FY 26 thru FY 28

Capital Improvement Plan

Corpus Christi, Texas

Project #	24036
Project Name	Art Museum HVAC Systems Improvements

Contact	Dir of Planning & Economic Development	Department	Economic Development
Type	Equipment	Category	Sea District Buildings
Priority	Priority Level 1	Status	Active
Useful Life	15 years	Council District	1

Description

This project consists of the installation of stand alone HVAC chiller equipment at the SEA District Facilities - Art Museum (Johnson and Legorreta Building) - currently tied to the Hilliard Center Convention Center Central Cooling Plant. Minor modifications will be required to the Hilliard Center chiller system as the other facilities are taken off-line. Due to the Legorreta Building losing chiller operation, it is recommended that the majority of HVAC systems in the overall facility be replaced, to include but not limited to mechanical, plumbing, electrical, and new HVAC Management System controls.

Justification

The existing system provides cooled water for the Convention Center, Selena Auditorium, and three public facilities surrounding the American Bank Center that include the Art Museum, Science and History Museum, and the Harbor Playhouse. The Facility Conditions Assessment report and the Gap Analysis have identified the repairs of the existing units as a critical project. The chillers have undergone several costly repairs, but are at the end of their useful lives. Separating the SEA District Facilities to independent HVAC chiller equipment will ease the demand on the existing ABC Convention Center HVAC chiller equipment and will provide HVAC system controls to the Art Museum to allow appropriate building management and humidification levels management to safeguard the art work.

Expenditures	Prior	FY 26	FY 27	FY 28	Total
Construction/Rehab	2,600,000	3,859,234	1,052,252	0	**7,511,486**
Eng, Admin Reimbursements	369,000	424,516	115,748	0	**909,264**
Rental Expenses	78,000	78,000	0	0	**156,000**
Contingency	55,500	62,250	0	0	**117,750**
Design	293,000	40,000	0	0	**333,000**
Total	**3,395,500**	**4,464,000**	**1,168,000**	**0**	**9,027,500**

Funding Sources	Prior	FY 26	FY 27	FY 28	Total
Type A Sales Tax - 1120 Seawall (2000) PRIOR	3,500,000	3,420,000	0	0	**6,920,000**
Type B Sales Tax - 1150 Facilities (2024) NEW	0	939,500	1,168,000	0	**2,107,500**
Total	**3,500,000**	**4,359,500**	**1,168,000**	**0**	**9,027,500**

Budget Impact

Current system is not operating effectively and each facility has issues controlling their facility temperature. With the BAS not operating as intended, the current system is inefficient and costly to maintain.

FY 26 thru FY 28

Capital Improvement Plan

Corpus Christi, Texas

Project #	25027
Project Name	Museum of Science & History Improvements

Contact	Dir of Planning & Economic Development	Department	Economic Development
Type	Reconditioning-Asset	Category	Sea District Buildings
Priority	Priority Level 3	Status	Active
Useful Life	20 years	Council District	1

Description

This comprehensive project aims to elevate the Corpus Christi Museum of Science and History. The scope includes, but is not limited to building envelope, windstorm rehabilitation, ADA improvements at the entrances/exits, sidewalk ramps, exterior structural rehabilitation, roof rehabilitation (partial), fire alarm system, drainage and regrading, and life safety improvements.

Justification

The existing building was established in 1957 and has undergone several major improvements and additions, with the most recent being the Discovery Hall in 2001. The museums age, combined with the high salinity in the air and a corrosive environment, has led to elevated levels of corrosion, deterioration of masonry, paint damage, and equipment damage. Uncontrolled humidity may cause issues such as mold, mildew, wood swelling and warping. Capital improvements are necessary for the proper management of this city-owned asset and to enhance the overall customer experience. These repairs will extend the useful life of the facility.

Expenditures	Prior	FY 26	FY 27	FY 28	Total
Construction/Rehab	0	2,239,640	405,405	0	**2,645,045**
Eng, Admin Reimbursements	20,625	246,360	44,595	0	**311,580**
Contingency	45,000	0	0	0	**45,000**
Design	200,000	0	0	0	**200,000**
Total	**265,625**	**2,486,000**	**450,000**	**0**	**3,201,625**

Funding Sources	Prior	FY 26	FY 27	FY 28	Total
Type A Sales Tax - 1120 Seawall (2000) CIP RESERVE	0	2,331,000	0	0	**2,331,000**
Type B Sales Tax - 1150 Facilities (2024) NEW	0	155,000	450,000	0	**605,000**
Type A Sales Tax - 1120 Seawall (2000) PRIOR	265,625	0	0	0	**265,625**
Total	**265,625**	**2,486,000**	**450,000**	**0**	**3,201,625**

Budget Impact

An assessment will be done upon completion of the planning and design to determine cost of construction and maintenance costs for future budget year.

FY 26 thru FY 28

Capital Improvement Plan

Corpus Christi, Texas

Project #	25034
Project Name	Harbor Playhouse - Building & HVAC Systems Imprv.

Contact	Dir of Planning & Economic Development	Department	Economic Development
Type	Improvement/Additions	Category	Sea District Buildings
Priority	Priority Level 1	Status	Active
Useful Life	25 years	Council District	1

Description

This comprehensive project aims to elevate the Harbor Playhouse for both exterior and interior enhancements. The project includes but is not limited to building envelope, windstorm rehabilitation, ADA, improvements at the entrances, exits, sidewalk ramps, exterior structural rehabilitation, installation of stand alone HVAC chiller equipment/systems, and life safety improvements. The theater is currently tied to the American Bank Center Convention Center (ABC) Central Cooling Plant. Modifications will be required to the ABC chiller system as the other facilities are decoupled.

Justification

The existing theater, built in 1976, is a vital cultural asset with seating for approximately 454 people, featuring a theater, concession area, stage, studio, dressing rooms, storage rooms, rehearsal areas, and a lobby. Over time, high salinity and environmental conditions have led to corrosion, masonry deterioration, paint damage, and equipment failure, while uncontrolled humidity poses risks such as mold, mildew, wood swelling, and warping. Capital improvements are necessary to preserve the building's historical and cultural significance and enhance the patron experience. Additionally, the theater currently relies on the American Bank Center's cooled water system, which serves multiple public venues, but its chillers have reached the end of their useful lives. The ABC Facility Conditions Assessment and Gap Analysis recommend installing independent HVAC chiller equipment for SEA District Facilities, including the Harbor Playhouse, to reduce strain on the ABC Convention Center's system while ensuring better climate control and building management for continued community use and operations.

Expenditures	Prior	FY 26	FY 27	FY 28	Total
Construction/Rehab	700,564	3,706,158	794,595	0	**5,201,317**
Eng, Admin Reimbursements	149,000	407,677	87,405	0	**644,082**
Contingency	0	174,815	0	0	**174,815**
Design	501,061	0	0	0	**501,061**
Total	**1,350,625**	**4,288,650**	**882,000**	**0**	**6,521,275**

Funding Sources	Prior	FY 26	FY 27	FY 28	Total
Type B Sales Tax - 1146 Economic Development (2017) NEW	0	3,588,650	0	0	**3,588,650**
Type B Sales Tax - 1150 Facilities (2024) NEW	0	700,000	882,000	0	**1,582,000**
Type B Sales Tax - 1146 Economic Development (2017) PRIOR	1,350,625	0	0	0	**1,350,625**
Total	**1,350,625**	**4,288,650**	**882,000**	**0**	**6,521,275**

Budget Impact

The facility does not have an independent HVAC system. When the Convention Center chiller system fails, each facility has issues controlling their facility temperature and the city has to rent equipment to provide cool air. With the BAS not operating as intended, the current system is inefficient and costly to maintain.