



AGENDA MEMORANDUM

Action Item for the City Council Meeting of May 5th, 2026

DATE: May 5th, 2026

TO: Peter Zanoni, City Manager

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<p style="text-align: center;"><u>Construction Contract Award</u> St. Andrews Park (Bond 2024, Proposition B)</p>
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CAPTION:

Motion awarding a construction contract to APD Construction, LLC of Corpus Christi for the construction of a concrete walking trail and the installation of exercise equipment at St. Andrews Park in an amount not to exceed \$894,980.00, located in Council District 3, with FY 2026 funding available from G.O. Bond 2024.

SUMMARY:

This motion awards a construction contract to APD Construction, LLC, for improvements at St. Andrews Park. The project scope includes the construction of an ADA-compliant concrete walking trail and the installation of outdoor exercise equipment at designated stations along the proposed trail.

BACKGROUND AND FINDINGS:

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 \$2.5 million for the construction of St. Andrews Park.

St. Andrews Park is a 30-acre community park in the Country Club Estates neighborhood. Established in 1982, St. Andrews Park features tennis courts, basketball courts, playground equipment, picnic tables, and open fields for sports.

A 3,800-foot walking trail composed of granite and dirt accompanies the inner perimeter of the St. Andrews Park. This project will construct a seven-foot-wide concrete trail in its place. In addition to the proposed concrete trail, five (5) stations with resistance training equipment will be installed at various points along the trail, and an existing playground area will be resurfaced.

The topography of St. Andrews Park contributes to flooding issues in the park after certain rainfall events. Drainage inlets and piping will be placed at strategic points near the proposed concrete trail to convey stormwater out of the park and into an adjacent drainage ditch along the north side of the park.

Upon the project's completion, the Parks Department in-house maintenance team will assume responsibility for the ongoing upkeep of the new development. The Department will ensure the site remains clean and visually appealing, utilizing its existing maintenance budget to fund all post-opening operational requirements.

PROJECT TIMELINE:

2025-2026	2026	2026
April - January	February - May	June - September
Design	Bid/Award	Construction

The project schedule indicates a City Council award in May 2026, with anticipated construction completion by September 2026.

COMPETITIVE SOLICITATION PROCESS

On February 16, 2026, the Contracts and Procurement Department issued a Request for Bids (RFB #7027) for the St. Andrews Park project. On March 18, 2026, the city received ten (10) bids. After reviewing the bids in accordance with contract requirements, the City determined that APD Construction, LLC provided the lowest responsive and responsible bid. The Engineer’s Opinion of Probable Construction Cost was estimated based on the historic data.

A summary of the bid is provided below:

	Bidder	Base Bid
1	APD Construction, LLC (Corpus Christi, TX)	\$894,980.00
2	Mako Contracting (Corpus Christi, TX)	\$902,595.00
3	Bonco LLC (Driscoll, TX)	\$925,300.00
4	White Star Services, LLC (Corpus Christi, TX)	\$946,982.12
5	A. Ortiz Construction & Paving, Inc. (Corpus Christi, TX)	\$972,348.46
6	RXDX LLC (Sinton, TX)	\$999,920.00
7	AZ Rebar Construction Inc (Corpus Christi, TX)	\$1,136,508.80
8	Digg Commercial LLC (Del Valle, TX)	\$1,245,090.00
9	Grace Paving And Construction, Inc. (Corpus Christi, TX)	\$1,267,185.13
10	Heidelberg Resources, LLC (Corpus Christi, TX)	\$1,313,601.00
	<i>Engineer's Opinion of Probable Construction Cost</i>	\$1,328,954.00

APD Construction, LLC is the current contractor for the downtown Homewood Suites project and has completed construction projects in Corpus Christi and the surrounding area, including the Port Aransas Hotel Lydia (2025), Portland Candlewood Suites (2020), and Studio 6 at Williams Drive (2019). These projects include concrete sidewalk and sitework comparable to the St. Andrews Park construction activities. Although 33% higher than the low bid, the Engineer's OPCC was within the range of bids. The low bids were due to the large number of bidders (10), resulting in a competitive set of bids, and the OPCC's 10% contingency, which inflated the difference between our low bid and the OPCC.

- **Hotel Lydia** – Port Aransas, TX; Project Value: \$5.2 Million - The project included the ground-up construction of a new 47-room hotel at Hotel Lydia in Port Aransas, Texas. Significant site work included public utilities, concrete parking, driveways, and sidewalks. Project status: **Completed (Start Date: January 2024, Completion Date: June 2025)**
- **Candlewood Suites** – Corpus Christi, TX; Project Value: \$12.4 Million - The project included the ground-up construction of a new 84-room hotel at Candlewood Suites in Corpus Christi, Texas. Significant site work included public utilities, concrete parking, driveways, and sidewalks. Project status: **Completed (Start Date: July 2019, Completion Date: June 2020)**

- **Motel 6 – Studio 6**– Corpus Christi, TX; Project Value: \$10.2 Million - The project included the ground-up construction of a new 110-room hotel at Holiday Inn Express & Suites in Port Aransas, Texas. Significant site work included public utilities, concrete parking, driveways, and sidewalks. Project status: **Completed (Start Date: February 2018, Completion: February 2019)**

ALTERNATIVES:

The City Council could choose not to award the contract to APD Construction, LLC. This would delay the project and conflict with the City Council's goal of expediting the construction of the concrete trail and the installation of exercise equipment at St. Andrews Park.

FISCAL IMPACT:

The fiscal impact in FY 2026 is an amount not to exceed \$894,980.00 with funds available from G.O. Bond 2024. Any Bond savings will be transferred to the Bond 2024 reserve upon project completion and warranty expiration and will be utilized at the department's discretion for eligible bond projects.

FUNDING DETAIL:

Fund: GO Bd24 Prgm Prop B – Parks & Rec (Fund 3301)
Department: Parks & Rec (27)
Org: Grants and Capital Projects (89)
Account: Construction (550910)
Activity: 25061
Amount \$894,980.00

RECOMMENDATION:

Staff recommends awarding the construction contract to APD Construction, LLC for the construction of the concrete trail and the installation of outdoor exercise equipment at St. Andrews Park in the amount of \$894,980.00. The project is scheduled for a three (3) month duration following the issuance of the Notice to Proceed, with construction anticipated to commence in June 2026 and conclude by September 2026.

LIST OF SUPPORTING DOCUMENTS:

Location Map
Bid Tabs
CIP Page
PowerPoint Presentation
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