

FINAL REPORT



South Padre Island Beach Access #16 Neptune Circle Improvements

#24-022-011-E020

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SOUTH PADRE ISLAND BEACH ACCESS #16 NEPTUNE CIRCLE IMPROVEMENTS

Project Overview

Neptune Circle was a beach access point with thirteen parking spaces, one Americans with Disabilities Act (ADA) -compliant temporary restroom, a wooden walkover with stairs at the ingress and egress, and a beach access mat. The City of South Padre Island (City) 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. By replacing the current stairs at Neptune Circle with ADA-compliant ramps, the City has created an additional accessible beach access point for the public's use. Through the construction of a permanent restroom to replace the previous portable restroom, the City can now offer better public hygiene and reduce long-term maintenance and costs.

The Texas General Land Office Coastal Management Program awarded and partnered with the City of South Padre Island to design, permit, and construct a permanent, single-stall ADA compliant bathroom and to reconstruct the walkover so that it has an ADA accessible ramp at both the ingress and egress.

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 RFP 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 project to Green, Rubiano & Associates (GRA). The contract was finalized and executed between the City of South Padre Island and GRA on 5 January 2024.

GRA began work on conceptual designs in January 2024, and preliminary designs were approved by the City Council in March 2024. Over the next few months, GRA continued work on finalizing the designs and mitigation plan. In July 2024, designs were finalized, along with the construction bid packages and technical specifications. The final design layout and site survey can be seen in **Figure 1**.

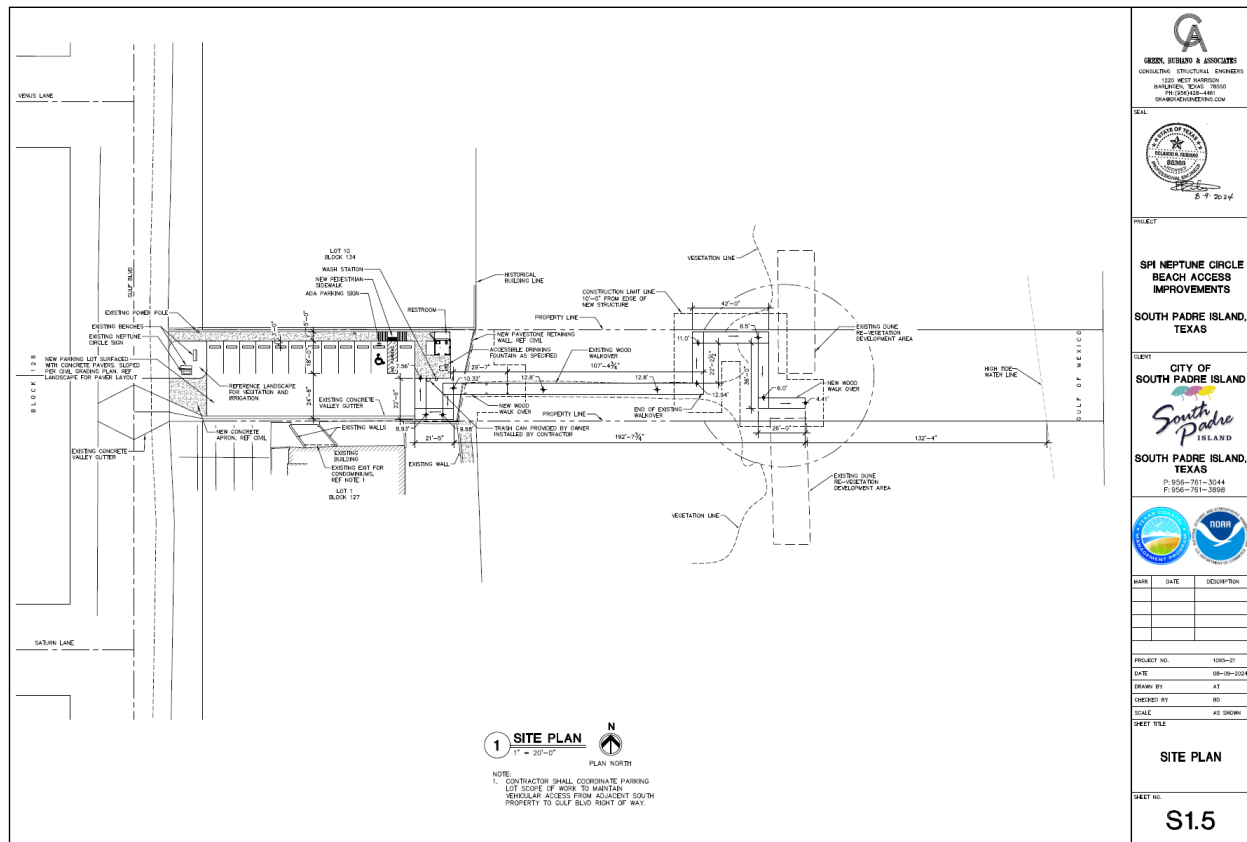


Figure 1. Final design and project layout of Neptune Circle.

Task 02: Permitting and Dune Restoration

The draft mitigation plan was submitted to the GLO for informal review in June 2024 and their comments on the plan were incorporated into the final design. The final beach/dune permit application was submitted in June 2024 with the GLO providing their comment letter (BDSPI-24-0127) in July 2024.

Mitigation for the project's impacts started in August 2025 following construction. All planting had been completed in that same month. An overview of the project site and mitigation planting area is shown in **Figure 2**. The City will continue monitoring the mitigation area to ensure the vegetative cover is equal to or greater than the pre-existing conditions and will work to ensure this is met with the GLO's beach/dune team.

Task 03: Construction and Sign Installation

The invitation to bid (ITB) for construction services (ITB-2024-SL03) was released in August 2024. The advertisements for the ITB package were released to the public via the Port Isabel/South Padre Island Press and ran for two consecutive weeks. Four bids were received and opened on 26 September 2024 at 2:00 pm.



Figure 2. Project and mitigation overview.

A scoring committee reviewed the bids. They were then taken before the City's Shoreline Task Force on 08 October 2024, during which they provided a recommendation for the City Council. On 16 October 2024, the City Council awarded the project to Bryant Industrial Services (BIS). The contract was finalized and executed between the City of South Padre Island and BIS on 21 October 2024.

The notice to proceed with construction was given in December 2024 and construction began that same month. Substantial completion of the project occurred in August 2025. Monitoring continued throughout the project with updates and photos provided in the monthly reporting. Final project photos can be seen in **Appendix A**.

Temporary signage regarding funding was posted throughout the project construction period. Permanent funding signage was placed following construction completion in August 2025, and can be seen in **Figure 3**. Additional beach access signage has also been posted at the project site and can be seen in the final project photos located in **Appendix A**.



Figure 3. Permanent funding signage at project site.

The Texas Department of Licensing and Registration inspection occurred on site in August 2025. There were a few items that needed to be addressed to be in compliance. Those items were fixed in September 2025 with the project approved by the inspector via email on 25 September 2025.

Task 04: Project Monitoring and Reporting

Project monitoring occurred throughout the project, especially during construction when weekly meetings happened between City staff, GRA, and BIS. Updates and photos regarding the construction were included in the monthly reporting.

Project Closeout

The City continues to be excited to set the precedent for access and amenity improvements by utilizing sustainable and low-impact development techniques. This project is crucial in providing a more accessible access point to our South Texas beaches through the amenities and enhancements offered. This project has successfully enhanced the pedestrian dune walkover ensuring it is ADA, has constructed a new, permanent restroom facility, and mitigated for associated critical dune impacts where necessary.

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



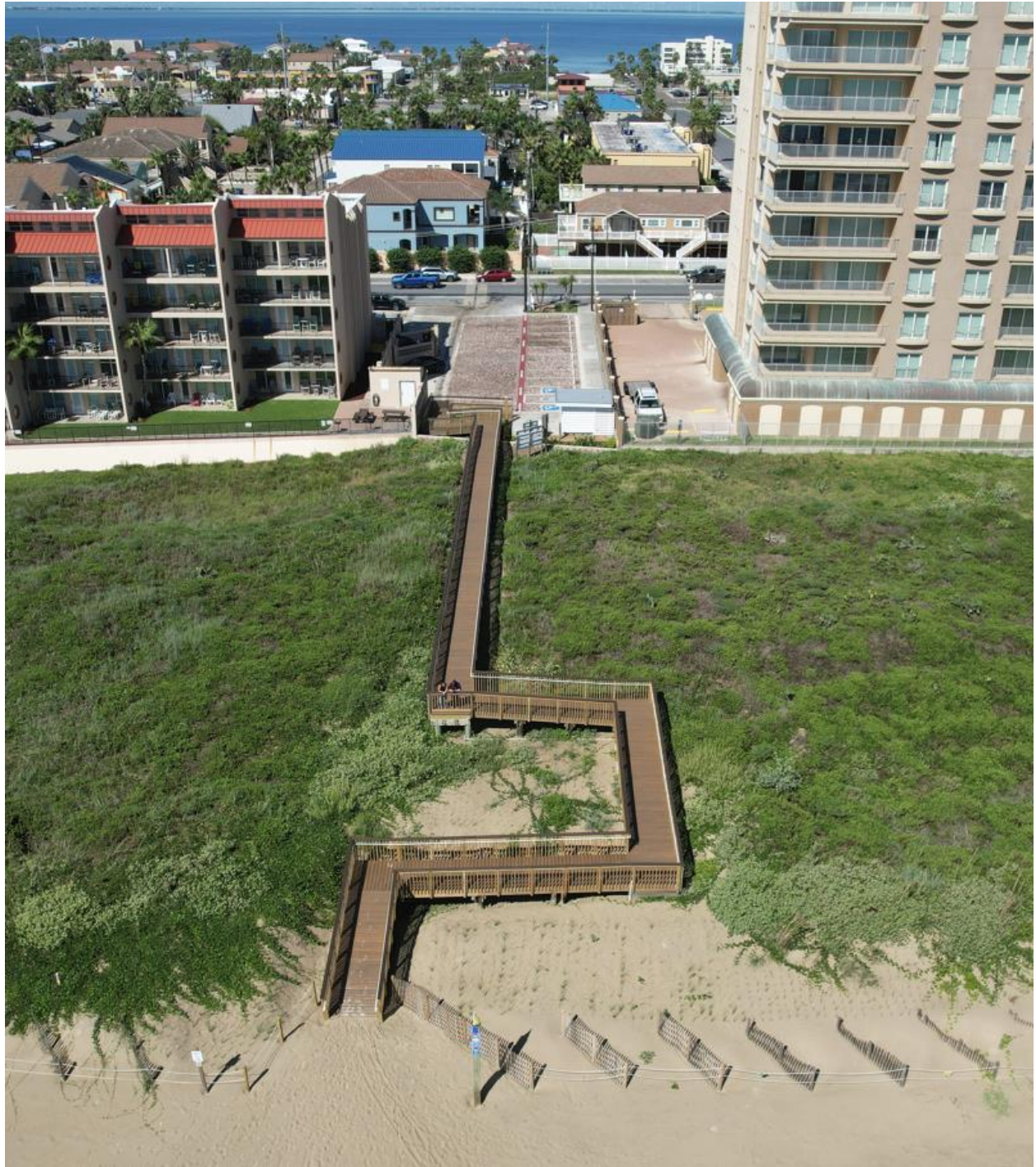
Kristina Boburka, Shoreline Director

APPENDIX A

FINAL PROJECT PHOTOS



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