in each direction) but with wider shoulders on both sides. The proposed design balances traffic needs, available funding, and right-of-way constraints while minimizing impacts to the adjacent properties.

Key improvements include new pavement, curb and gutter, and enhanced stormwater conveyance systems to address existing flooding concerns. Sidewalks and ADA-compliant curb ramps will be provided to improve pedestrian accessibility. In accordance with the Corpus Christi Metropolitan Planning Organization’s Bicycle Mobility Plan, a multi-use path will be constructed along the northeast side of the corridor. Due to coordination with the Trestle to Trail Holly Road project, this project will construct the shared-use path from Yorktown Boulevard to Division Street, with the remaining segment to be completed under a separate project.

Additional improvements include updated pavement markings and signage, upgraded street lighting, and traffic signal enhancements where warranted. In addition to these surface enhancements, the project includes critical upgrades to the stormwater, water, wastewater, and gas infrastructure.

Overall, the project is designed to enhance mobility, improve drainage and safety, and provide multimodal connectivity along the corridor, while remaining consistent with the scope and funding established under the Bond 2022 Program.

PROJECT TIMELINE:

2023 - 2025		2026	2026 - 2029
November - December		January – June	July - October
Design		Bid/Award	Construction

Project schedule reflects City Council award in June 2026 with anticipated completion by October 2029.

COMPETITIVE SOLICITATION PROCESS

On January 12, 2026, the Contracts and Procurement Department issued a Request for Bids (RFB # 6838) for Flour Bluff Drive from Yorktown Boulevard to Don Patricio Road. The solicitation included both asphalt and concrete pavement bid options in accordance with the pavement design recommendations approved by City Council on May 21, 2024, for the Bond 2022 Streets projects.

On April 1, 2026, the City received bids from five contractors. The bids were reviewed in accordance with the contract documents, and Anderson Columbia Co., Inc. was determined to be the lowest responsive and responsible bidder.

A summary of the bids is provided below:

	Bidder	Base Bid 1 Asphalt Pavement	Base Bid 2 Concrete Pavement
1	Anderson Columbia Co., Inc. (Corpus Christi, TX)	\$23,277,314.87	Not Bidding
2	Mako Contracting, LLC (Corpus Christi, TX)	\$24,497,833.17	\$26,482,389.15
3	Reytec Construction Resources, Inc. (Houston, TX)	Not Bidding	\$29,891,149.30
4	JE Construction Services (Corpus Christi, TX)	\$32,492,175.00	\$34,528,203.00
5	Bay Ltd (Corpus Christi, TX)	\$36,294,743.95	\$41,759,977.55
	<i>Engineer’s Opinion of Probable Construction Cost</i>	\$24,257,477.46	\$27,418,814.57

Staff compared the submissions to the Engineer’s Opinion of Probable Construction Cost (OPCC) and observed that the lowest bids for both pavement options are closely aligned with the OPCC— notwithstanding one bidder’s omission of the concrete bid, indicating that the bids are competitive and reflective of current market conditions, contractor availability, and familiarity with the project scope. While there is a wider spread among higher bids, the consistency among the lowest bidders provides confidence in the reliability of the pricing received.

In accordance with City Council Policy 28 for pavement selection, staff performed a cost comparison between the asphalt (HMAC) and concrete pavement options. The lowest responsive asphalt bid is \$23,277,314.87, while the lowest responsive concrete bid is \$26,482,389.15, resulting in a total cost difference of approximately \$3.2 million. This equates to an estimated difference of approximately \$336,000 per lane mile, which significantly exceeds the policy threshold of \$125,000 per lane mile. Therefore, the cost premium associated with concrete

pavement is substantial and does not meet the criteria for recommending concrete under the City's policy.

Based on the bid analysis, compliance with City policies, and confirmation that the bid prices are reasonable and representative of current market conditions, staff has no concerns with the bids received and recommend awarding the construction contract to Anderson Columbia Co., Inc. as the lowest responsive and responsible bidder.

Anderson Columbia Co., Inc. has successfully completed many street construction projects with the City of Corpus Christi. Some recently completed projects include:

- **Street Preventative Maintenance Program (SPMP) FY 2024, – Corpus Christi, TX;** Project Value: \$13,452,000.00 – The project included resurfacing of arterial/collector streets as planned in the Rapid Pavement Program, located city-wide. Project status: (Start Date: May 2024, Completion Date: February 2025)
- **Residential Street Rebuild Program (RSRP) FY 2024 – Corpus Christi, TX;** Project Value: \$6,000,000.00 – The project included reconstruction or rehabilitation of residential street pavement, limited sidewalk repairs, ADA ramps, striping, and pavement markings as planned in the Rapid Pavement Program, located city-wide. Project status: (Start Date: March 2024, Completion Date: January 2025)
- **Park Road 22 Bridge – Corpus Christi, TX;** Project Value: \$15,709,090.51 - The project included the construction of precast bridges for the north and south bound lanes of Park Road 22, along with associated pavement, utilities, and canal improvements. Project status: (Start Date: June 2020, Completion Date: March 2022)
- **Laguna Shores Road (Hustlin Hornet Dr to Caribbean Dr) - Corpus Christi, TX;** Project Value: \$6,263,934.90 - Reconstruction of existing 2-lane roadway. Project status: (Start Date: October 2020, Completion Date: May 2022)
- **Laguna Shores Road (Mediterranean Dr to Wyndale St) - Corpus Christi, TX;** Project Value: \$6,734,988.95 - Reconstruction of existing 2-lane roadway. Project status: (Start Date: October 2020, Completion Date: May 2022)

ALTERNATIVES:

Council could choose not to award the contract to Anderson Columbia Co., Inc. This would delay the project and conflict with the City Council's goal to expedite street projects with bond funds.

FISCAL IMPACT:

The fiscal impact for FY 2026 is an amount of \$ 14,312,757.00 for construction, with funding available from the available from Street Bond 2022 and Storm Water, Wastewater, Water, and Gas allocations. The remaining funds in an amount of \$8,964,557.87 will be incurred in FY 2027. Any project savings from Bond 2022 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: Flour Bluff Drive (Yorktown to Don Patricio) (Project No. 23161)
Account: Construction (550910)
Activity: 23161
Amount: \$6,475,122.00

Fund: **Storm Water 2024 CIP (Rv Bds) (Fund 4537)**
Department: Stormwater (47)
Organization: Grants & Capital Projects (89)
Project: Flour Bluff Drive (Yorktown to Don Patricio) (Project No. 23161)
Account: Construction (550910)
Activity: 23161
Amount: \$3,918,817.00

Fund: **Water 2025 CIP (Rv Bds) (Fund 4492)**
Department: Water (45)
Organization: Grants & Capital Projects (89)
Project: Flour Bluff Drive (Yorktown to Don Patricio) (Project No. 23161)
Account: Construction (550910)
Activity: 23161
Amount: \$1,763,468.00

Fund: **Waste Water 2024 CIP (Rv Bds) (Fund 4261)**
Department: Wastewater (46)
Organization: Grants & Capital Projects (89)
Project: Flour Bluff Drive (Yorktown to Don Patricio) (Project No. 23161)
Account: Construction (550910)
Activity: 23161
Amount: \$1,763,468.00

Fund: **Gas 2024 CIP (Rv Bds) (Fund 4566)**
Department: Gas (11)
Organization: Grants & Capital Projects (89)
Project: Flour Bluff Drive (Yorktown to Don Patricio) (Project No. 23161)
Account: Construction (550910)
Activity: 23161
Amount: \$391,882.00

TOTAL **FY26: \$14,312,757.00**
 FY27: \$8,964,557.87
 Total: \$23,277,314.87

RECOMMENDATION:

Staff recommends awarding a construction contract to Anderson Columbia Co., Inc. for the reconstruction of Flour Bluff Drive from Yorktown Boulevard to Don Patricio Road in an amount up to \$23,277,314.87, with construction duration planned for 38 months from issuance of the Notice to Proceed, with construction starting in July 2026 and completed by October 2029.

LIST OF SUPPORTING DOCUMENTS:

Location Map
Bid Tabs
CIP Page
PowerPoint Presentation
COF