AGENDA MEMORANDUM
Action Item for the City Council Meeting of February 10, 2026

DATE: February 10, 2026

TO: Peter Zanoni, City Manager

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Construction Change Order
Oso Water Reclamation Plant Process Upgrade & Breakpoint Chlorination Facility Decommissioning

CAPTION:

Motion authorizing the approval of Change Order No. 4 with CSA Construction, Inc., of Houston, Texas, for the Oso Water Reclamation Plant (WRP) Process Upgrade & Breakpoint Chlorination (BPC) Facility Decommissioning project located in Council District 4, in an amount of $3,521,988.44 for a total amount not to exceed $113,412,188.44 which includes $2,033,637.55 for the solids dewatering building upper deck and roof reconstruction, $688,350.89 for the aerated sludge holding tank modifications to replace the coarse bubble aeration system, and $800,000.00 for unanticipated underground work allowance, with FY 2026 funding available from the Wastewater Capital Fund.

SUMMARY:

This change order authorizes payment for the building upper deck and roof reconstruction at the dewatering building, the replacement of the coarse bubble aeration system in the aerated sludge holding tank, and an additional allowance for unanticipated construction costs moving forward.

BACKGROUND AND PURPOSE:

On March 19, 2024, the City Council awarded a construction contract to CSA Construction, Inc., of Houston, Texas, for the Oso WRP Process Upgrade & BPC Facility Decommissioning project. The project aims to replace the existing BPC facility with a biological ammonia removal treatment process and provide a third treatment basin. Additionally, it involves modifying the two existing basins to increase treatment capacity from 16.2 MGD to 18.0 MGD. The scope further includes

rehabilitating or replacing aging infrastructure, such as the blower system, clarification units, disinfection system, solids dewatering and disposal systems, plant electrical and instrumentation, yard piping, and other miscellaneous improvements.

The original construction scope included repairing the dewatering building roof via sand-blasting and the application of a protective coating. However, upon inspection, excessive corrosion was discovered on the rafters and roof panels. Preliminary pressure washing of a test area resulted in panel failure, leading to the determination that the roof could not withstand blasting media and was approaching structural failure. As these improvements constitute the reconstruction of 20% or more of the building, this change order authorizes the demolition and replacement of the roof, rafters, and substructure to extend the building's structural life. The work includes replacing man-doors, windows, and skylights; adding new gutters and downspouts; installing an interior access ladder and certified lightning protection system; and replacing the second floor and exterior lighting. The total cost for this work is $2,033,637.55.

Additionally, this change order will replace the existing air-bridge coarse bubble aeration system in Aerated Sludge Holding Tank #1 with a new floor-mounted coarse bubble system to improve mixing and minimize solids deposition. This work includes the installation of a bypass system to dewater the tank, allowing for the demolition of the existing air bridge, handrails, and floor supports. The cost for this work is $688,350.89.

To mitigate the risk of encountering undocumented or failing infrastructure during excavation, an additional allowance is proposed to cover potential field discoveries, including unforeseen conditions dating back to the 1941 plant foundations underground. City staff proposes adding an $800,000 construction allowance to provide funds for unanticipated underground work. This is necessitated by unknown buried piping and foundation, which was installed 40–80 years ago, and the uncertain condition of structures that have remained in continuous use since 1984.

Previous modifications include Change Order 1 (design alterations due to site discrepancies), Change Order 2 (additional offices and workstation remodeling), and Change Order 3 (remodeling of existing office space).

PROJECT TIMELINE:

Change Order No. 4 will add 130 calendar days to the construction contract. The anticipated completion date for the project is now March 2029.

ALTERNATIVES:

City Council could choose not to approve Change Order No. 4 with CSA Construction, Inc. However, without these improvements, the existing roof remains at risk of collapse. Such a failure would likely damage critical dewatering equipment, resulting in significantly higher repair costs and extensive operational downtime.

FISCAL IMPACT:

The fiscal impact to Corpus Christi Water in FY 2026 is an amount not to exceed $3,521,988.44, with funding available from the Wastewater Capital Fund. The cost of change order no. 4 will be paid using currently budgeted funds. Due to the fact total project costs, inclusive of the change order, are programmed across a five year horizon, the increased total project cost will be incorporated into future budget cycles, with corresponding budget adjustments reflected in the FY 2027, FY 2028, and FY 2029 budgets.

FUNDING DETAIL:

Fund:	Waste Water 2024 CIP (Rv Bds) (Fund 4261)
Department:	Wastewater (46)
Organization:	Grants & Capital Projects Funds (89)
Project:	Oso WRP Process Upgrade & BPC Facility Decommissioning (Project No. 20084A)
Account:	Construction (550910)
Activity:	20084A-4261-EXP
Amount:	$3,521,988.44

RECOMMENDATION:

Staff recommend approval of Change Order No. 4 in the amount of $3,521,988.44 for the Oso WRP Process Upgrade & BPC Facility Decommissioning project with CSA Construction, Inc.

LIST OF SUPPORTING DOCUMENTS:

Location and Vicinity Map
Change Order No. 4
CIP Page
Presentation