

FINAL REPORT



ADA Beach Access Amenity Engineering

#25-003-007-E700

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ADA BEACH ACCESS AMENITY ENGINEERING

Project Overview

The City of South Padre Island (SPI) is continually working to facilitate inclusive beach access. The City of SPI hosts millions of visitors annually and with this large influx of tourism, it is a top priority to provide safe, clean, and accessible access to the public beach. The goal for this project is to have fully engineered and permitted plans for three of the island's public access points: Harbor Circle (#1), Bluewater Circle (#9), and Day Dream Circle (#12).

Currently, these accesses have the following features: Harbor Circle (#1) is an at-grade path with beach matting, three portable restrooms, and eleven parking spots; Bluewater Circle (#9) is an at-grade path with beach matting, three portable restrooms, and twenty-five parking spots; and Day Dream (#12) is an at-grade path with beach matting. Current design layouts can be seen by site plan and drone imagery in **Figures 1, 2, and 3**.

All three accesses will now include Americans with Disability Act (ADA) compliant pathways, parking, dune walkovers, and permanent restrooms as well as additional parking, rinse stations, and water fountains. Harbor Circle (#1) will also be converted into an emergency access drive-over alongside the pedestrian ADA dune walkover.

The Texas General Land Office Coastal Management Program awarded and partnered with the City of South Padre Island to design and permit three public beach accesses to help expedite future ADA expansion funding and construction opportunities.

Task 01: Survey and Design

The City solicited a Request for Qualifications (RFQ) for beach access engineering services in August 2023. The advertisements for the RFQ packet were released to the public via the Port Isabel/South Padre Island Press and ran for two consecutive weeks. Three statements of qualifications were received and opened on 31 August 2023 at 2:00 pm.

The statements of qualifications were reviewed by a scoring committee and then taken before the City's Shoreline Task Force on 12 September 2023, during which they provided a recommendation for the City Council. On 20 September 2023, the City Council awarded the services to Green, Rubiano & Associates (GRA). The contract was finalized and executed between the City of South Padre Island and GRA on 5 January 2024. This contract expires in five years, with an initial two years to be followed by an annual review not to exceed three years. GRA drafted a specific contract for Cycle 29 and the executed contract was then emailed on 21 October 2024.

GRA began work on conceptual designs and surveys in November 2024. Conceptual designs and surveys were finalized and emailed on 09 May 2025. Over the next few months, GRA worked on finalizing the preliminary designs, and those were emailed on 10 September 2025.

Two of the three beach accesses has private property encroachment within the public right-of-way. In September, City staff met with other City officials to discuss which plans the City would like to move forward with. Preliminary designs for Harbor Circle (#1) and Bluewater Circle (#9) were brought to the 28 October 2025 Shoreline Task Force meeting where specific layouts were chosen. Day Dream Circle (#12) was not included since City staff and GRA needed to meet with the encroaching private property owner. After meeting with the private property owner, preliminary designs for Day Dream Circle (#12) were presented to the 16 December 2025 Shoreline Task Force and 17 December 2025 City Council meetings to select a layout.

Over the next few months, GRA continued work on finalizing the designs along with the construction bid packages and technical specifications. The final design layouts and construction bid packages were emailed 01 June 2026 and can be seen in **Figures 4, 5, and 6**.

Task 02: Permitting

The draft mitigation plan was submitted to the GLO for informal review on 07 May 2026 and their comments on the plan were incorporated into the final design. The draft building permit was emailed on 09 June 2026.

Task 03: Project Monitoring and Reporting

Project monitoring occurred throughout the project on a monthly basis. Any invoices or expected deliverables were included in the monthly reporting.

Project Closeout

The City continues to be excited to set the precedent for access and amenity improvements by having shovel-ready and fully permitted projects to help expedite future funding and construction opportunities.

This project is crucial in providing three more potential accessible public access points to our South Texas beaches through enhanced amenities and ADA compliant pathways. This project has successfully helped SPI with any future grant applications by ensuring these large-scale construction projects will be completed within the given time span.

The City thanks the CMP team for your work alongside the City throughout the entire project from reporting to engineering public access points along the Texas coastline. We greatly appreciate your dedication and work towards Texas beaches and look forward to continue working together in the future.

Emily Kornblum, Coastal Coordinator

APPENDIX A

CURRENT ACCESS LAYOUTS

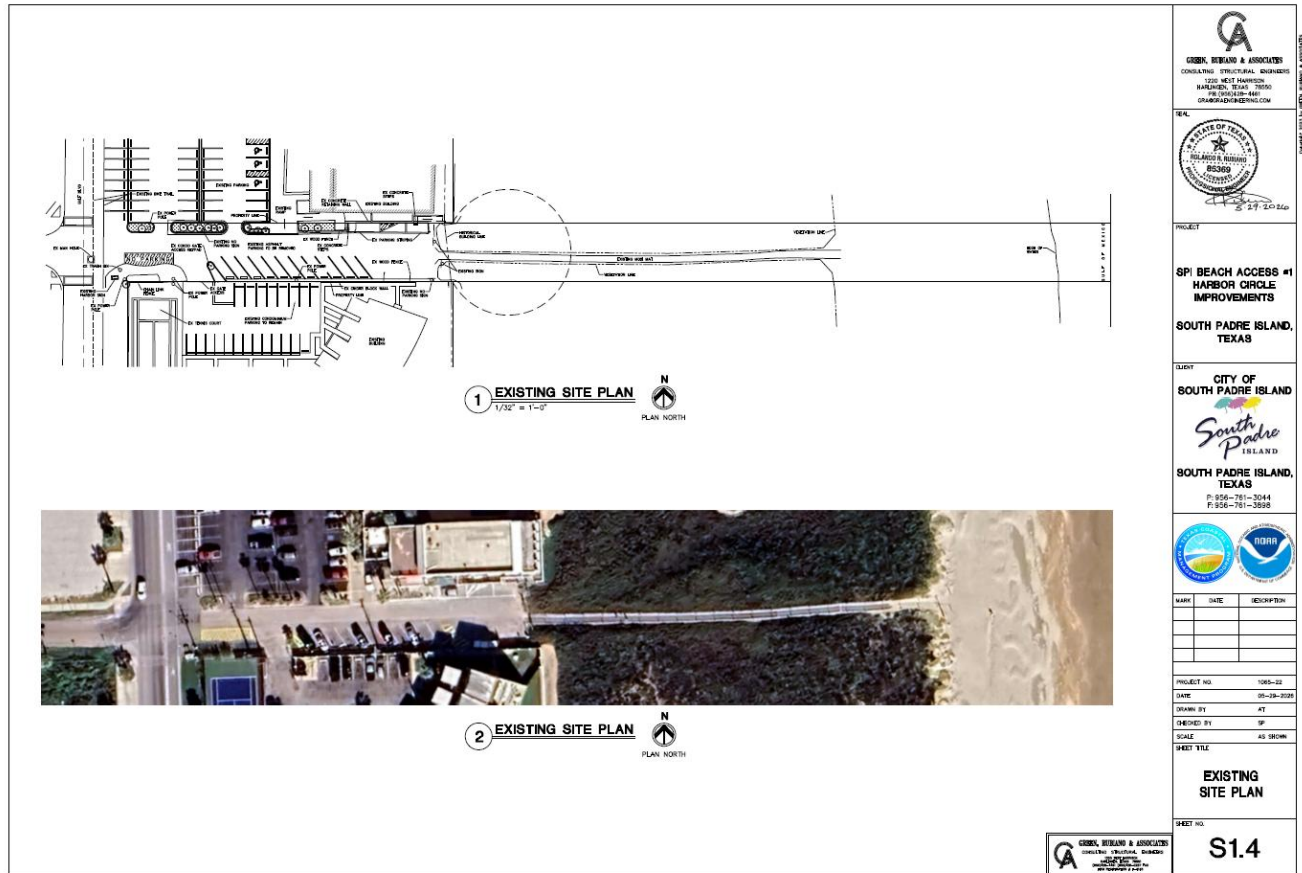


Figure 1. Current site plan and drone image of Harbor Circle (#1).

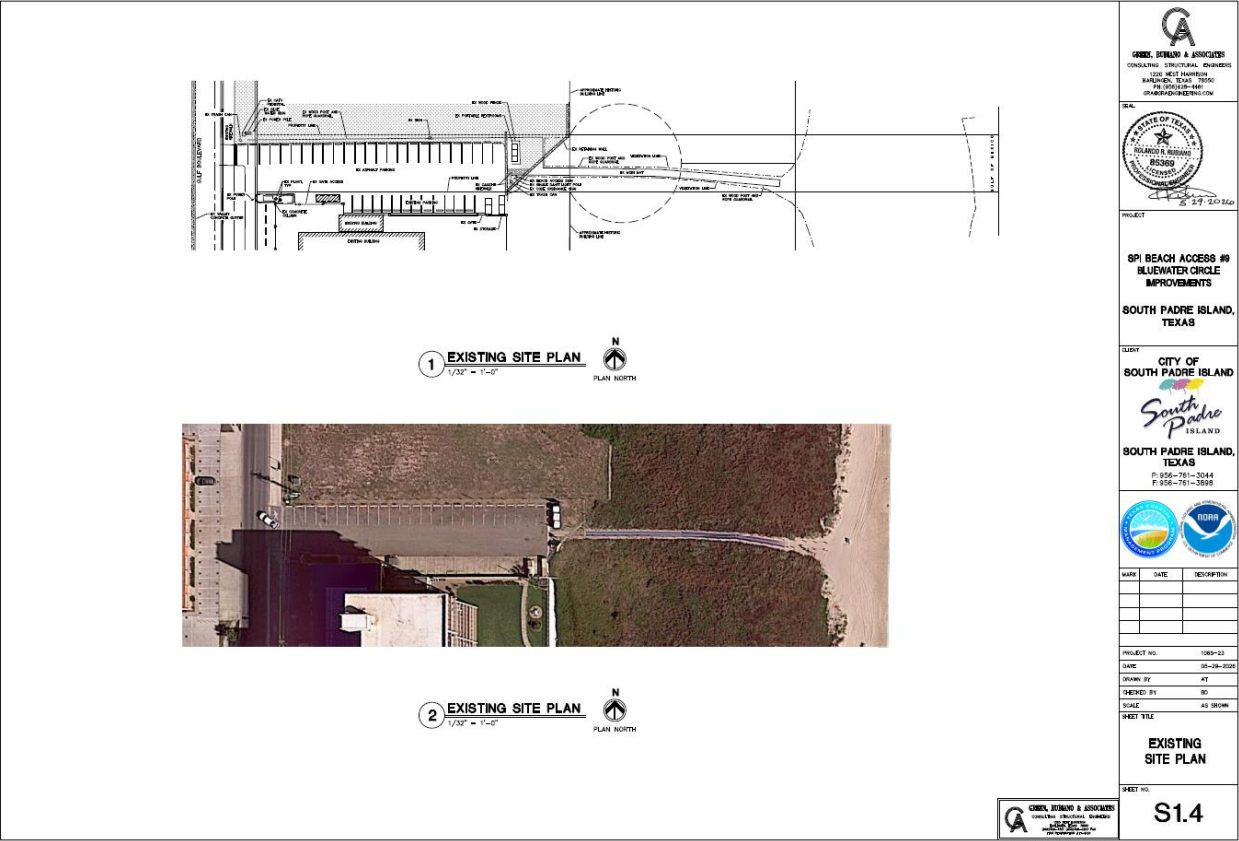


Figure 2. Current site plan and drone image of Bluewater Circle (#9).

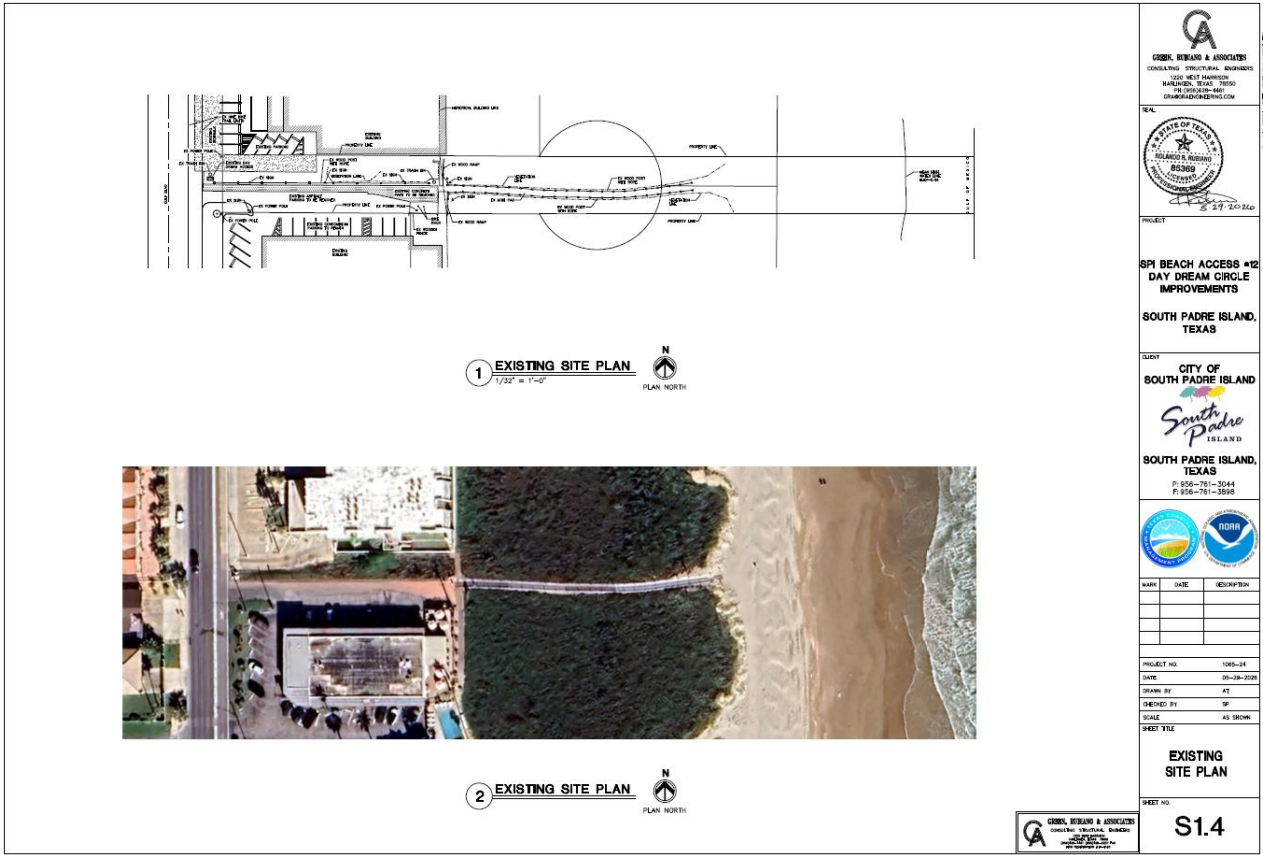


Figure 3. Current site plan and drone image of Day Dream Circle (#12).

APPENDIX B

FINAL LAYOUTS

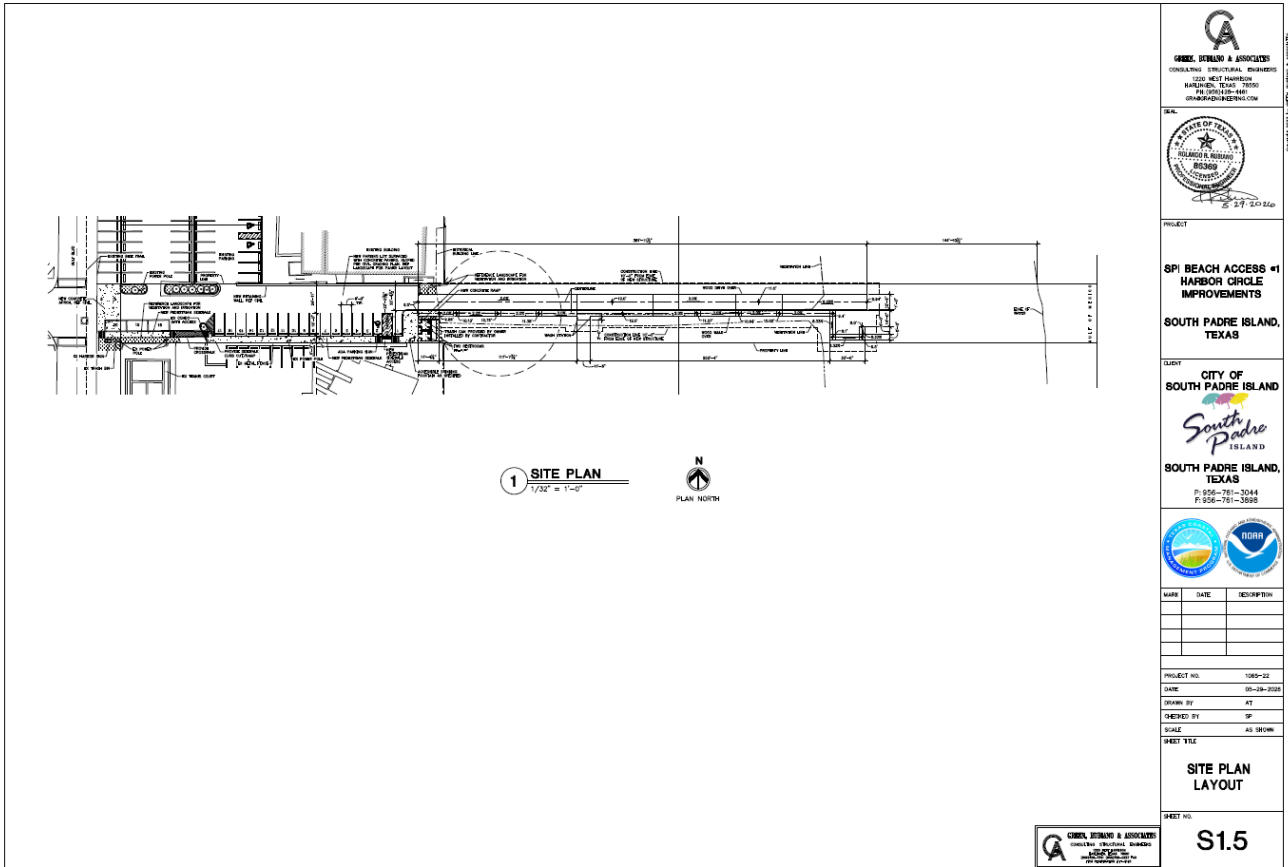


Figure 4. Final layout of Harbor Circle (#1).

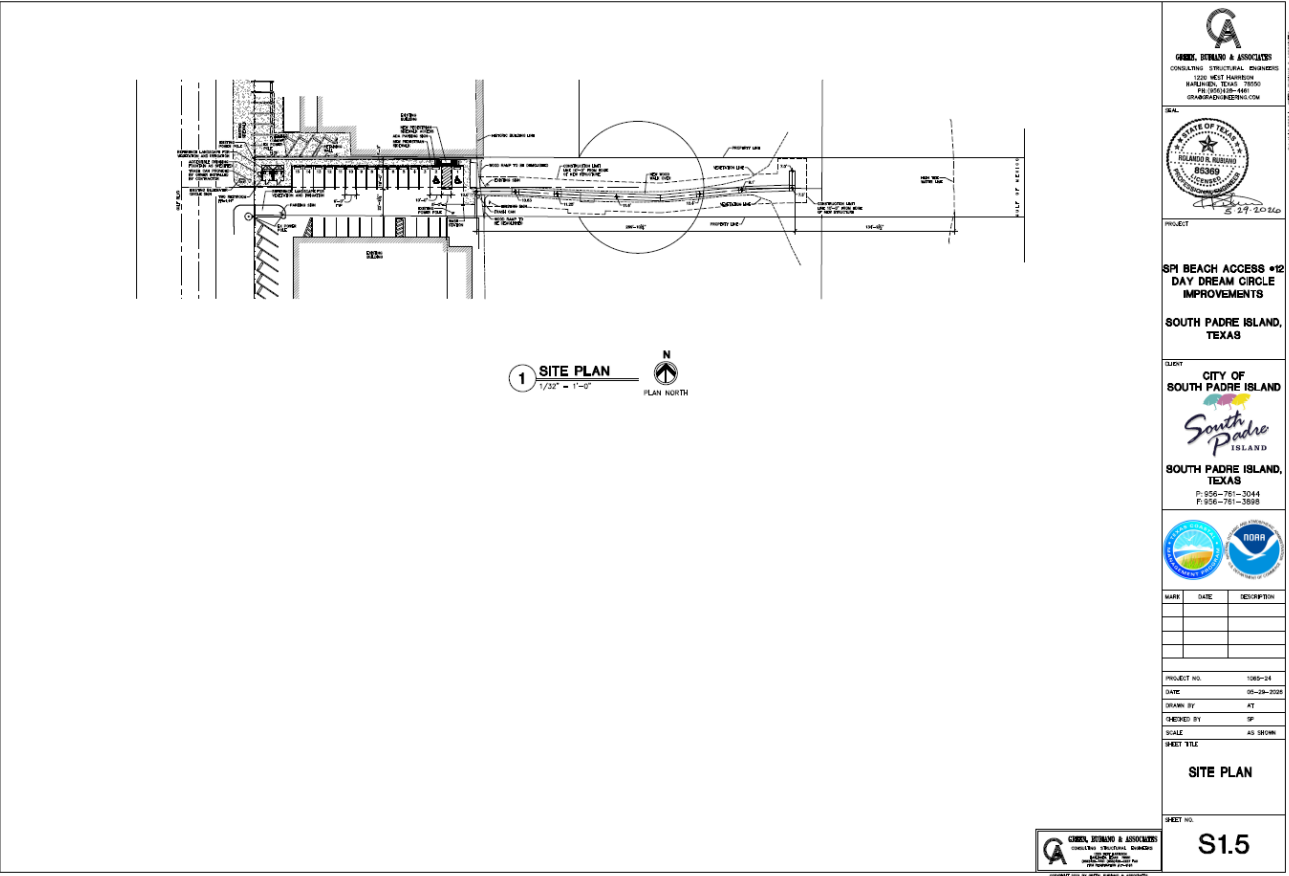


Figure 6. Final layout of Day Dream Circle (#12).