

FINAL REPORT



Fantasy Circle Beach Access Improvements

#23-020-011-D605

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FANTASY CIRCLE BEACH ACCESS IMPROVEMENTS

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. This access is also one of four vehicular drive-overs used by both emergency response and beach maintenance City employees. The compaction of sand by vehicles and pedestrians created a vulnerable point where high tides would frequently inundate the at-grade drive-over mat, causing beach access difficulties. This project was brought forward to address these challenges and to improve emergency response.

The Texas General Land Office Coastal Management Program awarded and partnered with the City of South Padre Island to design, permit, and construct an ADA pedestrian dune walkover and a load-bearing, removable wooden drive-over. A wooden emergency drive-over has allowed for a more sustainable surface than the previous access mat and should help in response time when staff is responding to emergencies.

Task 01: Survey and Design

The City solicited a Request for Qualifications (RFQ) for engineering services in October 2022. 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. Two statements of qualifications were received and opened on 3 November 2022 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 8 November 2022, during which they provided a recommendation for the City Council. On 16 November 2022, 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 3 January 2023.

GRA began work on conceptual designs in January 2023, and preliminary designs were submitted to the GLO for review in April 2023. A meeting occurred in May 2023 between the GLO's beach/dune team, City staff, and GRA to discuss the project and any comments the GLO may have. Multiple design renderings were undertaken to address GLO comments regarding the height of the drive-over. In August and September 2023, designs were finalized, along with the construction bid packages and technical specifications. The final designs and bid package were submitted to the GLO in October 2023, followed by an issued beach/dune permit. The final design layout can be seen in **Figure 1**.

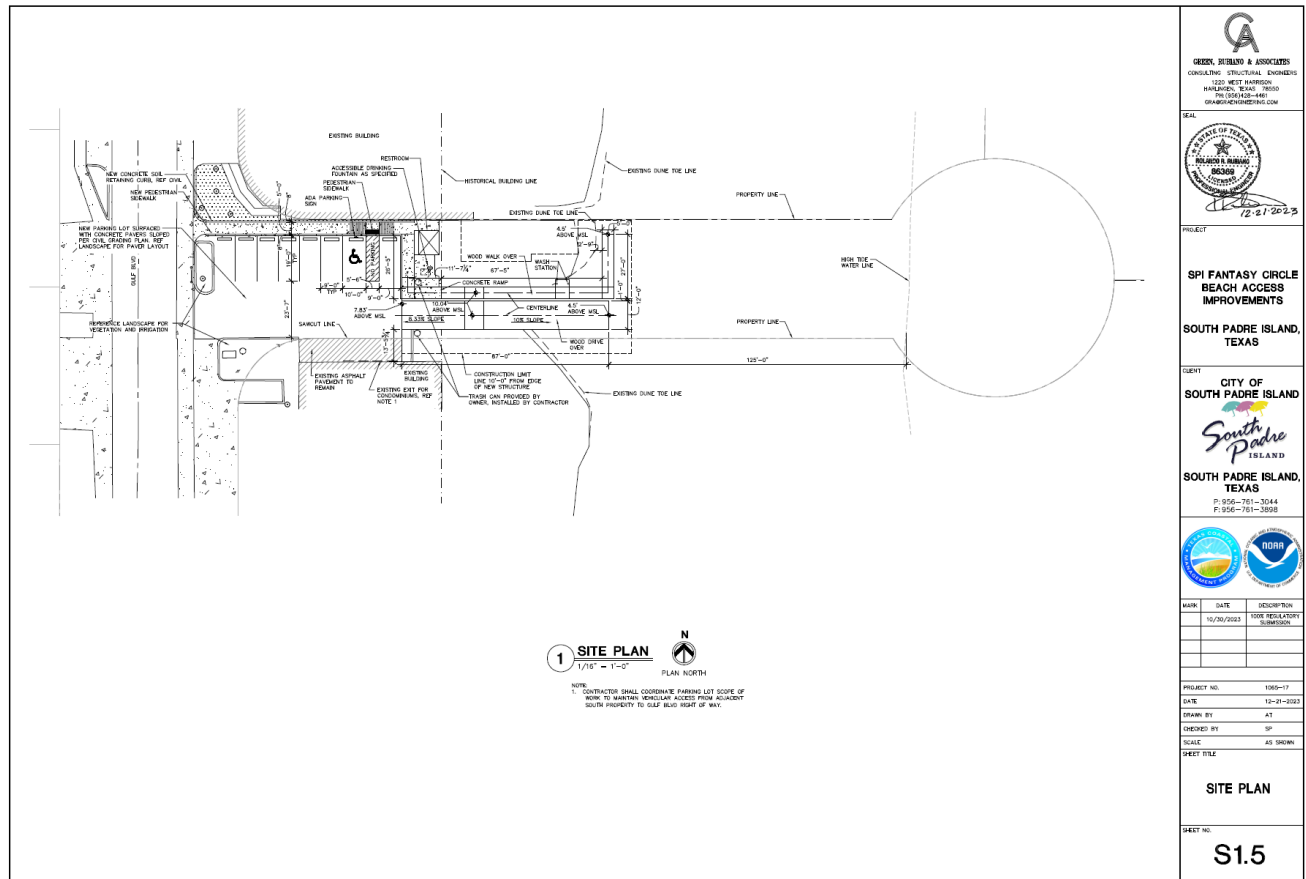


Figure 1. Final design and project layout of Fantasy Circle.

Task 02: Permits

A preliminary beach/dune permit application was submitted by the City to the GLO in June 2023 after multiple discussions on the design layout. Once final sand volume and dune mitigation areas were confirmed, the final beach/dune permit application was submitted in November 2023 with the GLO providing their comment letter (BDSPI-23-0215) on 8 November 2023.

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 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 was released in December 2023. 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. Two bids were received and opened on 8 February 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 13 February 2024, during which they provided a recommendation for the City Council. On 21 February 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 5 April 2024.

The notice to proceed with construction was given in April 2024 and construction began in May 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**.

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 3**. Additional beach access signage has also been



Figure 3. Permanent funding signage at project site.

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.

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 emergency access and a more accessible access point to our South Texas beaches through the amenities and enhancements offered. This project has successfully added a wooden emergency drive-over, an ADA pedestrian dune walkover, a permeable paver parking lot, 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.



Kristina Boburka, Shoreline Director

APPENDIX A

FINAL PROJECT PHOTOS



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