



AGENDA MEMORANDUM

Action Item for the City Council Meeting May 12, 2026

DATE: May 12, 2026

TO: Peter Zanoni, City Manager

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Construction Contract Award

Asset Management Service Center Secure Enclave

CAPTION:

Motion awarding a construction contract to Bonco, LLC, of Driscoll, Texas, for the Asset Management Service Center Secure Enclave project for installation of a 8,700 LF new heavy-duty chain-link fence and motorized access points in an amount not to exceed \$1,272,770.00, located in Council District 3, with FY 2026 funding available from the City Facilities CIP fund.

SUMMARY:

This motion approves a construction contract for the installation of a new 8,700 linear feet of perimeter fencing. This project includes new motorized access-controlled gates at the Holly Road and Ayers/Civitan entrances, along with a manually controlled gate at the Hygeia entrance. By implementing these improvements, the city can balance stricter access protocols with the necessary flexibility for essential staff and vehicles.

BACKGROUND AND FINDINGS:

The Asset Management Service Center encompasses approximately 97 acres near the intersection of Holly Road and Ayers Street and serves as a major operational hub for numerous City departments. These include Animal Care Services, Facility Maintenance, Fleet Maintenance,

Parks & Recreation, Police, Public Works, Solid Waste, Stormwater, Streets, and Water Utilities. The site houses millions of dollars' worth of City-owned vehicles, equipment, and materials essential to daily municipal operations. Because the area is currently open to the public, it remains vulnerable to vandalism, theft, and unauthorized access. Establishing a secure perimeter is necessary to protect these taxpayer-funded assets and ensure the continuity of City services. The Asset Management Service Center Secure Enclave has received Council approval for Fiscal Years 2024, 2025, and 2026.

To address these security concerns, the City completed a design to construct a secure enclave surrounding the entire Service Center property. The project includes approximately 8,700 linear feet of new perimeter fencing to fully enclose the Service Center, controlled access gates at all major entry points, and a monumental new entry feature at the Holly Road entrance. The monument will serve as a modern, clearly identifiable gateway to the Service Center and will be enhanced with drought-tolerant landscaping consistent with the City's water-wise standards.

The new chain-link fence will connect with the existing fence replaced in 2023 and 2024. The existing fence is 7 feet (6 foot plus 1 foot of barbed wire) but its condition varies depending on the side of the service center. Segments of the existing fence, which equal 1,900 LF, have been previously replaced by Asset Management in 2023 and 2024. Those fence segments will be left as is since they are relatively new. The remaining existing fence will be demolished and replaced due to its condition.

The project also includes new motorized access-controlled gates at the Holly Road and Ayers/Civitan entrances, along with a manually controlled swing gate at the Hygeia entrance. These improvements will allow the city to regulate access to the site while maintaining operational flexibility for staff and service vehicles. Additional security enhancements include strategically placed lighting and cameras to improve visibility and monitoring around key access points.

This fencing will provide a durable and continuous barrier around the property, significantly reducing the risk of unauthorized entry and enhancing the overall security of the site.

PROJECT TIMELINE:

2024-2026	2026	2026
May - February	February - May	June - November
Design	Bid/Award	Construction

The project schedule reflects an award in May 2026 with anticipated completion by November 2026.

COMPETITIVE SOLICITATION PROCESS:

On February 15, 2026, the Contracts and Procurement Department issued Request for Bids (RFB) Number 6776 for the Asset Management Service Center Secure Enclave. On March 25, 2026, the City received bids from four (4) bidders. The City analyzed the bids in accordance with

the contract documents and determined that Bonco, LLC was the lowest and most responsible bidder.

A summary of all the bids is provided below.

	Bidder	Base Bid
1	Bonco, LLC (Driscoll, TX)	\$1,272,770.00
2	Progressive Structures, Inc. (Corpus Christi, TX)	\$1,467,320.00
3	South Texas Building Partners (Corpus Christi, TX)	\$1,645,000.00
4	Barcom Construction, Inc. (Corpus Christi, TX)	\$1,683,303.00
	<i>Engineer's Opinion of Probable Construction Cost (OPCC)</i>	<i>\$1,292,233.75</i>

The OPCC was based on historical data from previous bids and current material costs in the local supply market. The bid amount was confirmed by the contractor to the AE team.

Bonco, LLC has more than 14 years of experience and has completed numerous projects in local municipalities, including one project with the City of Corpus Christi.

Listed below are some of the projects Bonco, LLC has completed or is currently working on:

- **City-Wide Park Upgrades FY23 - Oak Park Playground** - Corpus Christi, TX. Project value is \$310,056.18. This project includes the installation of a new playground structure and shade structure. The scope includes a playground structure with a rubber poured-in-place surfacing area, a 44x40-foot shade structure, and accessible sidewalk improvements. Project started in January 2026. Estimated completion Date is June 2026.
- **Nueces County Septic Improvements** - City of Corpus Christi, TX. Project value is \$494,000. This project included the installation of low-dosage septic systems in specific colonia areas, such as Petronila One and Two, Carretera Grande, and Petronila Estates, to replace failing, hazardous systems. Project was completed in December 2025.
- **Lion/Shelly Park Renovations** - Refugio, TX. Project value is \$90,000. Project included the remodeling of the park bathroom that was damaged during Hurricane Harvey. Project was completed in August 2024.
- **City Hall Volunteer Fire Department Generators ARPA Project** - Gregory, TX. Project value is \$403,000. Project included the installation of a new 200KW natural gas generator for the city of Gregory. Project was completed in April 2024.

ALTERNATIVES:

The alternative is not to award the construction contract to the responsive and responsible bidder, Bonco, LLC. Without perimeter fencing, the city cannot effectively regulate site entry, leading to

an increased reliance on manual monitoring or security personnel. This lack of a physical boundary ultimately compromises operational flexibility, as staff and service vehicles must navigate around unauthorized individuals or unmanaged traffic within the workspace.

FISCAL IMPACT:

The fiscal impact in FY 2026 is an amount not to exceed \$1,272,770.00, with funds available from the City Facilities CIP fund.

FUNDING DETAIL:

Fund: **CityFacilities (Fund 3160)**
Department: FacilitiesMnt (12)
Organization: Grants & Capital Projects (89)
Project: Service Center Secure Enclave (Project No. 24215)
Account: Construction (550910)
Activity: 24215
Amount: \$1,272,770.00

Total: \$1,272,770.00

RECOMMENDATION:

Staff recommend awarding the construction contract for the Asset Management Service Center Secure Enclave to Bonco, LLC in an amount not to exceed \$1,272,770.00, with an anticipated project completion date in November 2026.

LIST OF SUPPORTING DOCUMENTS:

Location & Vicinity Maps
Bid Tab
CIP Page
PowerPoint