



AGENDA MEMORANDUM

Action Item for the City Council Meeting of March 18th, 2025

DATE: March 18th, 2025

TO: Peter Zaroni, City Manager

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<p style="text-align: center;"><u>Construction Contract Award</u> Citywide Park Upgrades – HEB Park (Community Development Block Grant-funded)</p>

CAPTION:

Motion to award a construction contract to Brooke Paving & Construction, LLC, of Robstown, Texas, for the reconstruction of the HEB Park parking lot and resurfacing of the HEB Tennis Center parking lot, located in Council District 2, for an amount up to \$711,368.73, with FY 2025 funding available from the Community Development Block Grant (CDBG).

SUMMARY:

This motion awards a construction contract to Brooke Paving & Construction, LLC for the reconstruction of the HEB Park parking lot. The project also includes resurfacing the adjacent HEB Tennis Center parking lot.

BACKGROUND AND FINDINGS:

HEB Park is a 12-acre site acquired through the H.E. Butt Foundation. The park became the first public swimming pool operated by the City of Corpus Christi and opened in 1963. The HEB Pool has been significantly upgraded over the years. Currently, the HEB Park pool area features a zero-depth entry pool, splash water features, and cabanas. HEB Park also includes a playground, handball court, and basketball court.

In 1959, the HEB Foundation donated more land for the construction of the first of over a dozen tennis centers in Texas, which opened in 1960. The HEB Tennis Center features 25 lighted Laykold courts—22 outdoor and 3 covered. The facilities include locker rooms with showers and accessible restrooms, two elevated platforms over twelve courts, along with shaded tables and open areas for hundreds of fans. The Tennis Center also features a pro shop offering a wide range of apparel and accessories, plus expert racquet stringing services.

The entire HEB Park site features parking for up to 300 vehicles; however, the main parking area has fallen into disrepair and needs a full reconstruction.

PROJECT TIMELINE:

2023-2024	2024 - 2025	2025
August - November	December - March	April - August
Design	Bid/Award	Construction

The project schedule indicates a City Council award in March 2025, with anticipated construction completion by August 2025.

COMPETITIVE SOLICITATION PROCESS

On December 23, 2024, the Contracts and Procurement Department issued a Request for Bids (RFB #6277) for the HEB Park Parking Lot project. The solicitation contained only an asphalt (HMAC) pavement base bid, which was based on the pavement design recommendations.

On January 29, 2025, the city received bids from seven bidders. The city analyzed the bids in accordance with the contract documents and determined Brooke Paving & Construction, LLC was the lowest responsive and responsible bidder. 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 (HMAC)
1	Brooke Paving & Construction, LLC	\$711,368.73
2	JE Construction Services	\$770,099.00
3	Tex-Mix Paving	\$908,740.92
4	Jerdon Enterprise, L.P.	\$1,177,505.33
	<i>Engineer’s Opinion of Probable Construction Cost</i>	<i>\$867,317.78</i>

Brooke Paving & Construction, LLC has completed parking lot projects in Corpus Christi and the surrounding area, including SPID King Ranch Ag & Turf (2022), Mount Olive Lutheran Church (2022), Portland City Hall (2022), CCISD Consolidated School (2023), and the Palmilla Beach Resort in Port Aransas (2024). This contractor has also participated in the City’s Residential Street Rebuild Program since 2022, completing the paving of over fifty residential streets.

ALTERNATIVES:

The City Council could choose not to award the contract to Brooke Paving & Construction, LLC. This would delay the project and conflict with the City Council's goal to expedite the reconstruction of the HEB Park parking lot.

FISCAL IMPACT:

The fiscal impact for FY 2025 is \$711,368.73 for the HEB Park Parking Lot construction projects. The construction funds are available from the Community Development Block Grant (CDBG).

FUNDING DETAIL:

The Capital Improvement Program (CIP) shows the project is currently scheduled to begin construction in FY 2025. The project is ready to be implemented.

Fund: CDBG Grants (Fund 1059)
Department: Parks & Rec (27)
Org: Grants and Capital Projects (89)
Account: Construction (550910)
Activity: 852410F (23124)
Amount \$711,368.73

Overall Contract Total \$711,368.73

RECOMMENDATION:

Staff recommends awarding Brooke Paving & Construction, LLC the construction contract for the reconstruction of the HEB Park parking lot and the resurfacing of the HEB Tennis Center parking lot for \$711,368.73. The construction duration is planned for five months from the issuance of the Notice to Proceed, with construction starting in April 2025 and completing by August 2025.

LIST OF SUPPORTING DOCUMENTS:

Location Map
Bid Tabs
CIP Page
Power Point Presentation