



AGENDA MEMORANDUM

Action Item for the City Council Meeting of November 11, 2025

DATE: November 11, 2025

TO: Peter Zaroni, City Manager

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Professional Services Contract
Fire Station #11 (Airline Road) – Design Only
(Bond 2024 – Proposition C)

CAPTION:

Motion authorizing a professional services contract with BRW Architects, College Station, TX, to provide design and bid phase services for the new 13,000 sqft. Fire Station No. 11 (Airline Road), located in Council District 4 in an amount not to exceed \$623,000.00, with FY 2026 funding available from the G.O. Bond 2024 Proposition C.

SUMMARY:

This motion authorizes a professional services contract to provide the design, and bid phase services for the new Fire Station No. 11 which will replace the antiquated existing facility to meet current firefighting operations and standards. The project scope includes the design of an approximately 13,000-square-foot, three-bay station that will accommodate 10 firefighters and feature a dayroom, kitchen, and weight room.

BACKGROUND AND FINDINGS:

On November 5, 2024, voters approved the City of Corpus Christi's Bond 2024 Program for a total of \$175 million with thirty-eight projects. The propositions passed on election day include projects for streets, parks and recreation, public safety, and cultural facilities. One of the thirty-eight projects included \$2.5 million of land acquisition and design funds for the Fire Station No.11 (Airline Road) – Design only.

Built in 1960, the current Fire Station No.11 located at 910 Airline Road is now 65 years old and has an area of 5,600 square feet. The facility is in urgent need of replacement due to a range of age-related issues.

The building suffers from energy inefficiency, a deteriorating foundation, and outdated infrastructure. Its mechanical and electrical systems are overloaded, resulting in frequent failures. Additionally, the station does not comply with current ADA accessibility standards. Perhaps most critically, the structure cannot accommodate today's larger and heavier emergency response vehicles, which far exceed the size and weight of those in use when the station was originally designed.

The current facility's deficiencies underscore the critical need for a new station. The new facility will fully support modern firefighting and emergency services standards by safely housing larger, heavier vehicles. It will improve vehicle access and egress for faster response times and include a crucial mechanical ventilation extraction system to manage vehicle exhaust.

In June 2025, the City of Corpus Christi purchased 0.23 acres of land at 713 Airline Road in Council District 4 for \$376,515.59. This parcel will be combined with approximately 1.75 acres of existing City-owned park land, creating a total site of about 1.98 acres for the new fire station. The new station will be located roughly half a mile from the current Fire Station No. 11.

BRW Architects designed the recently approved Fire Station 8 and Fire Station 10. The council awarded the construction contracts for both items on October 14, 2025. Using the same architect helps the City save time in the design process and reduce the overall cost of the project by utilizing similar design elements, such as onboarding cost of the new architectural firm, understanding the needs of the Fire Department, using similar equipment for the ease of maintenance, having similar building layout to achieve a cohesive look and feel. While fire station designs often follow general standards, each facility must be uniquely tailored to its site and operational requirements. Site-specific conditions, such as the size and shape of the property, topography, access points, utility availability, zoning regulations, and surrounding infrastructure, play a critical role in shaping the design. In addition, operational needs like the type of apparatus, staffing levels, and response strategies can vary significantly, requiring customized design solutions to ensure functionality and efficiency.

The estimated construction cost for the new Fire Station 11 is \$9,750,000.00 which equates to approximately \$750 per square foot. The cost per square foot was based on the bids for Fire Station 8 and 10.

PROJECT TIMELINE

| 2025 – 2026 | 2026-2027 | 2027– 2028 |
|----------------------------|----------------------------|---------------------|
| November – November | November - February | March-March |
| Design | Bid/Award | Construction |

Project schedule reflects City Council award for design in November 2025 with anticipated construction completion in March 2028.

COMPETITIVE SOLICITATION PROCESS:

On December 15, 2024, the Finance & Procurement Department issued a Request for Qualifications (RFQ) for engineering services, identified as RFQ Number 6256 – Professional Architectural Services FY25. Fire Station No. 11 on Airline Road was one of the projects included in the RFQ. The City received a total of nine Statements of Qualifications (SOQs). The RFQ selection committee included representatives from the Fire Department, Asset Management, Engineering Services Department, and the City Manager's Office.

On February 2025, the selection committee conducted interviews for the top three firms that submitted an SOQ. Firms were ranked based on three factors: 1) firms experience, 2) teams experience, 3) and understanding of the project scope.

The final evaluation ranked BRW Architects the highest scorer and is recommended as the most qualified. BRW Architects has extensive experience in designing public safety facilities and has completed numerous projects throughout Texas. Some of the completed projects include:

Fire Station No.3 - Corpus Christi, TX – Design cost \$758,400.00 - The project involved providing professional architectural services for the design and construction of a new, approximately 13,000 SF-13,500 SF, state-of-the-art Fire Station 3 at the intersection of Morgan and Brownlee

Fire Station No.10 – Corpus Christi TX, - Design cost \$619,400.00 - The project involved providing professional architectural services for the design and construction of a new, approximately 12,582 SF, state-of-the-art Fire Station 10 at 1550 Horne Road.

Fire Station No.8 – Corpus Christi TX, - Design cost \$520,160.00 - The project involved providing professional architectural services for the design and construction of a new, approximately 13,140 SF, state-of-the-art Fire Station 8 at 4645 Kostoryz Road.

ALTERNATIVES:

The alternative is not to authorize the proposed professional services agreement which would delay the execution of the Bond 2024 project.

FISCAL IMPACT:

The fiscal impact for FY2026 is an amount not to exceed \$623,00.00 with funding available from the Fire Bond 2024. Construction costs will be funded pending approval of future proposed Bond Programs. The remaining design funds of \$849,855.00 shall be utilized for the construction of the project.

FUNDING DETAIL:

| | |
|-------------|------------------------------------|
| Fund: | Fire 2024 GO Bd Prop C (Fund 3197) |
| Department: | Fire (10) |
| Org: | Grants and Capital Projects (89) |
| Account: | Outside Consultants (550950) |
| Activity: | 25064 |
| Amount | \$623,000.00 |

RECOMMENDATION:

City staff recommends award of the professional services contract in the amount of \$623,000.00 to BRW Architects for the design of the Fire Station No.11 with anticipated design completion by November 2026.

LIST OF SUPPORTING DOCUMENTS:

Location and Vicinity Maps

Evaluation Matrix

Contract

CIP Page