

Art Museum Emergency HVAC System Improvements



City Council
March 26, 2024



Background

- ❖ The Art Museum of South Texas is a city owned facility composed of two buildings.
- ❖ The original complex, called the Johnson Building, was designed by world-renowned architect Phillip Johnson and opened to the public in 1972.
- ❖ An expansion, called the Legorreta Building, was designed by world-renowned architect Ricardo Legorreta and opened to the public in 2006.





Birds Eye View



Legorreta Building

Johnson Building



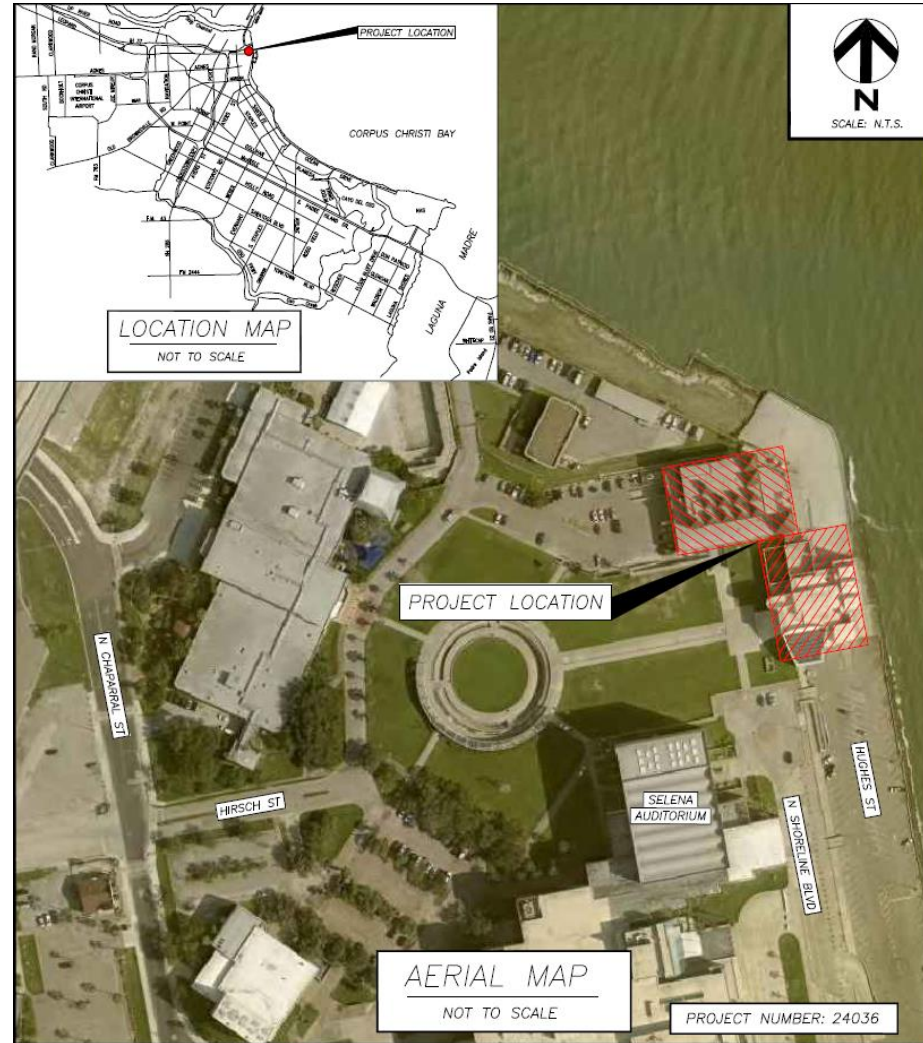
Background

The Art Museum currently operates with two chiller systems.

- ❖ The system used by the Johnson Building is a chilled water distribution loop system that is linked to the American Bank Center (ABC) chiller system. The equipment has reached the end of its useful life and needs to be decoupled from the ABC Convention Center chiller system.
- ❖ The second system used by the Legorreta Building is a standalone chiller. In February, the chiller for the Legorreta Building failed and the Art Museum secured the rental of a temporary chiller to provide cool air for the facility. It has been determined this system is at end of life.



Project Location





Background

- ❖ The Facility Conditions Assessment report and Gap Analysis conducted for the American Bank Center identified a critical need to decouple the external public facilities since any failures affect not only the ABC but also the other three external facilities.
 - ❖ The HVAC system is not operating effectively resulting in the facility having issues controlling the building temperature and humidity levels.
 - ❖ The preliminary cost to decouple the system and install a new HVAC improvement to service both buildings is \$3.5 million.
 - ❖ On March 18, 2024, the Corpus Christi Business and Job Development Corporation Type A Board approved the HVAC project and recommended appropriating funds from the Seawall Fund unreserved fund balance.
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Project Scope

Museum HVAC Improvement Scope Includes:

- ❖ Design and identify critical equipment with long delivery times
 - ❖ Decoupling from American Bank Center Chilled Water Loop
 - ❖ Chillers, Cooling Towers, & Air Handlers
 - ❖ Enhanced Mechanical Rooms for New Equipment
 - ❖ New Boilers, Piping, and Associated Equipment
 - ❖ New HVAC Controls
 - ❖ Energy Code Commissioning
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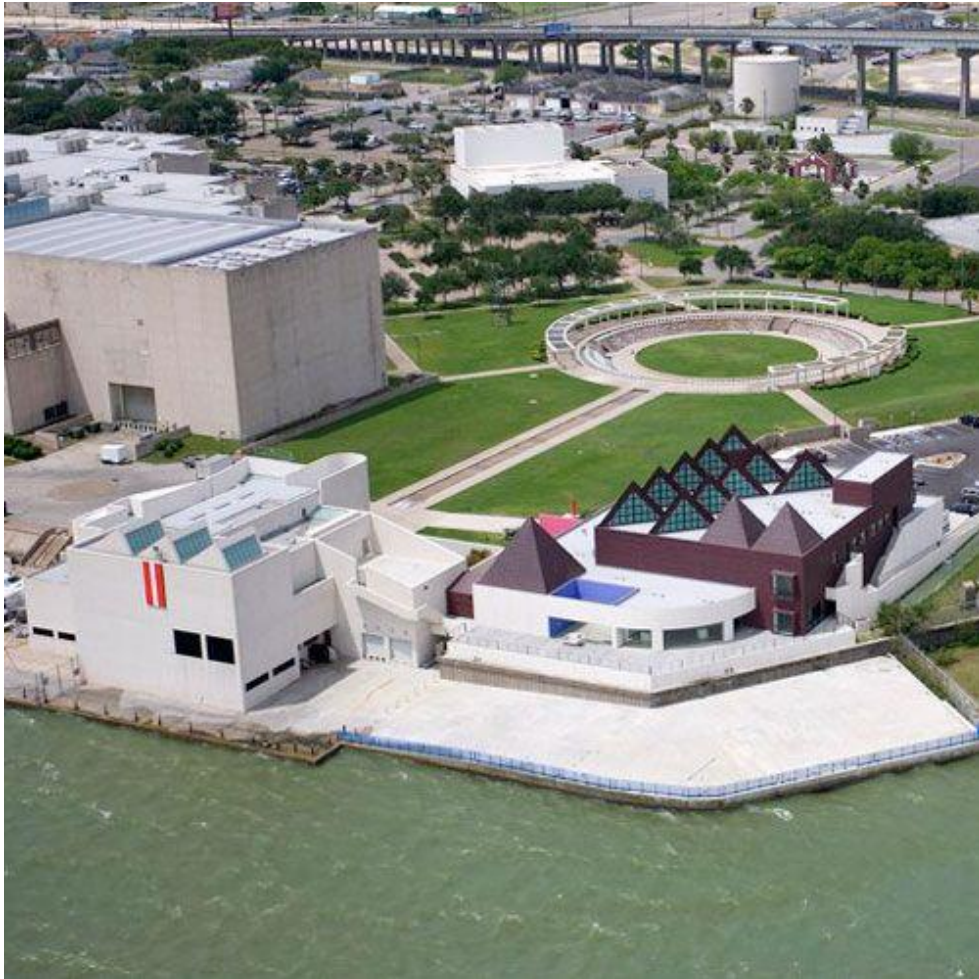


Tentative Project Schedule

2024	2024 - 2025	2025 -2026
MAY- OCTOBER	NOV - JAN	FEBRUARY - FEBRUARY
Design	Bid/Award	Construction



Recommendation



Staff and the Corpus Christi Business and Job Development Corporation Type A Board recommend amendment of the FY24 Operating and CIP budgets for the project and the appropriation of funds from the Seawall Fund unreserved fund balance.

Questions?