



## AGENDA MEMORANDUM

Action Item for the City Council Meeting November 14, 2023

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**DATE:** November 14, 2023

**TO:** Peter Zanoni, City Manager

**FROM:** Jeff Edmonds, Director of Engineering  
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<b>23195 American Bank Center - Arena HVAC Improvements</b>
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**CAPTION:**

Motion authorizing the purchase of two water-cooled chillers from Trane Technologies of San Antonio, Texas for the American Bank Center Arena through the OMNIA Partners Cooperative for Engineering Services for a total not to exceed amount of \$3,054,150.00, with FY 2024 funding available through the Arena Type A Capital Fund.

**SUMMARY:**

This motion authorizes the acquisition funding for the American Bank Center - Arena HVAC Improvements. The Arena HVAC Improvements will restore deferred mechanical maintenance items in urgent condition to normal condition. Improvements include two water-cooled chillers, two cooling towers, two variable frequency drives, and two dehumidification units. The equipment is part of the long lead equipment list provided by the design engineer for the project. The goal is to make the owner purchase during the design to expedite the capital repairs. This process will save the project schedule an estimated 49 weeks.

**BACKGROUND AND FINDINGS:**

The American Bank Center comprises three facilities The Selena Auditorium, which was built around 1975, the Convention Center built in 1979, and the multi-use arena built in 2004. The Selena Auditorium and the Convention Center received extensive remodels in 2004.

The Arena is home to the Corpus Christi Ice Rays ice hockey team and the Texas A&M University Islanders basketball team. Additionally, the arena hosts numerous concerts, and special events such as high school graduations, WWE SmackDown, Disney on Ice, and Buc Days.

In June of 2022, The City of Corpus Christi engaged M-E Engineers, under an emergency declaration, to request an assessment of the American Bank Center. The assessment would provide the City of Corpus Christi and the new ABC operator, OVG360, with a comprehensive assessment of the deferred maintenance scope to complement the observations made by the new maintenance team. Through the M-E Engineering report and OVG360 maintenance staff assessments, some items have been deemed urgent; amongst these are two arena chillers and the arena dehumidification system.

The original design of the ABC arena was done by Gignac Architects. Gignac Architects has been engaged under an existing master services agreement to lead the MEP design team to address the urgent mechanical improvements. Gignac is working with NRG Engineering of Corpus Christi, Texas, to provide the design. The design consultant team provided the specifications for the equipment the city is purchasing.

**PROCUREMENT DETAIL:**

This procurement is through the OMNIA Partners Cooperative. Contracts awarded through the OMNIA Partners Cooperative have been competitively procured in compliance with the Texas Local and State procurement requirements.

**ALTERNATIVES:**

The alternative is to deny this motion for funding. This will prolong the repair schedule and the continued deterioration of the urgent scope items may cause the urgent condition to become an emergency.

**FISCAL IMPACT:**

The fiscal impact in FY 2024 is an amount of \$5.2 million from the Type A Arena Sales Tax Fund. The monies were appropriated and transferred to the Arena Capital Fund in FY 2023.

**FUNDING DETAIL:**

Fund:	Arena Type A CIP (Fund 3274)
Department:	Economic Development (57)
Org:	Grants and Capital Projects (89)
Account:	Construction (550910)
Activity:	23195
Amount	\$3,054,150.00

**RECOMMENDATION:**

Staff recommends approval of this motion authorizing the purchase of the mechanical equipment from Trane Technologies as presented.

**LIST OF SUPPORTING DOCUMENTS:**

Price Sheet