



Sea Island Circle Beach Access Development

This report was funded in part by a Texas Coastal Management Program grant approved by the Texas Land Commissioner, providing financial assistance under the Coastal Zone Management Act of 1972, as amended, awarded by the National Oceanic and Atmospheric Administration (NOAA), Office for Coastal Management, pursuant to NOAA Award No. NA21NOS4190136. The views expressed herein are those of the author(s) and do not necessarily reflect the views of NOAA, the U.S. Department of Commerce, or any of their subagencies.



FINAL REPORT #22-045-018-D115

SEA ISLAND CIRCLE BEACH ACCESS DEVELOPMENT

Overview:

The City of South Padre Island has a mission to improve and offer inclusive access across its beachfront. The Sea Island Beach Access Development project was created in response to an underutilized access point. The City has begun a full-force initiative to offer a greater amount of ADA access and amenities throughout the island. With low-impact construction, the Sea Island project included a permeable paver ADA walking path, the installation of two permanent restrooms and changing rooms, a full standing and foot rinse station, the re-introduction of the Beach Gym, and landscaping.

Task 1 & 2: Survey, Design, and Permitting

On October 21st, 2021, the Request for Qualifications (RFQ) advertisement was released to the public. Advertisements ran for two consecutive weeks, and one viable Submission of Qualifications (SOQ) were received and opened on November 4th, 2021, at 2:00 p.m. The SOQ was reviewed initially by the Shoreline Task Force on November 9th, 2021, and then recommended to the City Council for the November 17th, 2021, meeting where the contract was awarded to LJA Engineering. An agreement was executed between the City of South Padre Island and LJA Engineering and was finalized on January 18th, 2022. LJA Engineering submitted a full scope of work proposal and timeline of development.



Public Notice: Request for Qualifications for Sea Island Circle Beach Access Amenity Improvements

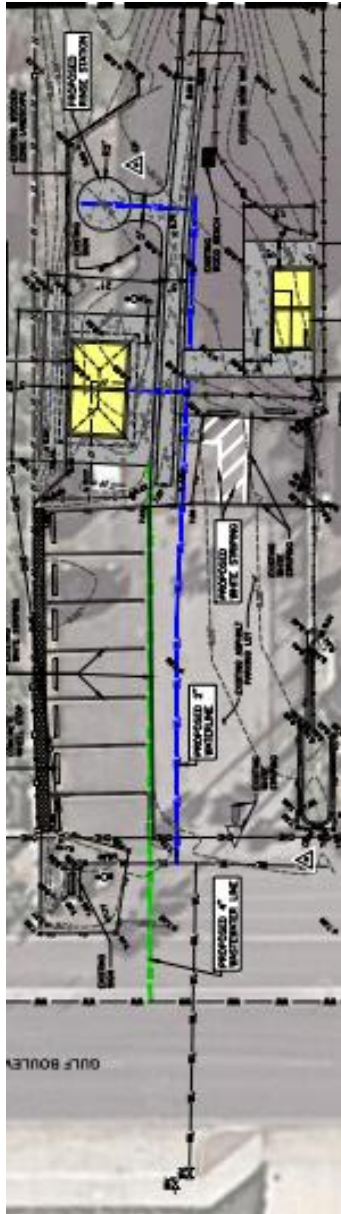


The City of South Padre Island is soliciting a Request for Qualifications (RFQ) until 9:00 am on Thursday, November 4th, 2021, from experienced firms to provide services for access amenity improvements at the Sea Island Circle Beach Access. The selected consultant will need to provide surveying, engineering, and design services of the Access. Improvements to this beach access will include parking and amenity enhancements. The RFQ packet is available on the City's website at www.myspi.org. All inquiries regarding the RFQ should be directed to Erika Hughston at 956-761-8111 or via email at ehughston@myspi.org.

Statement of Qualifications (SOQs) are due by **9:00 am on November 4th, 2021**, after which all qualified responses will be opened and acknowledged at 4601 Padre Boulevard South Padre Island, Texas 78597. Any bids received after the specified deadline will be returned unopened.

Design and Permitting Cont.

LJA began working on conceptual designs in November 2021. **Figure 1** shows the original design submission. After a preliminary design meeting with internal staff, the Texas General Land Office, and the Shoreline Department, the engineering firm began on a new set of public access for the coast.



Working alongside the Shoreline Department’s mission, LJA noted that this would be an opportunity to utilize the new and refreshed coastal access look while meticulously incorporating low-impact design and ADA inclusivity at the forefront of this project.

In November 2022, along with the final construction plans, LJA showcased an open-concept changing room design presented in **Figure 2**. Facilitating a breezeway throughout the structure, allowing the walls to act as passageways to illuminate the changing rooms, conserving electricity, and reducing the feeling of a confined environment. The changing rooms specifically designed for Sea Island including a resting bench and utility hooks.

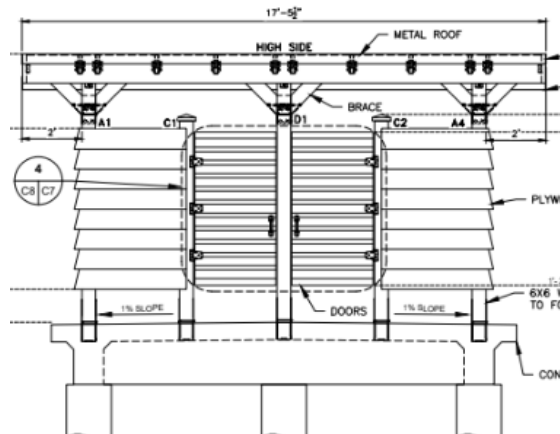
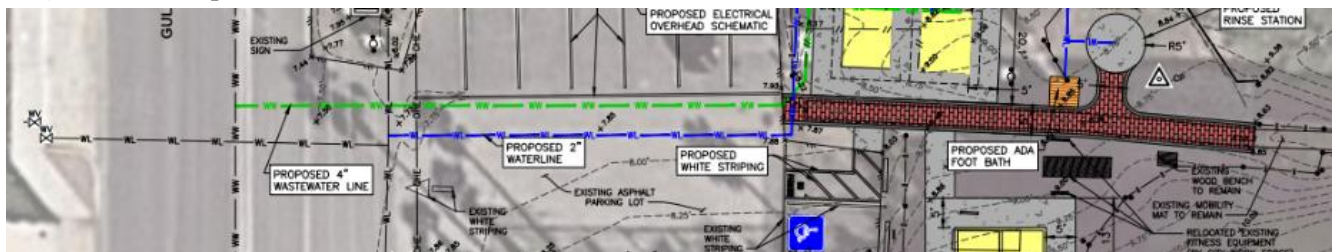


Figure 2. Custom engineering were installed with local materials, allowing for the ease of replacement when required.

Along with these solutions to modern public facilities on the lower Texas coast, LJA implemented final plans, **Figure 3**, to incorporate following the ADA paver original footpath leading two and from the rinse stations.

Figure 1. Conceptual Plans (Above)

Figure 3. Final Plans (Below)



Task 3: Construction and Sign Installation

On February 2nd, 2023, the Sea Island project received three complete bids from Bryant Industrial Services (BIS), NM Contracting, and Westar Construction. The following Shoreline Task Force meeting on Tuesday, February 14th, 2023, the three bids were presented for review. The Task Force agreed that BIS was a reputable choice and recommended to the City Council that a contract be enacted between the City and BIS. City Council approved this recommendation on March 1st, 2023, and BIS was issued a Notice to Proceed on August 1st, 2023.

Foundational work began in August 2023, as noted in **Figure 4**. During this time, work focused on the grading of the existing area and the development of active slope grading for runoff drainage. Temporary signage was placed at the east and west entrances of the construction site. Signage included directions to the adjacent northern and southern beach accesses, temporary GLO CMP funding signage, construction permitting, and the contractor's information.

By December 2023, the Sea Island project began taking hold, with many structures receiving their base construction. During this month, the restroom, changing rooms and sidewalk foundations were set. The walls, doors, and roofs were finalized for the restrooms and changing rooms shown in **Figure 5**.



Figure 4. Foundation Pilings



Figure 5. Walkover base planks

Task 4: Project Monitoring

The project continued to develop speed and place the final touches throughout the accessway. ADA paver pathways were installed, **Figure 6**, along with the standing and foot rinse stations. Land scaping was incorporated with a drip line system and a selection of native plants to be placed within the common area. The Shoreline Operations team instrumented a sprinkler system to water the freshly laid sod, **Figure 7**. On February 21st, 2024, the Sea Island Project passed its Texas Accessibility Standards (TAS) test by a Registered Accessibility Specialist (RAS) and was marked as incompliance for ADA access.



Figure 6. Irrigation Installation (Above)



Figure 7. Sod and Beach Gym Placement

Final Sea Island Access #5:

CITY OF SOUTH PADRE ISLAND

GRAND OPENING

SEA ISLAND CIRCLE
Wednesday, April 17th, 2024
10:00 AM
Beach Access #5
South Padre Island, TX
78597



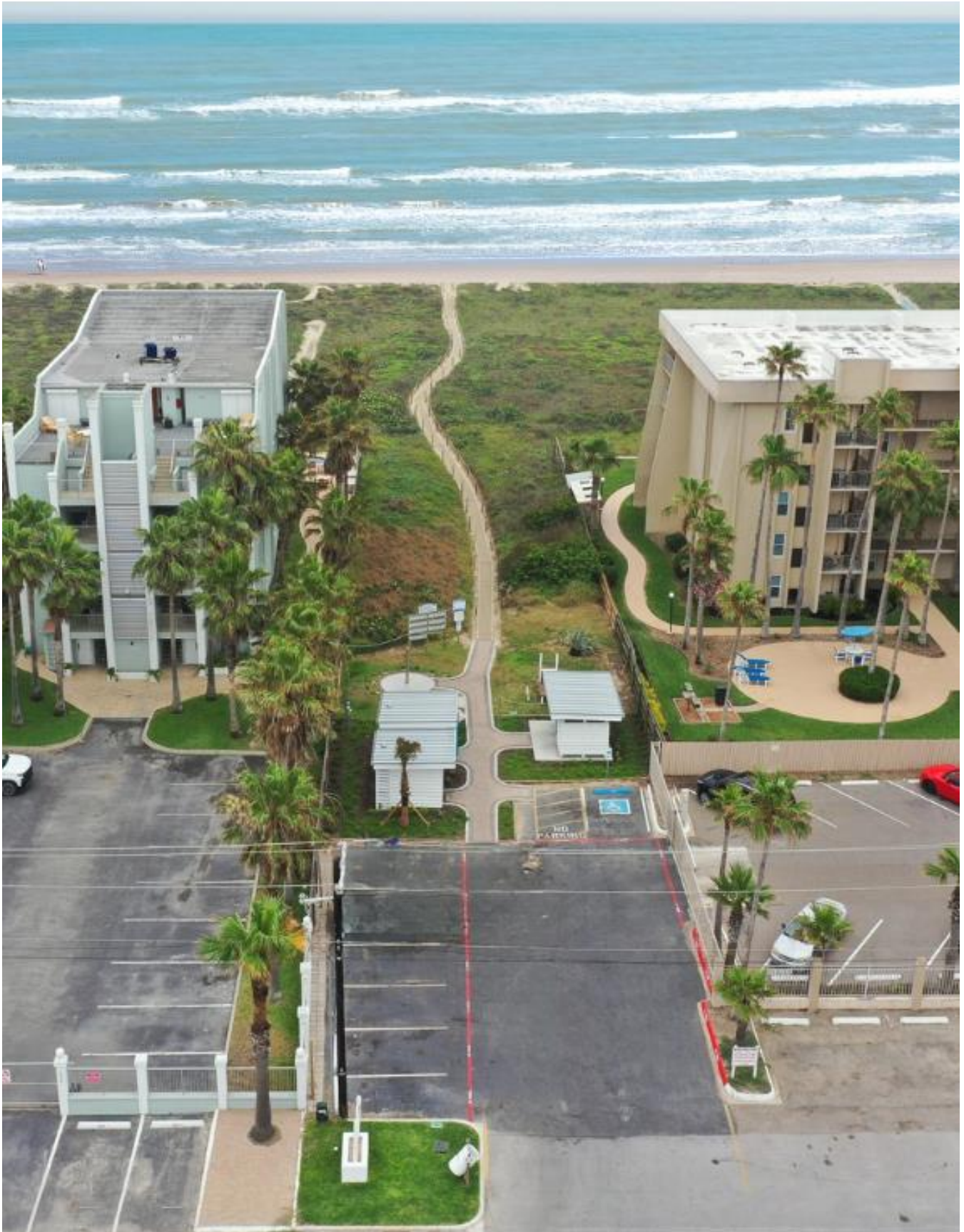
Please join us in celebrating Sea Island Circle's beach access improvements!



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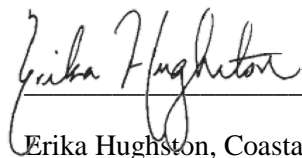
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Closeout:

The City of South Padre is excited to set the precedent for the South Texas coastline and show what is possible by applying critical dune protection and promoting public access. The key importance of this project is to allow viable recreational access to the coast, enhance public facilities, fortification against storm surges, and overall satisfaction with the beachgoer experience. Considerable successes throughout the project included adding a fully permeable ADA walkway, ADA parking and access to all amenities, custom engineering restroom and changing room facilities, two rinse station platforms, the re-introduction of the Beach Gym, and critical dune habitat protection. The City would like to thank the CMP team, LJA Engineering, and Bryant Industrial Services for their work alongside the City throughout the project, ensuring the safety, stability, and continued success of the Texas coastline. We greatly look forward to working together again soon.



Erika Hughston, Coastal Coordinator

05.10.2024

Date

