

FINAL REPORT



Fantasy Circle Beach Access Improvements Phase II

#24-099-015-E662

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FANTASY CIRCLE BEACH ACCESS IMPROVEMENTS

PHASE II

Project Overview

Fantasy Circle was a beach access point with only eight parking spaces, an at-grade drive-over mat, and two Americans with Disabilities Act (ADA) compliant temporary restrooms. The City's goal has been to promote inclusive beach access along the coast. To help achieve this, a high priority has been placed on improving and implementing ADA-compliant access and amenities at our beach accesses. The City had previously been awarded funding through Cycle 27 (#23-020-011-D605) to design and permit other access improvements, which included a wooden emergency drive-over, an ADA dune walkover, and a permeable paver parking lot.

The designs also included an ADA pathway from the parking lot to the permanent restroom facility. Construction was completed in phases to meet the economic responsibility of the community's stakeholders and minimize rerouting of beach access users. Prior to construction, the City only had three out of twenty-eight beach accesses with permanent restrooms. This project was brought forward to increase public access to sanitation facilities within the northern beach portion of the City and redistribute public beach use from congested areas. The Texas General Land Office Coastal Management Program awarded and partnered with the City of South Padre Island to construct an ADA permanent restroom, an ADA pathway to that facility, and associated dune mitigation. Improved ADA facilities have allowed for a more inclusive beach experience for all visitors and community members.

Task 01: Contractor Services

The City worked alongside Green, Rubiano & Associates (GRA) for the engineering, permitting, and construction oversight of the project. They were selected by the City Council through a Request for Qualifications (RFQ) process that took place at the end of 2022. The contract was finalized and executed between the City of South Padre Island and GRA on 3 January 2023. The final design and project layout is shown in **Figure 1**.

Through an Invitation to Bid (ITB) process in 2023/2024, the City selected Bryant Industrial Services (BIS) as the construction contractor. The contract was finalized and executed between the City of South Padre Island and BIS on 5 April 2024.

Task 02: Construction and Sign Installation

The notice to proceed with overall construction was given in April 2024, and construction began in May 2024. Construction of the ADA permanent restroom and ADA pathway started in August 2024. Substantial

completion of the project occurred in December 2024. Monitoring continued throughout the project with updates and photos provided in the monthly reporting. Final project photos can be seen in **Appendix A**.

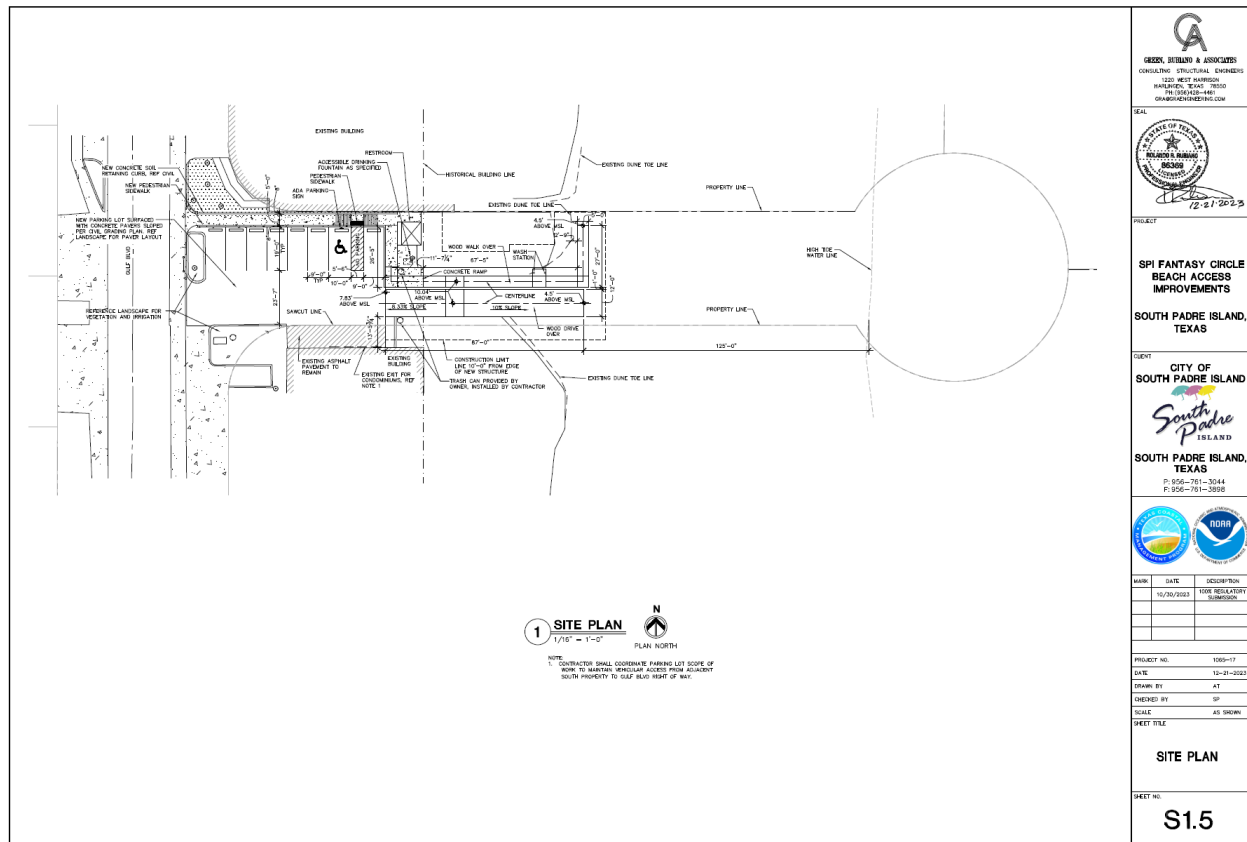


Figure 1. Final design and project layout of Fantasy Circle.

Temporary signage regarding funding was posted throughout the project construction period. Permanent funding signage was placed following construction completion in December 2024, and can be seen in **Figure 2**. 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**.

The Texas Department of Licensing and Registration inspection occurred on site during January 2024. There were a few items that needed to be addressed to be in compliance. Those items were fixed in February 2024 with the TDLR inspector approving the project at the end of March 2025.

Mitigation for the project's impacts started in November 2024 following construction. All planting had been completed in December 2024. An overview of the project site and mitigation planting area is shown in **Figure 3**. The City will continue



Figure 2. Permanent funding signage at project site.

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.



Figure 3. Project and mitigation overview.

Task 03: 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 added a permanent ADA restroom, an ADA pathway for access to amenities, and associated critical dune protection through mitigation 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.

A handwritten signature in black ink, appearing to read 'Kristina Boburka', written over a horizontal line.

Kristina Boburka, Shoreline Director

APPENDIX A

FINAL PROJECT PHOTOS



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