



AGENDA MEMORANDUM

Action Item for the City Council Meeting October 14, 2025

DATE: October 14, 2025

TO: Peter Zaroni, City Manager

FROM: Jeffrey Edmond, P.E., Director of Engineering Services
jeffreye@cctexas.com
(361) 826-3851

Brandon Wade, Fire Chief, Fire Departments
brandonw@cctexas.com
(361) 826-3935

Sergio Villasana Jr, CPA CGFO, CIA, Director of Finance
sergiov2@cctexas.com
(361) 826-3227

Construction Contract Award
Fire Station #8 Replacement (Kostoryz Road)
(Bond 2024, Proposition C)

CAPTION:

Motion authorizing a construction contract to Catamount Constructors, Inc., San Antonio, Texas, for the construction of new Fire Station No.8 Replacement project (Kostoryz Road) and the demolition of the existing Fire Station No.8 in an amount not to exceed \$9,614,779.09, located in Council District 3 with FY 2026 funding available from the G.O. Bond 2024 fund.

SUMMARY:

This motion approves a construction contract for the new Fire Station No.8 to be constructed at 4909 Kostoryz Road. The proposed fire station will be 13,140 sf that will consist of three double stacked apparatus bays with associated support spaces and living quarters for two officers, eight firefighters and EMS personnel, including a watch office, a weight room, and large common spaces. The existing Fire Station No.8 will be demolished.

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 \$12.5 million of construction funds for the Fire Station No. 8 Replacement.

Voters approved an amount of \$2 million for design of the Fire Station No. 8 Replacement in the 2022 Bond program.

Fire Station No. 8 is one of the busiest emergency response facilities in Corpus Christi. The existing Fire Station No. 8 is located at 4645 Kostoryz Rd, was built in 1955 and needs replacement due to energy inefficiency, degraded foundation, and outdated infrastructure. The station has exceeded its design life cycle and lacks the structural capabilities to accommodate modern emergency response vehicles, which are larger and heavier. Additionally, the mechanical, electrical, and plumbing systems frequently fail, and the facility is not ADA compliant. The building also houses expensive emergency response and medical equipment that must be stored in a climate-controlled environment.

The new Fire Station No.8 is proposed to be constructed at 4909 Kostoryz Road on a 2.4-acre parcel. The new Fire Station No. 8 layout includes three drive-through apparatus bays, 10 bedrooms, lockers, captain's office, a gas-operated kitchen, break room, exercise room, laundry room, showers, and restrooms. The existing Fire Station No.8 will be demolished after the completion of the new facility.

The building will be constructed out of a combination of CMU walls for stability and durability surrounding the apparatus bay, structural steel reinforcement, and metal framing, all in accordance with the current building codes and wind loads. The face of the building will consist of brick, stucco, and glass. The new facility will support firefighting and emergency services standards with the capacity to house larger/heavier vehicles, provide hazmat decontamination area, improve vehicle egress and access, and provide vehicle exhaust system.

The site will also include four public parking spaces, sixteen employee parking spaces with a security fence, sidewalks, and a full-load gas generator for backup power. All parking, driveways, and sidewalks on the site will be concrete paving. A screen wall will control visibility to the patio off the kitchen.

The new station will meet current firefighting operational standards, allowing for faster turnout times and cleaner work environments, enhancing the safety of firefighters and the public they serve. The new facility will improve the quality of life for firefighters and provide adequate space, access, and parking for emergency response vehicles.

PROJECT TIMELINE:

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

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

COMPETITIVE SOLICITATION PROCESS:

On June 29, 2025, the Contracts and Procurement Department issued a Request for Bids with RFB Number 6326 for Fire Station No. 8 Replacement. On August 6, 2025, City received bids from four bidders. The city analyzed the bids in accordance with the contract documents and determined that Catamount Constructors, Inc., was the lowest and most responsible bidder.

7B Development & Construction was the lowest bidder, but they were determined to be non-responsive because they failed to demonstrate sufficient experience, which requires the satisfactory completion as a Prime Contractor of at least five similar projects—equal to or greater in size and complexity than the current project—within the last five years.

A summary of the bids is provided below.

CONTRACTOR	Base Bid
Catamount Constructors, Inc. (Lakewood, CO.)	\$9,614,779.09
Weaver & Jacobs (Cuero, TX)	\$9,847,839.00
Texana Builders (Houston, TX)	\$10,620,553.00
7B Development & Construction (Lubbock, TX)	\$9,094,693.03
<i>Engineer's Opinion of Probable Construction Cost</i>	\$8,754,253.00

Catamount Constructors, Inc. is a nationally recognized contractor established over two decades ago and has since thrived in the construction industry primarily as a general contractor with headquarters in Lakewood, Colorado.

On September 8, 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.

Catamount Constructors, Inc., in partnership with local contractors and vendors, specializes in a range of sectors including commercial retail, healthcare, multifamily, and senior living. They also collaborate with both private and public entities at the local level. Their government project experience includes boarding schools, training facilities, refugee housing complexes, fleet maintenance facilities, fire stations, offices, and dormitories.

Recent projects completed by Catamount include the following

- City of Marietta Police Training Building, Marietta, Georgia: \$2,044,112.00 - Design-build construction of a one-story, 7,500 SF PEMB for the City of Marietta on 2.36 acres. Scope of work included site work and the build-out of an office and restroom on the interior.
- City of South Fulton Fire Rescue Complex, South Fulton, Georgia: \$52,748,701.05 - 65,500 SF state-of-the-art design-build Fire Rescue Complex
- Shooting Range in San Angelo, Texas: \$9,393,276.45 - Design-Build 36,350 SF Shooting Range located in San Angelo TX. Tilt-wall steel joist construction.
- Dimmit County Park & Sports Complex, Carrizo Springs, TX: \$16,540,306.00 - 25-acre outdoor and indoor sports facility and park

Catamount Constructors, Inc. does not have a local office. Their crews from San Antonio will be stationed at Corpus Christi during the construction phase.

ALTERNATIVES:

The alternative is not to award the construction contract to the responsive and responsible bidder, Catamount Constructors, Inc. This would delay the replacement of the existing Fire Station No. 8 building.

FISCAL IMPACT:

The fiscal impact in FY 2026 is an amount not to exceed \$9,614,779.09 with funds available from the G.O Bond 2024. Bond 2024 included \$12,500,000.00 for construction. The remaining funds will be transferred to the fund reserve upon project closeout and warranty expiration.

FUNDING DETAIL:

Fund: **Fire 2024 GO Bd Prop C (Fund 3197)**
Department: Fire (10)
Organization: Grants & Capital Projects Funds (89)
Project: Fire Station #8 – (Project 23178)
Account: Construction (550910)
Activity: 23178
Amount: \$9,614,779.09

Total \$ 9,614,779.00

RECOMMENDATION:

Staff recommend awarding a construction contract for Fire Station No. 8 Replacement to Catamount Constructors, Inc. in an amount not to exceed \$9,614,779.09 with anticipated completion by November 2026.

LIST OF SUPPORTING DOCUMENTS:

Location & Vicinity Maps
Bid Tab
CIP Page
PowerPoint