



AGENDA MEMORANDUM

Action Item for the City Council Meeting January 27, 2025

DATE: January 27, 2025

TO: Peter Zaroni, City Manager

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<p><u>Construction Contract Award</u> Coopers Boaters Facility and L-Head Parking Lot Resurface</p>
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CAPTION:

Resolution awarding a construction contract to B.E. Beecroft Company, Inc. of Corpus Christi for the Coopers Boaters Facility and Parking Lot Resurfacing - L Head project in an amount up to \$6,601,560.20 for construction of a new boater's facility, demolition of the existing one, and resurfacing the L-Head parking lot located in Council District 1, with FY 2026 funding available from the Type A Sales Tax fund.

SUMMARY:

This resolution approves a construction contract for a new boater's facility located at 96 Coopers L-Head Street, Corpus Christi, TX. The proposed two-story facility will be approximately 3,500 square feet and will include unconditioned public restrooms, climate-controlled shower and restroom facilities for tenants, a laundry room with washers and dryers, as well as a meeting room and storage areas. The project also includes site improvements such as resurfacing and striping a portion of the L-Head parking lot, installing new curbs and gutters, and adding limited landscaping.

BACKGROUND AND FINDINGS:

Funding for the Coopers Boaters Facility Project was initially approved in FY 2023 through the Type A Sales Tax for \$350,000.00, with additional funding of \$5,450,000.00 approved in FY 2025. To cover any cost shortfall, supplementary funds were drawn from cost savings realized in the Peoples Boardwalk Project in the amount of \$394,326.00. Furthermore, the Type A Sales Tax funding for the Parking Lot Resurfacing - L Head project was approved in FY 2025 for \$865,000.00, with a further allocation of \$735,000.00 approved in FY 2026. A total of \$6,601,560.20 is available in FY26 for the construction contract through the Type A Sales Tax fund.

The existing Coopers Boater's Facility, built in 1999, has outdated infrastructure and limited amenities. It currently offers only two restrooms and a single washer and dryer, which are insufficient to meet the needs of all tenants, especially with the recent addition of 119 boat slips.

Coopers Alley, the landmass where the facility is located, also supports a variety of marine-related operations, including the only three-lane public boat ramp in the area, multi-unit outdoor dry dock storage, a seafood and bait stand, a haul-out facility, and marina maintenance services. It is also home to Gulf Stream Marine and the Corpus Christi Yacht Club.

The new boater's facility will be an elevated structure designed to meet flood elevation requirements, featuring an expressive roof inspired by the forms of wind and sail. The building will include four climate-controlled showers and toilets with shower benches for tenant use, as well as a laundry room equipped with ADA-accessible washers, dryers, an ice machine, and a new security system.

A large meeting room will provide storage space for stackable tables and chairs, and a small coffee bar will be available for added convenience. Solar shades will be installed on the windows to enhance energy efficiency. The facility will also include naturally ventilated public restrooms for men and women, a naturally ventilated storage and workspace area at ground level for boater use, and a covered plaza beneath the building for shaded outdoor gathering.

The project also includes resurfacing, new pavement, and striping of the large parking lot at Coopers L-Head near the public boat ramp. These improvements will help guide the public, visitors, and tenants on designated parking areas and assist with the safe and efficient launching of vessels.

Overall, this project will provide modern, functional facilities to accommodate the growing number of tenants and public users. By adding more restrooms, showers, a meeting room, laundry facilities, and dedicated work and storage areas, the new boater's facility will enhance the user experience and increase overall customer satisfaction.

PROJECT TIMELINE:

2023-2025	2025-2026	2026-2027
August – August	September – January	February– February
Design	Bid/Award	Construction

Project schedule reflects award in January 2026 with anticipated completion by February 2027.

COMPETITIVE SOLICITATION PROCESS:

On August 27, 2025, the Contracts and Procurement Department issued a Request for Bids (RFB) with RFB Number 6335 for the Coopers Boater's Facility and Parking Lot. On October 10, 2025, the City received bids from two bidders. The City analyzed the bids in accordance with the contract documents and determined that Beecroft Company, Inc., was the lowest and most responsible bidder.

As the lowest bid received was within the acceptable range of the Engineer's Opinion of Probable Cost, Arning Company was determined to be non-responsive due to failure to demonstrate sufficient experience. This experience criterion requires satisfactory completion as a prime contractor of at least five similar projects within the last five years for the bidder's organization that are equal to or greater in size and complexity than the current project.

A summary of the bids is provided below.

BID SUMMARY					
Contractor	Base Bid	Add. Alternate 1	Add. Alternate 2	Add. Alternate 3	Base Bid + Alternates
Arning Company (Cassville, Missouri) (Non-Responsive)	\$5,752,626.00	\$50,406.00	\$68,849.00	\$79,455.00	\$5,960,336.00
B.E. Beecroft Company, Inc. (Corpus Christi)	\$6,099,762.37	\$113,960.38	\$171,505.95	\$216,331.50	\$6,601,560.20
<i>Architect's/Engineer's Opinion of Probable Construction Cost</i>					<i>\$4,745,512.00</i>

Add. Alternate 1: Rebar – Epoxy coated in lieu of galvanized.

Add. Alternate 2: Railings – Stainless Steel 316 in lieu of painted galvanized system.

Add. Alternate 3: Roofing – PMMA in lieu of Modified Bituminous.

The bids received were higher than the Architect's/Engineer's Opinion of Probable Construction Cost. Manufactured content has experienced increased costs in recent years due to supply interruptions and tariffs. This has been a common factor in bids exceeding the designer's cost estimate. The bids received are reasonably close indicating that they are reflective of current market conditions. Although, the City is experiencing very competitive bids on civil projects architectural and process projects have tended to draw less interest. Overall, staff believes that these are competitive bids and that we are unlikely to achieve a better result by re-advertising.

B.E. Beecroft Company, Inc. is a statewide recognized contractor established over five decades ago and has since thrived in the construction industry primarily as a general contractor with headquarters in Corpus Christi, Texas.

On November 11, 2025, the Engineering Services Department conducted an administrative hearing to assess the contractor's background and the qualifications of their team. This meeting provided further validation of their expertise across a wide range of construction projects, including government contracts.

B.E. Beecroft Company, Inc., in partnership with local contractors and vendors, specializes in a wide range of commercial projects. Their portfolio includes:

- City of Portland's Fifth and Elm Events and Entertainment Center – large civil project featuring an elevated concrete, stainless steel, outdoor public restroom and dedicated meeting rooms. – Construction cost of \$27.4M. (Completed in 2025)
- Mustang Island Episcopal Retreat Center, – project involved ground-up construction featuring a unique and complex structural design engineered specifically to endure a harsh salt air environment. – Construction cost of \$4.4M. (Completed in 2022)
- Port of Corpus Christi Administration Building – project involved ground-up construction utilizing elevated concrete and a curtain wall system secured with stainless steel connectors, specifically designed to resist salt air exposure. - Construction cost of \$27.2M. (Completed in 2020)
- Coastal Bend Food Bank – project featured a complex construction with a concrete finish. – Construction cost of \$29.5M (Completed in 2024)

ALTERNATIVES:

The alternative is not to award the construction contract to the responsive and responsible bidder, B.E. Beecroft Company, Inc. This would delay the replacement of the existing Coopers Boater's Facility and the resurfacing of the L-Head parking lot.

FISCAL IMPACT:

The fiscal impact in FY 2026 is an amount not to exceed \$6,601,560.20 with funds available from the Type A Sales Tax fund. Additional funds in the amount of \$394,326.00 were drawn from the Peoples Boardwalk Project surplus to offset the shortfall of funding for the Coopers Boater's Facility and the resurfacing of the L-Head parking lot project.

FUNDING DETAIL:

Fund: Seawall Sys (Fund 3271)
Department: Parks and Recreation (27)
Organization: Grants & Capital Projects Funds (89)
Project: Coopers Boaters Facility (21025)
Account: Construction (550910)
Activity: 21025-3271-EXP
Amount: \$5,173,015.20

Fund: Seawall Sys (Fund 3271)
Department: Parks and Recreation (27)
Organization: Grants & Capital Projects Funds (89)
Project: Parking Lot Resurface L-Head (23050)
Account: Construction (550910)
Activity: 23050
Amount: \$1,428,545.00

Total \$6,601,560.20

RECOMMENDATION:

Staff recommend awarding a construction contract for the Coopers Boater's Facility and L-Head parking lot resurface to B.E. Beecroft Company, Inc., in an amount not to exceed \$6,601,560.20 with anticipated completion by February 2027.

LIST OF SUPPORTING DOCUMENTS:

Location & Vicinity Maps
Bid Tab
CIP Page
PowerPoint