



ARANSAS COUNTY COMMISSIONERS COURT

AGENDA ITEM MEMORANDUM

TO: Honorable County Judge Ray A. Garza and the Commissioners Court
FROM: Elle Moralez & Eric Smith
DEPT: Community Development & County Contracts & Procurement
MTG DATE: July 13, 2026

AGENDA Discuss, approve, or disapprove authorizing the County Judge to sign all
LANGUAGE: necessary documents approving the 100% Construction Documents,
Project Manual, and Probability of Cost Estimate as developed by
Garza/Bomberger & Associates.
– Elle Moralez/Eric Smith/Judge Garza

BACKGROUND:

On June 9, 2025 Garza/Bomberger & Associates (GBA) was contract for architectural services, including schematic design, design development, construction documents, bidding and negotiations and construction administrative service for the Aransas County Aquarium Project.

ATTACHMENT(S): 1.) GBA Presentation, 2.) Probability of Cost Estimate, 3.) City of Rockport Heritage District Certificate of Appropriateness Approval, 4.) Aransas County Navigation District Letter of Support and Consent for Electrical Easement along Seabreeze Drive.

BUDGETED ITEM:

FUND: Local funds

March 5, 2026

County Judge Ray Garza
Aransas County
308 N. Live Oak,
Rockport, Texas 78382



SUBJECT: Heritage District Certificate of Appropriateness
Aquarium Site at 704 Navigation Circle, Rockport, Aransas County, Texas

Judge Garza:

On Tuesday, April 23, 2024, City of Rockport City Council reviewed the Certificate of Appropriateness to rebuild the Aquarium at Rockport Harbor that was destroyed by Hurricane Harvey. The application was APPROVED by City Council as presented.

If you have any questions, please feel free to contact our office.

Thank you,

A handwritten signature in black ink, appearing to read "Kimberly Henry".

Kimberly Henry
Assistant to the City Manager
Interim Director of Building & Development
361/790-1125 ext. 226
khenry@rockporttx.gov

AQUARIUM AT ROCKPORT HARBOR ARANSAS COUNTY

GARZA/BOMBERGER & ASSOCIATES
ARCHITECTS + PLANNERS

JULY 13, 2026





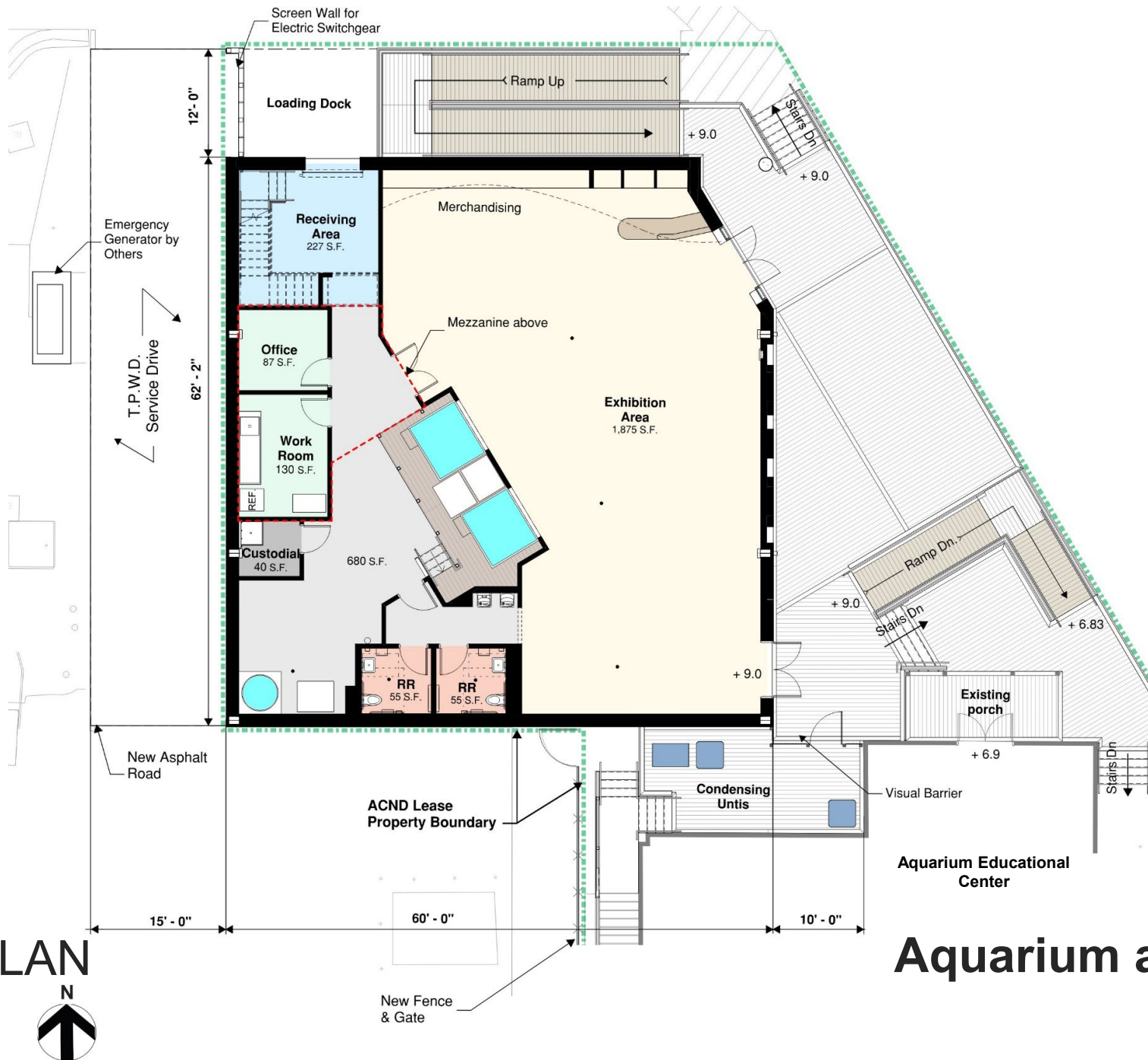
SITE PLAN

NOT TO SCALE



Aquarium at Rockport Harbor Rockport, Texas

JULY 13, 2026



FLOOR PLAN

NOT TO SCALE



Aquarium at Rockport Harbor Rockport, Texas

JULY 13, 2026



EXTERIOR VIEW

NOT TO SCALE



Aquarium at Rockport Harbor Rockport, Texas

JULY 13, 2026



INTERIOR VIEW

NOT TO SCALE

Not for Bidding, Construction or Regulatory Approval
Roy L. Lewis, TX #9763
July 13, 2023

Aquarium at Rockport Harbor Rockport, Texas

JULY 13, 2026



INTERIOR VIEW

NOT TO SCALE

Not for Bidding, Construction or Regulatory Approval
Roy L. Lewis, TX #9763
July 13, 2023

Aquarium at Rockport Harbor Rockport, Texas

JULY 13, 2026



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Not for Bidding, Construction or Regulatory Approval
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 July 13, 2023

Aquarium at Rockport Harbor Rockport, Texas

JULY 13, 2026

	<u>Base Bid</u>	<u>Cost per S.F</u>
Civil: Base Bid	\$117,000	\$31.84
Landscape	\$0	
Structural Building Components:		
Suspended Concrete Foundation	\$183,750	\$50.00
ACIP Piles	\$107,500	\$29.25
Structural Mezzanine	\$10,980	\$2.99
Wood Platform	\$2,240	\$0.61
Structural Metal Bldg, Insul, Panels	\$240,000	\$65.31
	<u>\$544,470</u>	
Wood Deck Components		
Timber Piles	\$75,000	\$20.41
Treated Wood Framing w/Decking	\$184,500	\$50.20
	<u>\$259,500</u>	
Architectural	\$300,000	\$81.63
MEP - HVAC	\$229,080	\$62.33
- Plumbing	\$88,435	
- Electrical	\$161,200	
- Fire Alarm	\$12,700	
	<u>\$491,415</u>	
Technology (SC, VS, & AC) - By Others	\$0	\$0.00
Allowances - Bldg. Letters, Vinyl Film, Plaque	\$25,000	\$6.80
Contingency Allowance	\$50,000	\$13.61
Gen Conditions 6 mo @ \$45K	\$270,000	\$73.47
GC Profit - 6%	\$123,443	\$33.59
ESTIMATED COST OF CONSTRUCTION - BASE BID:	\$2,180,828	\$593.42

OTHER COSTS:

Alternate #1 - Add Merchandising Slatwall, cabinetry Shelving	\$20,000
Alternate #2 - Add concrete below foundation in lieu of asphalt	\$25,685
"Soft costs" - utility impact fees, testing fees, advertising & permit-related fees	\$25,000
AEP Fees: Primary Electrical Service & Rerouting of U.G. Conduit:	\$8,000
Technology (Funded by Equipment Grant):	\$29,851
Emergency Generator (Funded by Equipment Grant):	\$36,041
ESTIMATED TOTAL PROJECT COST:	\$2,325,405



OPINION OF PROBABLE COST

Aquarium at Rockport Harbor Rockport, Texas

JULY 13, 2026

QUESTIONS

GARZA/BOMBERGER & ASSOCIATES
ARCHITECTS + PLANNERS

JULY 13, 2026





**AQUARIUM AT ROCKPORT HARBOR
100% CD PROBABLE COST SUMMARY**

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AQUARIUM AT ROCKPORT HARBOR
100% CD PROBABLE COST SUMMARY

Updated 7/2/2026

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ARANSAS COUNTY NAVIGATION DISTRICT

Aransas County
308 N Live Oak St,
Rockport, TX 78382

July 07, 2026

RE: Support and Consent for Electrical Easement along Seabreeze Drive

This letter serves as formal support and consent for the proposed electrical easement along Seabreeze Drive, which will benefit local facilities such as the Aquarium at Rockport Harbor, the Aquarium Education Center, and the Rockport Yacht Club, enhancing their operational reliability and community service.

Aransas County requires this utility connection to ensure safe and reliable electrical service and to comply with all applicable local, state, and federal regulations. The Navigation District has thoroughly reviewed the proposed pathway for the electrical lines, ensuring it meets safety and environmental standards. The installation will not interfere with primary operations or safety, nor will it disrupt neighboring water or land access.

The Aransas County Navigation District fully supports this request and will grant the necessary approval to proceed, once relevant documentation has been completed, the Aransas County Commissioner Court has approved the reconstruction of the Aquarium at Rockport Harbor.

Sincerely,

Janine Loney
Acting Aransas County Navigation Executive Director