



AGENDA MEMORANDUM

Action Item for the City Council Meeting October 14, 2025

DATE: October 14, 2025

TO: Peter Zaroni, City Manager

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<p style="text-align: center;"><u>Construction Contract Award</u> Fire Station #10 Replacement (Horne Road) (Bond 2024, Proposition C)</p>

CAPTION:

Motion authorizing a construction contract to Catamount Constructors, Inc., San Antonio, Texas for the construction of new Fire Station No. 10 Replacement project (Horne Road) and the demolition of the existing Fire Station No.10 in an amount not to exceed \$9,380,802.60, 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 Fire Station No.10 Replacement located at 1502 Horne Rd., Corpus Christi TX. The proposed fire station will be 12,582 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, weight room, and large common spaces. The existing Fire Station No.10 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 for construction for the Fire Station No. 10 Replacement. Voters approved an amount of \$2 million for design for the Fire Station No. 10 Replacement in the 2022 Bond program.

Fire Station No. 10 is located at 1550 Horne Road, was built in 1965. Fire Station No. 10 needs replacement due to energy inefficiency, a degraded foundation, and outdated infrastructure.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.10 is proposed to be constructed adjacent to the existing Fire Station on a 2-acre parcel. The Fire Station No. 10 Replacement layout includes three drive-through apparatus bays, ten bedrooms, lockers, captain's office, gas operated kitchen, break room, exercise room, laundry room, showers, and restrooms. The existing Fire Station No.10 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 under the current building codes and wind loads. The face of the building will consist of brick, metal panels, 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 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 6327 for the new Fire Station No. 10. On August 6, 2025, City received bids from five (5) bidders. The city analyzed the bids in accordance with the contract documents and determined that Catamount Constructors, Inc., was the lowest and responsible bidder.

Arning Companies was determined to be non-responsive with failure to demonstrate sufficient experience, which is the satisfactory completion as a Prime Contractor of at least 5 similar projects within the last 5 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.

CONTRACTOR	Base Bid
Catamount Constructors, Inc. (Lakewood CO.)	\$9,380,802.60
Weaver & Jacobs (Cuero, TX)	\$9,417,256.00
Summit Building and Design (Laredo, TX)	\$10,255,392.00
Skyler Design Build, LLC. (Houston, TX)	\$10,399,876.16
Arning Companies	\$8,545,533.00
<i>Engineer's Opinion of Probable Construction Cost</i>	\$8,502,784.00

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 - 36,350 SF Design-Build 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. do not have a local office. Their crews from San Antonio will be stationed at Corpus Christi during 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.10 building.

FISCAL IMPACT:

The fiscal impact in FY 2026 is an amount not to exceed \$9,380,802.60 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 CO (Fund 3196)**
Department: Fire (10)
Organization: Grants & Capital Projects Funds (89)
Project: Fire Station #10 (Project 23179)
Account: Construction (550910)
Activity: 23179
Amount: \$9,380,802.60

RECOMMENDATION:

Staff recommend awarding a construction contract for the Fire Station No.10 Replacement to Catamount Constructors, Inc. in an amount not to exceed \$9,380,802.60 with anticipated completion by February 2026.

LIST OF SUPPORTING DOCUMENTS:

Location & Vicinity Maps
Bid Tab
CIP Page
PowerPoint