



AGENDA MEMORANDUM

Action Item for the City Council Meeting October 21, 2025

DATE: October 21, 2025

TO: Peter Zaroni, City Manager

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<p style="text-align: center;"><u>Construction Contract Award</u> Commodore Park Improvements (Phase I) (Bond 2022/2024)</p>

CAPTION:

Resolution awarding a construction contract to Weaver & Jacob Constructors, Inc., of Cuero, Texas for the Commodore Park Improvements project to construct Phase I improvements to include a covered basketball court pavilion, tennis courts, pickleball courts, fenced playground area, concrete walking trail, picnic area, concrete parking lot with golf cart parking, and park lighting in an amount up to \$3,448,147.00, located in Council District 4, with FY 2026 funding available from the G.O. Bond 2024.

SUMMARY:

This resolution awards a construction contract for the improvements of Commodore Park. The scope includes a phased construction of site improvements to include a covered basketball court pavilion, tennis courts, pickleball courts, fenced playground area, bird observation blind, concrete walking trail, picnic area, concrete parking lot with golf cart parking, and park lighting.

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 \$5 million for the construction of Commodore Park Improvements. Voters approved an amount of \$1 million for design of the Commodore Park Improvement Project with the 2022 Bond program. In June 2024, \$400,000 was authorized from TIRZ#2 Fund for design.

Commodore Park currently utilizes approximately 1 acre of the 12-acre site located within the Padre Island community. Currently the park has an existing basketball court that will remain. In August 2023, a Commodore Park phased improvement plan has been developed to expand outdoor recreational opportunities and enhance community access based on a comprehensive Engagement Survey. The proposed enhancements aim to fully develop the 12-acre park in alignment with the aesthetic character of the surrounding Whitecap Development, transforming the space into a vibrant destination for families and outdoor enthusiasts.

The Phase 1 project scope includes one covered basketball court pavilion, two tennis courts, four pickleball courts, a fenced in shaded playground area with poured-in-place surfacing, a bird observation blind, a concrete walking trail, a designated picnic area, a concrete parking lot with golf cart accommodations, ADA accessibility throughout, park lighting for safety and extended use. Future Phase 2 will be discussed in a future bond program to allocate funding will include a pool house (single story airconditioned building for access to the community pool and gymnasium), a community pool (with ADA access, 5 swim lanes, public restroom, and pump house), a gymnasium (single story air conditioned gym to include indoor basketball court, office space, restrooms, and locker rooms), a community center (an event space area to include catering kitchen concessions, office storage, and restrooms), additional parking, sidewalks, lighting, and site work.

PROJECT TIMELINE:

2024 - 2025	2025	2025 - 2026
September – July	August – October	November – August
Design	Bid/Award	Construction

Project schedule reflects award in October 2025 with anticipated completion by August 2026.

COMPETITIVE SOLICITATION PROCESS:

On August 3, 2025, the Contracts and Procurement Department issued a Request for Bids (RFB #6673) for the Commodore Park Improvements project.

On September 3, 2025, the city received bids from four (4) bidders. The total bid package included the Base Bid and two Alternates. Base Bid included: 1 tennis courts, 2 pickleball courts, fenced playground area, bird observation blind, concrete walking trail, picnic area, concrete parking lot with golf cart parking, and park lighting. Alternate 1 included: two additional pickleball courts and one additional tennis court. Alternate 2 included: covered basketball court pavilion. All Base Bids

received including the Alternates fell within the projects budget. Following a thorough review in accordance with the contract document, the city determined that Weaver & Jacobs Constructor, Inc. submitted the lowest responsive and responsible bid. A summary of the bids is provided below.

BID SUMMARY				
CONTRACTOR	BASE BID	ALTERNATE 1	ALTERNATE 2	TOTAL BID
Weaver & Jacobs Constructors, Inc. (Corpus Christi, Texas)	\$2,453,990.00	\$327,780.00	\$666,377.00	\$3,448,147.00
Barcom Construction, Inc. (Corpus Christi, Texas)	\$2,766,708.00	\$413,000.00	\$758,000.00	\$3,937,708.00
Marshall Company (Corpus Christi, Texas)	\$2,928,000.00	\$552,150.00	\$976,360.00	\$4,456,510.00
Ten Point Services (Austin, Texas)	\$3,425,610.50	\$1,561,000.00	\$596,000.00	\$4,986,610.50
<i>Engineer's Opinion of Probable Construction Cost</i>	\$3,734,884.00	\$1,432,000.00	\$2,055,500.00	\$7,222,384.00

The bid received is well below the architect's estimate, but staff do not have any concerns awarding the contract to the low bidder. Weaver & Jacobs Constructors, Inc., is a very experienced contractor and is standing by its bid. The tightness of the grouping of the four lowest bids would also indicate that the architect likely overestimated the value of the work.

Weaver & Jacobs Constructors, Inc., has more than 23 years of experience in constructing numerous projects.

- **Corpus Christi Fire Station #3** – Corpus Christi, TX \$10,292,417.00; Completion Date: 5/28/2025 – A new 17,607 square foot facility with complete living quarters, with four pull through apparatus bays, weight room, office, training mezzanine, support spaces, and community room for public events and meetings
- **GPISD Early Childhood Center** – Gregory Portland, TX - \$48,322,253.00; Completion Date: 4/17/2024 – A 105,000 square foot building with 18 classrooms, kitchen, cafeteria, multipurpose rooms, offices, mechanical equipment facility, and a 38,000 sq ft. courtyard space with outdoor amphitheater style seating, and synthetic turf and playground equipment.
- **London ISD Early Childhood Center** – Corpus Christi, TX - \$13,385,396.00; Completion Date: 7/07/2025 – a new 30,000 square foot school with 12 classrooms, lounge, media center, gym, cafeteria, administrative spaces, playground, and a playground pavilion
- **London ISD Phase 1 Projects** – Corpus Christi, TX - \$32,915,725.00; Completion Date:

7/22/2024 - The construction of a new football field and track, concession and restroom facilities at the stadium. Expansion of the elementary school with new classroom wings, new multipurpose gym, a new science lab wing, modern kitchen, and cafeteria at the high school.

- **CCISD Adkins & Driscoll Middle School Gym Additions** – Corpus Christi, TX - \$10,575,000.00; Completion Date: Ongoing - Adkins Gym: A new facility with bleachers, new ticket booth, exterior includes bricks to match existing schools. Driscoll Gym include a new concession stand, a new ticket booth, and a renovated weight room.

ALTERNATIVES:

The alternative is not to award the construction contract to the lowest responsive and responsible bidder, Weaver & Jacobs Constructors, Inc. This would delay the new improvements to the Commodore Park.

FISCAL IMPACT:

The fiscal impact in FY2026 is an amount of \$3,448,147.00 with funds available from G.O. Bond 2024. The approved CIP project page is included in the package. The remaining project savings will be utilized for the Commodore Park Phase 2 design.

Funding Detail:

Fund:	Parks & Rec 2024 GO Bd Prop B (Fund 3301)
Department:	Parks & Rec (27)
Org:	Grants and Capital Projects (89)
Account:	Construction (550910)
Activity:	23173
Amount	\$3,448,147.00

RECOMMENDATION:

Staff recommend awarding a construction contract for the Commodore Park Improvements to Catamount Constructors, Inc. in an amount not to exceed \$3,448,147.00 with anticipated completion by August 2026.

LIST OF SUPPORTING DOCUMENTS:

Resolution
Location & Vicinity Maps
Bid Tab
CIP Page
Presentation