



## AGENDA MEMORANDUM

Action Item for the City Council Meeting February 17, 2026

**DATE:** February 17, 2026

**TO:** Peter Zaroni, City Manager

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**Construction Contract Award**  
**Northside Aquatics Center**  
**(Bond 2024, Proposition B)**

**CAPTION:**

Motion awarding a construction contract to South Texas Building Partners, Inc. of Corpus Christi, Texas for the construction of the Northside Aquatics Center in the Hillcrest area in an amount up to \$8,709,077.22, located in Council District 1 with FY2026 funding available from Bond 2024 and Metropolitan Planning Organization reimbursement.

**SUMMARY:**

This motion awards a construction contract for the Northside Aquatic Center. The project includes a six-lane, 25-yard competition lap pool with a depth ranging from 3'6" to 6'0", and a zero-entry beach featuring a children's play unit with an open-body flume. Additionally, the facility will feature a bathhouse for administration and mechanical support, a 92-space parking lot, a concrete pool deck, fabric shade structures, site lighting, and various utility improvements.

**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 \$4.5 million for construction of T.C. Ayers Aquatic Center. The project also received Metropolitan Planning Organization (MPO) funding through TxDOT Advance Funding Agreement (AFA). The AFA was executed in September 2024, authorizing \$5.5 million for the Northside Aquatic Center project. Northside Aquatic Center has an overall budget of \$10 million for both design and construction phases. While there is no fixed deadline for the final completion of the project, construction must commence within three years of the AFA execution date of October 28, 2027.

Northside Aquatic Center, previously known as T.C. Ayers Aquatic Center, is a part of the Harbor Bridge Parks Mitigation project. The Harbor Bridge Parks Mitigation project is a series of park improvements, hike and bike connectivity, aquatic center, and community enhancements projects to mitigate the impacts to the parks and neighborhood from the construction of the new Harbor Bridge. This project was developed by agreements between the Federal Highway Association, Texas Department of Transportation (TXDOT), and the Corpus Christi Housing Authority. The Harbor Bridge Parks Mitigation Improvements consist of the following project sites: Dr. H. J. Williams Park, T. C. Ayers Park, Washington Coles Park, Ben Garza Park, Hike and Bike Trail Connectivity, North Beach Trailhead Connectivity. Northside Aquatic Center is located within T.C. Ayers Park.

Northside Aquatic Center project includes the construction of a 6-lane, 25-yard competition lap pool with depths ranging from 3’6” to 6’0”, a zero-entry beach with a children’s play unit and open body flume, a bathhouse/administration/mechanical support building, a parking lot with 92 spaces, a concrete pool deck, fabric shade structures, site lighting, and utility improvements. This new site joins a network of seven existing pools in the City, including Collier, HEB, Oso, West Guth, and Greenwood, but it stands out as one of the few that offer competitive lanes, along with the Natatorium and Bill Witt. Notably, it will join Bill Witt as the only other facility categorized as a full aquatic center. This addition will enhance the City’s offerings for both recreational swimmers and those seeking a more competitive swimming experience.

**PROJECT TIMELINE:**

2024 - 2025		2025-2026		2026 - 2027	
July - August		October - February		March - March	
Design		Bid/Award		Construction	

Projected schedule reflects City Council award in February 2026 with construction completion by March 2027.

**COMPETITIVE SOLICITATION PROCESS:**

On October 29, 2025, the Contracts and Procurement Department issued a Request for Bids (RFB #6835) for Northside Aquatic Center. Subsequently, on November 24, 2025, the city received bids from 5 bidders. South Texas Building Partners (STBP), Inc., submitted the lowest bid. The city analyzed the bids in accordance with the contract documents and determined STBP, Inc., as the lowest responsive and responsible bidder.

A summary of the bids is provided below:

	<b>Bidder</b>	<b>Base Bid</b>
<b>1</b>	<b>South Texas Building Partners, Inc. (Corpus Christi, TX)</b>	<b>\$8,709,077.22</b>
2	Summit Building and Design (San Antonio, TX)	\$8,863,475.89
3	Catamount Constructors, Inc. (San Antonio, TX)	\$8,909,466.62
4	Pavilion Construction (Carrollton, TX)	\$9,829,491.83
5	Teal Construction (Corpus Christi, TX)	\$11,765,346.99
	<b><i>Engineer's Opinion of Probable Construction Cost</i></b>	<b>\$9,051,620.77</b>

City staff do not have any concerns about awarding the contract to the lowest bidder, STBP, since it is within 10% of the engineer's estimate. STBP, Inc. has completed many projects for the City of Corpus Christi, including the Art Center Repairs & Improvements project and facility rehabilitation work (like replacing doors, windows, and shutters) at city facilities. STBP, Inc. will engage Landmark Aquatics, a subcontractor specializing in pool construction. Landmark Aquatics constructed the pool at the Bill Witt Aquatic Center. Some of the completed projects of similar capacity include:

**Port of Corpus Christi Ortiz Center Improvements (Corpus Christi, TX) \$10,957,500.00 –** The project scope involved complete renovations of the Ortiz Center's lobby, kitchen, storage areas, and bathrooms. The project is scheduled to be completed this month.

**Coastal Bend Wellness Foundation (Corpus Christi, TX) \$4,750,000.00 -** New Construction of Medical Office on Reid St. The project is under construction and will be completed by March 2026.

**TMISD Safety & Security (Corpus Christi, TX) \$4,156,314.00 –** Addition of vestibules and new doors to the entrances of the school.

**Art Center Repairs & Improvements (Corpus Christi, TX) \$2,268,872.00 –** The project involved comprehensive repairs to the existing Art Center, addressing damage to the exterior EIFS, roofing, windows, and structural metal components. Interior improvements include replacing specific A/C units, upgrading ceilings, and repairing flooring and partitions.

**North Padre Island Beach Maintenance Equipment Storage Facility (Corpus Christi, TX) \$1,798,069.00 -** This project involved the construction of an approximately 5,000-square-foot pre-engineered masonry facility to store heavy beach maintenance equipment for Padre and Mustang Islands.

**Art Museum Improvements (Corpus Christi, TX) \$843,755.00 -** The Art Museum Improvements project addressed significant water penetration issues affecting the facility's exterior doors, storefronts, windows, and skylights. The scope identifies compromised areas and details specific recommendations for repair or full system replacement to prevent future leaks.

Based on the review, city staff recommend that the Council award the contract to the lowest bidder, South Texas Building Partners, Inc.

**ALTERNATIVES:**

City council could choose not to award the construction contract to STBP, Inc. This would delay the start of the project and conflict with City Council’s goal to expedite Bond projects. While there is no fixed deadline for the final completion of the project, construction must commence within three years of the AFA execution date of October 28, 2027.

**FISCAL IMPACT:**

The fiscal impact in FY 2026 is an amount not to exceed \$8,709,077.22, with funding available from Bond 2024 and MPO reimbursement. Any additional Bond savings will be transferred to Bond 2024 reserve upon project completion and warranty expiration and will be utilized upon department discretion.

**Funding Detail:**

Fund: **TxDOT (Fund 1080)**  
Department: Park & Recreation (27)  
Organization: Grants & Capital Projects (89)  
Project: Northside Aquatic Center (Project 244161080F)  
Account: Construction (550910)  
Activity: 244161080F  
Amount: \$4,400,000.00

Fund: **TxDOT (Fund 1080)**  
Department: Park & Recreation (27)  
Organization: Grants & Capital Projects (89)  
Project: Northside Aquatic Center (Project 244161080S)  
Account: Construction (550910)  
Activity: 244161080S  
Amount: \$1,100,000.00

Fund: **GO Bd24 Prgm Prop B – Parks & Rec (Fund 3301)**  
Department: Park & Recreation (27)  
Organization: Grants & Capital Projects (89)  
Project: Northside Aquatic Center (Project 24416)  
Account: Construction (550910)  
Activity: 24416  
Amount: \$3,209,077.22

**Contract Total: \$8,709,077.22**

**RECOMMENDATION:**

Staff recommend awarding a construction contract to South Texas Building Partners for the construction of Northside Aquatic Center in the amount of \$8,709,077.22.

**LIST OF SUPPORTING DOCUMENTS:**

Location and Vicinity Maps

Bid Tab

CIP Page

PowerPoint Presentation

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