



AGENDA MEMORANDUM

Motion Item for the City Council Meeting of December 10th, 2024

DATE: December 10th, 2024

TO: Peter Zaroni, City Manager

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<p style="text-align: center;">Professional Services Contract North Padre Island's Michael J. Ellis Seawall Improvements</p>
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CAPTION:

Motion authorizing a professional services contract with Hanson Professional Services of Corpus Christi, TX, for an amount not to exceed \$1,181,870.00 for the design of the North Padre Island Michael J. Ellis Seawall Improvement Project, located in District 4, with FY 2025 funding available from Tax Increment Finance District #2 Fund.

SUMMARY:

This motion authorizes the approval of a professional services contract with Hanson Professional Services to perform design services for the Michael J. Ellis Seawall Improvement Project at North Padre Island.

BACKGROUND AND PURPOSE:

North Padre Island's Michael J. Ellis Seawall is a 4,200-linear-foot structure originally built in the late 1960's by the Padre Island Investment Corporation (PIIC). Although privately owned and maintained, public access to the seawall is guaranteed by a past judgement against PIIC and subsequent legislation. This creates the impression that the seawall is a public amenity that is in disrepair. The Micheal J. Ellis Seawall and Beach is a popular destination for both tourists and

locals.

The seawall sustained significant damage from Hurricane Allen in 1980. The seawall has fallen into disrepair over the years. Consistent superficial cracking and spalling are present along the seawall, exposing steel reinforcement in some areas. Due to its private ownership, repairs were not eligible for assistance under the FEMA Public Assistance (PA) Program. The adjoining owners had to assess themselves to make necessary repairs. To remedy this, the City desires to take legal responsibility for the seawall. This will allow the City to use public funding to rehabilitate the seawall and its contiguous promenade.

During the council meeting of August 27, 2024, Council approved a motion to acquire easements for the North Padre Island Seawall Improvements project and acceptance of legal maintenance responsibility for the seawall. The City, being legally responsible for the seawall, would qualify for FEMA PA grants in the event of damage from a presidentially declared disaster. On April 11, 2024 the City hosted a town hall meeting with residents of North Padre Island, explaining its reasoning and objectives for taking legal responsibility and repairing the seawall with City funds. After the town hall meeting, the City held several meetings between May and June 2024 with the owners of the subject properties and homeowner association representatives. The City has obtained Letters of Intent from all property owners fronting the seawall. The Letter of Intent indicates property owners convey necessary construction easements to the City for future seawall improvement and maintenance of the seawall while allowing them to retain ownership of the seawall. As of December 6, 2024, the City has obtained 13 of the 14 necessary easements. City staff is working with property owner and property owner representatives to obtain the final easement.

The proposed improvements include providing a new concrete cap over the entire wall section and promenade. extend the life of the seawall and promenade surfaces multiple decades. Additionally, new amenities are planned, including shade structures, new LED pedestrian lighting, and water and electrical service. ADA-accessible routes from the top of the promenade down to the beach will be incorporated at approved intervals along the length of the seawall.

North Padre Island Seawall is a famous destination for beach goers. The project's goal is to extend the life of the seawall and promenade surfaces multiple decades. The longevity of these repairment will not only continue protecting the properties behind the seawall but also save the city in the long run by reducing the need for frequent repairs and maintenance. Furthermore, adding new amenities like shade structures, LED lighting and ADA-accessible routes will also provide convenience for visitors, regardless of mobility, a more comfortable and enjoyable experience at this popular destination.

On July 18, 2023, and subsequently on July 23, 2024, the Tax Increment Reinvestment Zone (TIRZ) #2 Board approved a total of \$3,900,000 in the FY24 and FY25 Budget for the North Padre Seawall Repairs. A total budget of \$15 million was allocated to the North Padre Island Michael J. Ellis Seawall Improvement Project. On May 3, 2024 the City executed a task order through Master Services Agreement to commission Hanson Professional Services for an preliminary engineering report and a preliminary design. Hanson submitted a set of preliminary design construction drawings, a preliminary engineering report, and a permitting plan on September 4, 2024.

PROJECT TIMELINE:

2024 - 2025
December - May
Design Phase

The projected schedule reflects City Council award of professional services in December 2024 with anticipated design completion by May 2025.

COMPETITIVE SOLICITATION PROCESS:

Hanson Professional Services was selected in January 2024 under RFQ 5036 - Professional Engineering Services for the design. Four firms submitted qualifications for the Michael J. Ellis Seawall Improvements project.

The selection committee consisted of representatives from the Public Works and Engineering Services Department. The final evaluation ranked Hanson Professional Services as the highest-ranked firm based on seven factors:

1. Demonstrated Capability & Capacity on Comparable Projects
2. Past Performance
3. Team Member Experience & Qualifications
4. Team Members Experience on work of similar Scope and Complexity
5. Availability of resources to accomplish the work
6. Demonstrated Understanding of the Scope of Services
7. Demonstrated understanding and experience with a public agency

Hanson Professional Services has completed the design of numerous city projects across various disciplines, including Nueces County coastal projects.

- Briscoe King Pavilion, Nueces County, Texas: construction of a new 2,000 square foot wood-frame deck adjacent to the pavilion, a 600-foot dune walkover, and three open-air pavilions measuring 20 feet by 20 feet each. The projected construction cost is \$1.20 million.
- Horace Caldwell Pier, Port Aransas, Texas: Hanson provided design and construction phase engineering services for a new observation deck adjacent to the existing pier house at Horace Caldwell Pier. Improvements included extending the existing structure an additional 50 feet to support a new open-air pavilion, an 8-foot-wide concrete walkway, plumbing and electrical improvements, parking improvements and a new ADA-compliant walkway. The construction cost was \$1.22M.

ALTERNATIVES:

The council could choose not to award this contract to Hanson Professional Services. However, not awarding the contract for this professional service would delay the project and conflict with the City Council’s goal of rehabilitating the seawall.

FISCAL IMPACT:

The fiscal impact for FY 2025 is an amount not to exceed \$1,181,870.00 with funding available from the Tax Increment Finance District #2.

FUNDING DETAIL:

Fund: PackChProjTIF2 (Fund 3278)
Department: Economic Development (57)
Org: Grants and Capital Projects (89)
Account: Outside Consultants (550950)
Activity: 24133
Amount \$1,181,870.00

RECOMMENDATION:

Staff recommends approval of the professional services contract with Hanson Professional Services for an amount not to exceed \$1,181,870.00 for the rehabilitation of the North Padre Island Seawall. The design will begin in December 2024, with an estimated completion of the design phase by May 2025.

LIST OF SUPPORTING DOCUMENTS:

Location & Vicinity Maps
Evaluation Matrix
Proposal
Presentation