



AGENDA MEMORANDUM

Action Item for the City Council Meeting December 16, 2025

DATE: December 16, 2025

TO: Peter Zaroni, City Manager

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| <p><u>Construction Contract Award</u> Corpus Christi Detention Center</p> |
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CAPTION:

Motion to award a construction contract to South Texas Building Partners (STBP, Inc.), Corpus Christi, TX, for the new Corpus Christi Detention Center project in an amount not to exceed \$4,852,511.00 located in Council District 1, with FY 2026 funding available from prior Tax Notes and 2026 Public Facilities Certificates of Obligation funds.

SUMMARY:

This motion awards a construction contract to convert the decommissioned Corpus Christi Fire Department building, Old Fire Station No. 5, into a modern short-term detention and magistrate court facility. The single-story structure will be renovated and expanded by approximately 2,500 square feet. Improvements include a new courtroom, nine holding cells, a sally port, site paving and parking, security and perimeter fencing, drought-tolerant landscaping, and a backup generator to ensure uninterrupted operations during emergencies. The facility will remain active throughout construction, reinforcing its role in supporting public safety and judicial efficiency.

BACKGROUND AND FINDINGS:

The City leased the Wilson Plaza since 2004 to serve as the City's Detention Center. The Wilson Plaza Detention Center occupied 5,503 square feet. The City paid \$91,955.16 per year, and the lease term was set to expire on November 30, 2025. During the term of the lease, the Wilson Plaza was poorly maintained and in disrepair: the roof leaked when it rained, and the HVAC system had been inoperable since March 2024. The executive leadership at that time failed to inform the City Manager, preventing any corrective actions from being taken or alternatives from being considered. On September 25, 2024, administration received a notice, by and through the attorney for Wilson Plaza Holder LLC, to vacate the premises no later than October 4, 2024.

Due to the disrepair of the Wilson Plaza, the Court Director began visiting different sites to be considered for housing the City Detention Center. Factors taken into consideration when evaluating properties included location, the space needed for operations, and the condition of the property. Some of the locations reviewed were 2510 Lipan St. Building B (9,213 sf), 917 S. Staples St. (9,800 sf), and 2212 Morris St., which offered 30,000 sf of ground floor space.

The existing facility at 3312 Leopard Street is a single-story building, originally constructed in 1956 as Fire Station No. 5 for the Corpus Christi Fire Department. Designed to accommodate two fire apparatus bays and basic support functions, the structure reflects mid-century municipal standards and has remained largely unchanged since being decommissioned. While the building is fundamentally sound, it is significantly outdated and fails to meet the current operational, safety, and accessibility requirements for its proposed function. This location was selected because the property is a City-owned facility which provided cost savings from purchasing land and paying for a lease. The strategic location near the Nueces County Jail also allows for easy transportation of inmates between facilities.

Additionally, the 3322 Leopard Street property was acquired to allow for the needed expansion of the City's permanent detention center. The property is located adjacent to the existing facility. An appraisal valued the property at \$150,000.00. The owners of the proposed property offered the property for sale at the price of \$300,000.00. A price of \$200,000.00 was negotiated and agreed to by the owners.

To support its conversion into a modern short-term detention and magistrate court center, the facility will undergo a full rehabilitation. This extensive work includes complete replacement of the mechanical, electrical, and plumbing (MEP) systems; installation of modern fire protection systems, IT, and security infrastructure; and comprehensive site and building reconfiguration to meet all current building codes and ADA standards. A 2,500-square-foot addition will also be constructed to accommodate the operational needs of the detention component.

Modifications to the existing 4,000-square-foot structure, which is constructed with wood framing and structural tile, will support its conversion into the new Corpus Christi Detention Center. The interior will be reconfigured to include a magistrate courtroom (with a judge's office, bench, public viewing area, and interview room), while the former fire apparatus bays will be repurposed for nine detention cells (four female and five male), a DWI processing room, IT/AV and storage room, utility room, and an administrative office. The

new 2,500-square-foot expansion, built on concrete foundations using steel, wood, and concrete masonry units (CMU), will house a staff break room, restrooms, a secure processing area, and a two-vehicle sally port for intake and transfer operations. The design integrates the original shell limestone masonry veneer façade into a refreshed, contemporary municipal expression, ensuring full compliance with all applicable codes, including ADA standards, TDLR, TWIA windstorm criteria, and fire and life-safety provisions. The new detention center will be approximately 6,500 square feet, with an estimated cost of \$750 per square foot.

The site will undergo significant upgrades to support the facility's operational and security needs. A new secure staff parking lot, providing ten designated staff spaces, will be constructed on an adjacent parcel acquired from the former tire shop. Public access will be supported by two parking spaces at the front of the building (one ADA-compliant and one standard). At the rear, two secured parking spaces, including one ADA-compliant space, will be reserved for judges. Sidewalk improvements will be made to enhance ADA accessibility, including upgrades to public sidewalks

and new connections between the building and both the public and staff parking areas. Additional site enhancements include a fenced area of refuge for detention facilities, and landscaping with native, drought-tolerant plants and hardscape features in alignment with city water conservation standards.

To maintain continuous operations throughout construction, the project will be executed in two primary phases. Phase One will focus on constructing the new building addition, converting the former fire apparatus bays into detention cells, and completing site improvements on the north and east sides of the property. This staged approach allows the existing operational area, including staff parking and police access for detainee drop-off, to remain functional. In Phase Two, operations will transition into the newly completed addition and detention cell areas. This turnover will enable the renovation of the remaining interior spaces to accommodate the magistrate courtroom, judge's office, DWI processing room, and associated support areas. Final site work during this phase will include completion of the secured staff parking lot, public parking spaces, landscaping, and any remaining exterior improvements.

The City Detention Center processes all individuals arrested by the Corpus Christi Police Department, operating 24 hours a day, seven days a week. The processing includes booking, fingerprinting, taking property for safekeeping, and housing arrestees until they can be magisterated by a judge. Following magistration, arrestees are either transported to the Nueces County jail, depending on their charged offense, or released. While magistration is currently conducted remotely, the new facility allows for both remote and in-person proceedings.

To maintain these critical daily operations, a secure facility with adequate square footage is essential to safely process, house, and magistrate arrestees. The required features include: individual cells equipped with a restroom and sink, a dedicated booking area for processing, fingerprinting, and photography, a separate DWI room to house the Intoxilyzer and conduct standardized field sobriety tests on video, an IT room for equipment and servers, a secure sally port for safely bringing in arrested persons, a Detention Manager's office, a magistration room (including the judge's office), and an employee breakroom with restrooms.

PROJECT TIMELINE:

| 2024 - 2025 | 2025 | 2025 - 2027 |
|-------------------|---------------------|----------------|
| November – August | September– December | January – June |
| Design | Bid/Award | Construction |

Project schedule reflects award in December 2025 with anticipated completion by July 2027.

COMPETITIVE SOLICITATION PROCESS:

On September 7, 2025, the Contracts and Procurement Department issued a Request for Bids with RFB Number 6772 for the Corpus Christi Detention Center Project.

The bid package includes a base bid and one deductive bid-alternate for the potential omission of drilled pier foundations beneath the detention cells. This deductive bid-alternate provides a competitively priced slab-on-grade option in case subsurface conditions prevent drilled pier installation. While drilled piers are preferred for structural consistency and long-term performance, their feasibility cannot be confirmed until construction begins. Including this alternate ensures flexibility, cost control, and readiness to respond to field conditions without delay.

On October 8, 2025, City received bids from three (3) bidders. The city analyzed the bids in accordance with the contract documents and determined that STBP, Inc., was the lowest and responsible bidder. All bids including the Base Bid fell within the projects budget. As the bid was deemed acceptable, city staff recommends moving forward with the project by the base bid price and only executing the deductive alternate if the owners authorized representative and the owners project team confirm it is technically infeasible to install drilled piers.

A summary of the bids is provided below.

| BID SUMMARY | | |
|---|----------------|---------------------|
| CONTRACTOR | Base Bid | Deductive Alternate |
| STBP, Inc. (Corpus Christi, TX) | \$4,852,511.00 | (\$58,144.00) |
| Barcom Construction Inc. (Corpus Christi, TX) | \$4,988,832.00 | (\$30,000) |
| Stoddard Enterprise LLC. (Spring Branch, TX) | \$5,478,000.00 | (\$220,542.00) |
| Architect's Opinion of Probable Construction Cost | \$5,257,628.00 | (none) |

STBP, Inc. has completed many projects for the City of Corpus Christi, including the Art

Center Repairs & Improvements project and facility rehabilitation work (like replacing doors, windows, and shutters) at city location such as the Hilliard Center. Some of the completed projects of similar capacity include:

Port of Corpus Christi Ortiz Center Improvements (Corpus Christi, TX) \$10,957,500.00 – The project scope involved complete renovations of the Ortiz Center's lobby, kitchen, storage areas, bathrooms. The project is scheduled to be completed this month.

Coastal Bend Wellness Foundation (Corpus Christi, TX) \$4,750,000.00 - New Construction of Medical Office on Reid St. The project is in construction and will be completed by March 2026.

TMISD Safety & Security (Corpus Christi, TX) \$4,156,314.00 – Addition of vestibules and new doors to the entrances of the schools.

Art Center Repairs & Improvements (Corpus Christi, TX) \$2,268,872.00 – The project involved comprehensive repairs to the existing Art Center, addressing damage to the exterior EIFS, roofing, windows, and structural metal components. Interior improvements include replacing specific A/C units, upgrading ceilings, and repairing flooring and partitions.

North Padre Island Beach Maintenance Equipment Storage Facility (Corpus Christi, TX) \$1,798,069.00 - This project involved the construction of an approximately 5,000-square-foot pre-engineered masonry facility to store heavy beach maintenance equipment for Padre and Mustang Islands.

Art Museum Improvements (Corpus Christi, TX) \$843,755.00 - The Art Museum Improvements project addressed significant water penetration issues affecting the facility's exterior doors, storefronts, windows, and skylights. The scope identifies compromised areas and details specific recommendations for repair or full system replacement to prevent future leaks.

ALTERNATIVES:

The alternative is not to award the construction contract to the responsive and responsible bidder, STBP, Inc. of Corpus Christi, which would result in delays to the Corpus Christi Detention Center project. Such delays would prolong the use of inadequate facilities, leaving detention center staff in substandard working conditions and detainees in environments that do not meet proper life-safety standards.

FISCAL IMPACT:

The fiscal impact in FY 2026 is an amount not to exceed \$4,852,511.00 with funding available from Prior Tax Notes and 2026 Public Facilities Certificates of Obligation funds.

FUNDING DETAIL:

Fund: Public Facility 2026 CO (Fund 3171)
Department: FleetMnt (13)
Organization: Grants & Capital Projects Funds (89)

Project: CC Detention Center – (Project 25069)
Account: Construction (550910)
Activity: 25069
Amount: \$3,877,555.76

Fund: Tax Notes 2025 (Fund 3131)
Department: FleetMnt (13)
Organization: Grants & Capital Projects Funds (89)
Project: CC Detention Center – (Project 25069)
Account: Construction (550910)
Activity: 25069
Amount: \$974,955.24

Total \$ 4,852,511.00

RECOMMENDATION

Staff recommend awarding a construction contract for the Corpus Christi Detention Center to STBP, Inc. in an amount not to exceed \$4,852,511.00 with anticipated completion by July 2027.

LIST OF SUPPORTING DOCUMENTS:

Location & Vicinity Maps
Bid Tab
CIP Page
PowerPoint