



AGENDA MEMORANDUM

Action Item for the City Council Meeting July 22, 2025

DATE: July 22, 2025

TO: Peter Zanoni, City Manager

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Construction Contract Award

La Retama Central Library Exterior Renovation (BOND 2022)

CAPTION:

Motion awarding a construction contract to Crawford Henrichson and Crawford LLC, of Addison, Texas for the La Retama Central Library Exterior Renovation project in an amount up to \$2,027,560.00, located in Council District 1, with FY 2025 funding available from the Bond 2022 and prior City Council approved Certificates of Obligation.

SUMMARY:

This motion approves a construction contract for the La Retama Central Library Exterior Renovation project. The project scope consists of replacing all the existing windows and shutters with all new windstorm impact rated windows which will not require shutters, replacing the storefront entry with a new windstorm impact rated sliding storefront entry for the exterior and a new sliding interior door in the foyer, repairing the plaster on the exterior walls, a new mural on the colonnade wall, new sidewalk from the bus stop to the entrance of the library along with a three-tier landscape in the front yard including a brand-new front yard digital sign capable of displaying all the upcoming events at the library, in the backyard of the library there will be a new aluminum windstorm rated canopy with hardscape pavers for storytelling and nature enjoyment,

security fence for safety, new hardscape and minor improvements to the parking lot.

BACKGROUND AND FINDINGS:

On June 10, 1986, the La Retama Central Library, a 3-story, 78,339 square foot building, opened as the main library, the third floor is currently unfinished. The library is in Council District 1 at the intersection of Comanche and Tancahua Streets. The backside of the library borders Blucher Park, a 4.36-acre green space, the parks stream and diverse plants are a significant draw for migratory land birds. As the administrative heart of the library system, La Retama Central provides essential support services to all branches. It also serves as a vibrant community space, regularly hosting well-attended events. One notable example is the "Week of the Young Child," a collaborative effort with the Success by 6 United Way of the Coastal Bend Coalition, which recently attracted over 650 participants in a three-hour period this April. Additionally, families can reserve the children's sensory room for weekly use, and the Inez Sterling Adams South Texas Historical Gallery, located on the second floor, is open for history enthusiasts.

On November 8, 2022, voters approved the City of Corpus Christi's Bond 2022 Program for a total of \$125 million with thirty-two projects. The propositions passed on election day include projects for streets, parks and recreation, public safety and library improvements. Proposition D included \$2.5 million for La Retama Central Library exterior improvements.

Repairing and painting the plaster is needed as the exterior paint is cracked, faded and peeling due to age. The front entry doors are difficult to secure and at times the key breaks in the lock. Replacement of the windows is necessary as the gaskets for the insulated glass windows have failed, creating dirt/dust deposits between the glass panes. The shutters, which are manually operated, often get stuck when lowered and require repairs to be raised back up. Entrance into the building is not ADA accessible from the front (Comanche St.) or from the east side (Tancahua St.) where the bus stop is located. The tile wainscot around the building is broken or detached in some areas.

PROJECT TIMELINE:

2023 - 2025	2025	2025 - 2026
November - January	February - July	August - April
Design	Permit / Award	Construction

Project schedule reflects award in July 2025 with anticipated completion by April 2026.

COMPETITIVE SOLICITATION PROCESS:

On April 23, 2025, the Contracts and Procurement Department issued a Request for Bids (RFB #6039) for La Retama Central Library Exterior Renovation. On April 23, 2025, the City of Corpus Christi received bids from eight (8) bidders.

The city analyzed the bids according to the contract documents and determined that the 3rd lowest bidder, Crawford Henrichson and Crawford LLC, was the lowest responsive and responsible bidder. The lowest bidder Northstar Elite Construction & Consulting, LLC was deemed nonresponsive due to a error when submitting their bid documents and thus being unable to honor their bid price leading to the withdrawal of their bid. The 2nd lowest bidder ICGM Group was deemed nonresponsive due to failing to comply with section 2.3.B of the bid requirements not meeting the experience of completing 5 similar projects within the last 5 years as the prime contractor.

As the lowest bid received was within the acceptable range of the Engineer's Opinion of Probable Construction Cost, the city decided to proceed with the project. A summary of the bid is provided below:

Bid summary			
Contractor	Base Bid	Alt 1	Total
Northstar Elite Construction & Consulting, LLC (Bids withdrawn)	\$1,607,212.96	\$10,000.00	\$1,617,212.96
ICGM GROUP (Bids rejected due to non-responsive)	\$2,000,000.00	\$25,000.00	\$2,025,000.00
Crawford Henrichson & Crawford LLC	\$2,027,560.00	\$20,138.00	\$2,047,698.00
K-W Construction, Inc.	\$2,170,000.00	\$25,000.00	\$2,195,000.00
DLF Texas	\$2,539,777.02	\$6,000.00	\$2,545,777.02
Barcom Construction, Inc.	\$2,780,119.00	\$50,000.00	\$2,830,119.00
Teal Construction	\$2,848,000.00	\$20,000.00	\$2,868,000.00
STBP, Inc.	\$2,991,502.00	\$96,878.00	\$3,088,380.00
<i>Engineer's Opinion of Probable Construction Cost</i>	\$2,131,250.00	-	\$2,131,250.00

Crawford Henrichson & Crawford LLC is a nationally recognized contractor and facilities management company established over a decade ago and has since thrived in the construction industry primarily as a general contractor with headquarters in Addison, Texas. To facilitate timely project completion, Crawford Henrichson & Crawford LLC will open a temporary facility for the construction crew near the construction site.

Crawford Henrichson & Crawford LLC, in collaboration with local contractors and vendors,

specializes in various sectors, including government, commercial retail, and medical facilities, while also working with both local private and public entities. Their team has over 50 years of combined experience, having partnered with notable companies such as In-N-Out Burger, Darden Restaurants, HOA Brands, Amazon, and others.

Recent projects awarded in Corpus Christi are:

- (1) City of Corpus Christi Fire Department Resource Center Phase II, construction contract awarded in May 2025 with construction cost of \$3 million. Project is currently in construction and the city has experienced zero performance issues with the contractor.
- (2) Hooters Corpus Christi, built in 2024 with construction cost of \$3 million
- (3) Several "In-N-Out Burger" restaurants, built in 2022 with each restaurant construction cost of \$3.2 million
- (4) Park Side Apartment Building 1 & 2, built in 2023 and 2024 with each building construction cost of approximately \$4 million

Crawford Henrichson & Crawford LLC has also constructed numerous facilities within the surrounded area: Flores Park San Antonio, Golden Community Park San Antonio, Lackland AFB San Antonio-Vehicle Maintenance Building, Base Commissary and Base Store, Yardbird Restaurant, Dallas TX, Studio Movie Grill, Arlington TX, Perry's Steakhouse &Grille, Houston TX, Amazon Stores, Frisco, Woodlands TX, 10 Whataburger Restaurants and 40 In-n-Out Burger Restaurants throughout the state of Texas.

ALTERNATIVES:

There are no alternatives to the La Retama Library Exterior Renovation project.

FISCAL IMPACT:

The proposal is to award a construction contract to Crawford Henrichson and Crawford LLC in an amount not to exceed \$2,027,560.00 for the La Retama Central Library Exterior Renovation. Project funds are available from the Bond 2022 and prior Certificates of Obligation.

Funding Detail:

Fund: 2024 GO Bd22 Prop D-Libraries (Fund 3228)
Department: Library (20)
Org: Grants and Capital Projects (89)
Account: Construction (550910)
Activity: 23181
Amount \$1,927,500.00

Fund: Public Facility 2024 CO (Fund 3169)
Department: Library (20)
Org: Grants and Capital Projects (89)
Account: Construction (550910)
Activity: 23181
Amount \$100,060.00

Total: \$2,027,560.00

RECOMMENDATION:

Engineering staff recommend awarding a construction contract for La Retama Central Library Exterior Renovation (BOND22) to Crawford Henrichson and Crawford LLC for the complete exterior improvements to the existing premier public library in Corpus Christi.

LIST OF SUPPORTING DOCUMENTS:

Bid Tabs
CIP Page
Location & Vicinity Maps
PowerPoint Presentation
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