



## AGENDA MEMORANDUM

Action Item for the City Council Meeting of December 10<sup>th</sup>, 2024

---

**DATE:** December 10<sup>th</sup>, 2024

**TO:** Peter Zaroni, City Manager

**FROM:** Jeff H. Edmonds, P.E., Director of Engineering Services  
[jeffrey@cctexas.com](mailto:jeffrey@cctexas.com)  
(361) 826-3851

Ernesto De La Garza, P.E., Director of Public Works  
[ernestod2@cctexas.com](mailto:ernestod2@cctexas.com)  
(361) 826-1877

Josh Chronley, CTCD, Assistant Director of Finance & Procurement  
[joshc2@cctexas.com](mailto:joshc2@cctexas.com)  
(361) 826-3169

<p style="text-align: center;"><b><u>Construction Contract Award</u></b> <b>North Beach Drainage Improvements, Beach Ave, Gulf Spray Ave</b> <b>(Bond 2018, Proposition A)</b></p>
--

**CAPTION:**

Motion awarding a construction contract to Mako Contracting of Corpus Christi, Texas, for the construction of the North Beach canal project, the reconstruction of Beach Ave, Gulf Spray Ave, the new Eco Park facilities and utility improvements, located in Council District 1, in an amount not to exceed \$24,100,788.56, with FY2025 funding available from the Street Bond 2024, Street Bond 2018, Parks Bond 2022, Storm Water, Water, Wastewater and the Capital Improvement CIP (American Rescue Plant Act) fund with additional funds scheduled for FY2026.

**SUMMARY:**

This motion awards a construction contract to Mako Contracting for the construction of the proposed North Beach canal project, the reconstruction of Beach Ave, Gulf Spray Ave, and the new Eco Park facilities. The potable water and sanitary sewer system in the project area will be redesigned and IT infrastructure for future camera wiring will be utilized by Parks and the CCPD will be added to the area.

**BACKGROUND AND FINDINGS:**

North Beach has been a tourist destination for over 100 years. Located on the northern peninsula of Corpus Christi, North Beach provides public access to beaches, boat launches, shopping stores, restaurants, and tourist attractions such as the Texas State Aquarium and USS Lexington.

However, North Beach experiences frequent coastal flooding that is exacerbated by rainfall and drainage backflow. This coastal flooding has a negative impact on the area's roadways and potential for economic development. This project will be the first phase in a multi-phase effort to improve the coastal flooding severity at North Beach. The first phase of the project will consist of a canal with a linear park. Included with this drainage project is the reconstruction of Beach Ave, Gulf Spray Ave, and the new facilities at the proposed Eco Park due to their contiguous nature to the proposed canal. The 2<sup>nd</sup> and 3<sup>rd</sup> phases of the North Beach canal project will take place on the southern half of North Beach. The plan will not be finalized until the Harbor Bridge project is completed.

#### *Canal & Linear Park:*

This project includes the construction of a new central drainage canal (4,600 LF) between Timon and Surfside Boulevards for the collection, storage, and conveyance of Storm water. This canal will feature the construction of a linear park from Bushick Place (South) to the canal outfall at Timon Marsh (North) and connects to the proposed future Eco-Park. The linear park will feature pedestrian bridges that will provide connectivity between Surfside Park and Kiwanis Park, which are featured in Additive Alternate #2. Park improvements include two (2) concrete pedestrian trails: 8-ft wide along Timon Boulevard and 10-ft wide along Surfside Boulevard, lighting, and benches. Existing palm trees within the park area will remain unless they interfere with the construction of the canal. Wastewater and water improvements will be proposed, including demolition of two (2) lift stations, and one (1) new lift station.

#### *Beach Ave & Gulf Spray Ave:*

Beach Avenue and Gulf Spray Avenue streets cross the drainage canal. These streets are classified as Secondary Collector (C-2) on the Urban Transportation Plan (UTP). The streets must be elevated and reconstructed due to the proposed drainage canal project.

Beach Ave will be reconstructed as a three-lane roadway from E. Causeway Boulevard to Timon Blvd, and a two-lane roadway from Timon Blvd to the eastern limit of Beach Ave. The length of the roadway is 0.26 miles. The project includes pavement restoration, upgraded signage, pavement markings, ADA ramps, water, wastewater, gas utility improvements, a bridge section over the canal, and stormwater infrastructure improvements as necessary.

Gulf Spray Ave will be reconstructed from E. Causeway Boulevard to the existing park at the eastern limit of Beach Ave. The length of the roadway is 0.25 miles. The project includes pavement restoration, upgraded signage, pavement markings, ADA ramps, water, wastewater, gas utility improvements, a bridge section over the canal, and stormwater infrastructure improvements as necessary. A ten-foot-wide multi-use path will be constructed along Gulf Spray Ave per the City's Bicycle Mobility Plan.

#### *North Beach Eco Park:*

The northern end of North Beach contains thirty city-owned acres comprised of wetland habitat, grassy areas, and a popular beach. This area has played an important role as a shorebird feeding ground and as a recreational amenity for residents and visitors alike.

The City of Corpus Christi, in collaboration with the National Park Service and local entities such as the North Beach Community Association, Texas State Aquarium, USS Lexington, Coastal Bend Bays & Estuaries Program, Visit Corpus Christi, and TAMU-CC Center for Coastal Studies, developed the North Beach Eco Park plan. The goal is to protect these sensitive resources and recommend recreational and educational improvements to the area.

Currently, the area identified as the North Beach Eco Park planning area contains three aging observation platforms, a shade structure, children’s play area and parking at Dolphin Park, crumbling building foundations, wetlands, grassy areas, and access to the beach, Beachwalk, and the jetty.

Proposed improvements include a new observation tower, shade structures, restrooms, paved access roads and boardwalks. Existing non-functioning wetland areas will be remediated. This work is featured in Additive Alternate #3.

**PROJECT TIMELINE:**

2021-2023	2024	2025-2026
July - Dec	Jan - December	February - Aug
Design	Bid/Award	Construction

Project schedule reflects City Council award in December 2024, with anticipated construction completion by August 2026.

**COMPETITIVE SOLICITATION PROCESS**

The Contracts and Procurement Department issued a Request for Bids (RFB) 6130 on October 16, 2024, for the proposed North Beach group of construction projects. The base bid consists of the canal with linear park construction, peripheral drainage ditches, the reconstruction of Beach Ave, Gulf Spray Ave, water and sanitary sewer utility work. Included in this bid package are three (3) Additive Alternates for additional work on this project:

Additive Alternate #1: “Additional Park Improvements”. It includes wetlands remediation, grading, lighting, parking lot, benches, trash cans and sidewalk for North Beach Eco Park

Additive Alternate #2: “Linear Park Pedestrian Crossings”. It includes pedestrian bridges that will provide connectivity between Surfside Park and Kiwanis Park.

Additive Alternate #3: “Eco Park Structures”. It includes an ADA-compliant wooden bird watch platform, 5-foot wide boardwalk with handrails and 5-foot wide ramps.

There were 44 general contractors that downloaded and viewed the bidding document. However, the City only received one bid. The bidding period was extended to one week, moving from November 6 to November 13, to allow eligible and interested contractors to submit their bids. On November 13, 2024, the City received one bid. After reviewing the submitted bid and contract documents, it was determined Mako Contracting was the lone bidder while also meeting the City’s criteria for being a responsive and responsible bidder. A summary of the bid is provided below.

Bidder	Base Bid	Additive Alternate #1	Additive Alternate #2	Additive Alternate #3	Total
Mako Contracting	\$19,424,753.42	\$2,769,905.14	\$1,117,500.00	\$788,630.00	\$24,100,788.56
<i>Engineer’s Opinion of Probable Construction Cost</i>	<i>\$18,200,000.00</i>	<i>\$1,783,094.77</i>	<i>\$334,800.00</i>	<i>\$452,600.00</i>	<i>\$20,770,494.77</i>

Mako Contracting has successfully completed several street projects with the City of Corpus Christi. Some of the recently completed projects include

- Lipes Boulevard from Yorktown Boulevard to Staples Street. Construction cost was: \$7,760,950.36
- Laguna Shores Road from Graham Road to SPID. Construction cost was \$4,929,515.02.
- Wildcat Drive from FM 624 to Teague Lane, Hearn Road from Callicoatte Road to Dead End. Construction cost was \$5,411,934.01.
- Several residential streets from the Residential Street Rebuild Program.

### **ALTERNATIVES:**

City Council could choose not to award the contract to Mako Contracting. This would delay the project and conflict with City Council's goal to expedite the multitude of desired improvements at North Beach.

### **FISCAL IMPACT:**

The total fiscal impact for this project is an amount not to exceed \$24,100,788.56. The fiscal impact for FY25 is an amount of \$20,039,178.11 with funding available from the Street Bond 2024, Street Bond 2018, Parks Bond 2022, Storm Water, Water, Wastewater and the Capital Improvement CIP (ARPA) fund. The remaining amount of \$4,061,610.45 is scheduled for FY26 per the Capital Improvement Plan.

### **Funding Detail:**

Fund: **Storm Water 2024 CO (Fund 3499)**  
Department: Storm Water (47)  
Organization: Grants & Capital Projects Funds (89)  
Project: North Beach Drainage Improvements (Project No. 22142)  
Account: Construction (550910)  
Activity: 22142-3499-EXP  
Amount: \$6,000,000.00

Fund: **Storm Water (3480)**  
Department: Storm Water (47)  
Organization: Grants & Capital Projects Funds (89)  
Project: North Beach Drainage Improvements (Project No. 22142)  
Account: Construction (550910)  
Activity: 22142-3480-EXP  
Amount: \$232,161.14

Fund: **Capital Improv CIP (ARPA) (Fund 3130)**  
Department: Grants (14)  
Organization: Grants & Capital Projects Funds (89)  
Project: North Beach Drainage Improvements (Project No. 22142)  
Account: Construction (550910)  
Activity: 22142-3130-EXP  
Amount: \$3,745,520.00

Fund: **ST2020 Bd18 P1 (Fund 3556)**  
Department: Streets (33)  
Organization: Grants & Capital Projects Funds (89)  
Project: North Beach Drainage Improvements (Project No. 22142)  
Account: Construction (550910)  
Activity: 22142-3556-EXP  
Amount: \$2,908,739.97

Fund: **2024 GO Bd22 Prop B-Parks (Fund 3299)**  
Department: Parks (27)  
Organization: Grants & Capital Projects Funds (89)  
Project: North Beach Drainage Improvements (Project No. 22142)  
Account: Construction (550910)  
Activity: 22142-3299-EXP  
Amount: \$95,887.31

Fund: **Streets 2024 GO Prop A (Fund 3564)**  
Department: Streets (33)  
Organization: Grants & Capital Projects Funds (89)  
Project: North Beach Drainage Improvements (Project No. 22142)  
Account: Construction (550910)  
Activity: 22142-3564-EXP  
Amount: \$3,000,000.00

Fund: **Water 2024 CIP (Rv Bds) (Fund 4491)**  
Department: Water (45)  
Organization: Grants & Capital Projects Funds (89)  
Project: North Beach Drainage Improvements (Project No. 22142)  
Account: Construction (550910)  
Activity: 22142-4491-EXP  
Amount: \$840,650.47

Fund: **Wastewater 2024 CIP (Rv Bds) (Fund 4261)**  
Department: Wastewater (46)  
Organization: Grants & Capital Projects Funds (89)  
Project: North Beach Drainage Improvements (Project No. 22142)  
Account: Construction (550910)  
Activity: 22142-4261-EXP  
Amount: \$3,216,219.22

Year 1 (FY25): \$ 20,039,178.11  
Year 2 (FY26): \$ 4,061,610.45

**Total: \$ 24,100,788.56**

**RECOMMENDATION:**

Staff recommends awarding the construction contract to Mako Contracting for construction of the North Beach Drainage Improvement project, the reconstruction of Beach Ave and GulfSpray

Ave, and the New Eco Park facilities in an amount of \$24,100,788.56. This includes accepting all three Additive Alternates featured in this bid proposal. The construction duration is planned for eighteen (18) months from issuance of the Notice to Proceed, with construction starting in February 2025 and completed by August 2026.

**LIST OF SUPPORTING DOCUMENTS:**

Location Map

Bid Tabs

CIP Pages

Power Point Presentation