



100 N. Shoreline Blvd.  
Corpus Christi, TX 78401  
(361) 884-6406  
www.artcentercc.org  
T-F 10-7 Sa 10-4 Su 11-2 M closed

## Art Center Improvement Plan



### STAFF

**Dianna Bluntzer Sherman**  
*Executive Director*

**Sheila Gritte**  
*Operations Director*

**August Lemus**  
*Education*

**Joanna Pitman**  
*Community Relations*

**Briana Sandoval**  
*Development*

**Gabriella Nava**  
*Rental Coordinator*

**Erin Lichter**  
*Bookkeeper*

**Ernie Salinas**  
*Facility Caretaker*

### BOARD OF GOVERNORS 2026

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Armand Schumacher  
Helen Vela

HOME OF  
**Studio C Gallery**  
**The Clay Studio**  
**Downtown Farmers Market**  
**Gallery 41 Waterside Grill**

### Project Overview

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This project will make significant improvements to the Art Center of Corpus Christi structure and grounds that will increase value, safety and energy-efficiency. This includes addition of a port-cochere, replacement of doors and windows with impact-resistant models, upgrades to energy-efficient LED lighting systems, expanding ADA features, upgrading security lighting and signage, implementation of condensate capture to support landscape irrigation, redesign of the interior to maximize space utilization and moving the North parking lot ingress and egress to minimize points of conflict.

### Justification

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The core building’s interior was designed 38 years ago. Most components have exceeded their lifespan. Wood-framed, single-pane doors and windows will be replaced to improve storm resilience. Lighting will be replaced to meet the highest energy efficient standards, and additions will be made to exterior lighting.

Redirecting HVAC condensate away from the parking lot will prevent asphalt deterioration and instead support landscaping. Accessibility will improve through additional ADA parking, new automated doors and fixtures. Addition of a port-cochere with improved parking and landscape design will elevate the visitor experience at one of the City’s most visible and iconic destinations.

### Budget Summary — Total: \$3,800,000

*These are predesign estimates which may change.*

### Expenditures:

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Construction/Rehab \$3,000,000  
Contingency \$300,000  
Engineering Administration \$250,000  
Design \$250,000  
Equipment N/A

### Funding Sources

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Funds will be raised through private donations and institutional giving to the Art Center of Corpus Christi.



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## Art Center of Corpus Christ Annual Maintenance Summary

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### ANNUAL INSPECTIONS

#### Elevator:

Inspected and serviced monthly.

#### Fire Alarm & Sprinkler System:

Inspected annually.

#### Fire Extinguishers:

Inspected annually, including restaurant hood system.

City Building Inspection: Conducted annually in accordance with City requirements.

### MECHANICAL & BUILDING SYSTEMS

#### HVAC Systems:

Seasonal service is performed in spring and fall.

Filters are replaced monthly.

#### Roof:

Visual inspection conducted monthly.

Debris removed as needed.

#### Grease Trap:

Cleaned as needed based on usage and inspection

### FACILITY CARE & EXTERIOR MAINTENANCE

#### Building Rinsing/Washing:

Annual washing deferred due to drought restrictions. It will be performed when permitted to preserve exterior paint.

#### Mulching:

Adjacent landscape beds are mulched as needed.

#### Pest Control:

Monthly insect treatments.

Rodent stations are monitored and serviced monthly.