



AGENDA MEMORANDUM

Action Item for the City Council Meeting March 17, 2026

DATE: March 17, 2026

TO: Peter Zaroni, City Manager

FROM: Jeff H. Edmonds, P.E., Director of Engineering Services
jeffreye@corpuschristitx.gov
(361) 826-3851

Robert Dodd, Director of Parks and Recreation Department
robertd4@corpuschristitx.gov
(361) 826-3133

<u>Construction Change Order</u> Peoples Boardwalk

CAPTION:

Motion authorizing Change Order No. 2 with SR Trident, Inc., of Gregory, Texas for the Peoples Boardwalk Project in an amount of \$703,179.80 for a total contract amount not to exceed \$6,797,367.90 to address sinkhole conditions under People Street, separation of Harrison's Landing from the City's Boardwalk structure and removal of unforeseen underground debris, located in Council District 1, with FY 2026 funding available from the Seawall Capital Improvement Fund.

SUMMARY:

This change order authorizes additional funding and time extension to complete critical boardwalk infrastructure improvements due to unforeseen site conditions encountered during the construction phase.

BACKGROUND AND FINDINGS:

On July 30, 2024, the City Council awarded a construction contract to SR Trident, Inc., of Gregory, Texas, for the Peoples Boardwalk Project, with work commencing in early September. The project's scope involves the demolition and reconstruction of the existing wooden boardwalk and finger piers along Peoples Street, extending from Shoreline Boulevard past Harrison's Landing restaurant to the Peoples Street T-Head.

There are three main contributors that have caused the project to be delayed, with the 1st issue arising during the demolition phase when crews discovered that Harrison's Landing structure was tied into the City's boardwalk. Because the project was designed with the assumption that the restaurant was structurally independent, a redesign was required to separate the two structures. This change also necessitated a redesign of the boardwalk section immediately fronting the restaurant. Once the new design was finalized and cost estimates were received, the Owner's Authorized Representative (OAR) issued a field directive to the contractor to proceed while minimizing the financial impact on Harrison's Landing.

The 2nd issue occurred following the removal of the deck during an extremely low tide, when it was discovered that several large sections of the bulkhead along Peoples Street had spalled, causing undermining beneath the asphalt pavement. To prevent the formation of sinkholes under Peoples Street, officials decided to repair these areas immediately while the decking was removed. The OAR issued a second field directive for the contractor to pump the voids with a concrete mixture and repair the surface of the concrete bulkhead.

The 3rd issue contributing to the increased costs and timeline was the presence of unforeseen debris beneath the mudline encountered during pile driving. Of the 164 concrete piles required for the new boardwalk and finger piers, over half conflicted with submerged debris. Since each encounter caused a two-to-three-day delay, the contractor submitted a change request for additional equipment rentals and labor. Following negotiations, Engineering Services reached an agreement with the contractor on the final value of this change order.

Change Order No. 1 involved the rewiring of existing electrical lines caused by interference from the installation of new pile caps under the Harrison's Landing structure, along with the repair of an existing bulkhead found after a low tide event.

SR Trident, Inc. is currently working according to the revised schedule. As the project approaches completion, approval of the change order is necessary to prevent a work stoppage before the final delivery.

PROJECT TIMELINE:

Change Order No. 2 will authorize an additional 154 calendar days to the construction contract. The anticipated substantial completion date of the project is March 23, 2026.

ALTERNATIVES:

City Council could choose not to approve Change Order No. 2. The bulkhead repairs and unforeseen pile-driving operations were completed to ensure public safety and structural integrity. However, failing to award this change order would result in non-payment for necessary work, a halt in construction, and further project delays.

FINANCIAL IMPACT:

The fiscal impact for FY 2026 is an amount of \$703,179.80 for a total contract amount not to exceed \$6,797,367.90 with funding available from the Type A Sales Tax Seawall Capital Fund. Because the original bid was significantly lower the OPCC, project savings are available to absorb the costs of this change order without requiring additional budget allocation.

FUNDING DETAIL:

Fund: Seawall Sys CIP (Fund 3271)
Department: Economic Development (57)
Organization: Grants & Capital Projects (89)
Project: New Peoples Boardwalk (Project No. 21027)
Account: Construction (550910)
Activity: 21027
Amount: \$703,179.80

TOTAL \$703,179.80

RECOMMENDATION:

Staff recommends approval of Change Order No. 2 in an amount of \$703,179.80 and a time extension of 154 calendar days for the Peoples Street Boardwalk Project with SR Trident, Inc., of Gregory, Texas, due to unforeseen site conditions encountered during the construction phase.

LIST OF SUPPORTING DOCUMENTS:

Change Order
Location and Vicinity Maps
CIP Page
COF