

Corpus Christi Sports Complex

5102 Old Brownsville Rd, Corpus Christi, TX 78502

Construction Timeline and Summary to Date

The Corpus Christi FC Multi-Sports Complex, located on the city's east side at 5102 Old Brownsville Rd, spans 46 acres of land. Phase 1 of the complex was initially slated for completion in January 2025. This phase will include eight outdoor playing fields, designed for a variety of sports such as soccer, baseball, softball, lacrosse, flag football, and more.

The original construction cost, as of January 2021, was estimated at \$17.2 million. However, the total projected cost at completion has now increased to \$29 million.



Purpose of This Presentation

The goal of this presentation is to outline the construction timeline, highlight the challenges we have encountered, and present our plans for completing Phase 1 of the project.

Timeline

We broke ground on the project on December 8, 2023, and site work began a week later.

Challenges We Have Faced

The development of Phase 1 of the project has faced several significant challenges, as outlined below:

- **Delays in Construction Permits:** We experienced substantial delays in obtaining addendums to our original construction permits. These permits were necessary for critical aspects of the project, such as utility redesigns, leading to a delay of 4 months.
- **Weather-Related Delays:** Over the past 7 months, we encountered two periods of severe weather that required our construction crew to temporarily demobilize from the site. This resulted in a 4-week delay in getting the crew back on site.
- **Water Supply Issues:** A major delay has stemmed from the City Water Corporation's notification that we are not allowed to use city water to irrigate the grass sod at the fields starting from the last week of January 2025. Without the ability to irrigate, we are unable to lay sod at the 6 grass fields.
- **Cost Increases:** We have faced a 35% increase in development costs due to rising material prices, labor costs, and inflation.

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What Has Been Completed to Date in Phase 1

- The surface and underground drainage systems have been completed for the entire complex.
- The two multi-use turf fields have been installed and are ready for use.
- The lighting system for all 8 fields has been fully installed.
- All parking lots have been graded, with limestone placed and awaiting asphalt installation.
- Modular offices and the concession stand have been constructed and are ready for delivery to the site.

BELOW ARE IMAGES FROM THE SPORTS COMPLEX



Turf Field A



Turf Field B



Turf Field with Sports Lighting

Completion of Project Timeline

We are committed to completing the project as quickly as possible and are working diligently to meet our goals.

Regarding the water restrictions on the site, we have applied for an exemption and are hopeful to receive approval by the second week of April 2025.

As a backup plan, we are also preparing to dig a well on-site to establish our own water supply. Our understanding is that the water supply restrictions in Corpus Christi may continue for the next 3 to 4 years. To proceed with this plan, we have hired **Triple E Water Wells**, P.O. Box 909, Robstown, TX 78380, to drill the well, with work scheduled to begin on April 15, 2025 (see signed agreement).

We anticipate that drilling the well and conducting all necessary water testing and analysis will take approximately two weeks.

Additionally, we estimate that it will take about 5 weeks to install water tanks and reverse osmosis filtration systems on-site to support the irrigation of the grass sods.

The installation of grass sods for all 6 fields is expected to take 4 weeks.

We expect all parking and asphalt work to be completed by April 30, 2025.

The installation of all 8 fields should be fully completed by July 1, 2025.

Phase 1 is anticipated to be fully finished and ready for use by August 1, 2025.

Thank you.

For more information, please reach out to

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