



AGENDA MEMORANDUM

Action Item for the City Council Meeting June 23, 2026

DATE: June 23, 2026

TO: Peter Zanoni, City Manager

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Construction Contract Award
Boat Haul Out/Office/Retail Facility
Type A Sales Tax

CAPTION:

Motion to award a construction contract to Victory Building Team, Corpus Christi, TX, for the Boat Haul Out/Office/Retail Facility project in an amount up to \$10,450,000.00 for the construction of a new boat haul out facility, the demolition of the existing one, located in Council District 1, with FY 2026 funding available from the Type A Sales Tax fund.

SUMMARY:

This motion approves a construction contract for a new boat haul-out and retail facility located at 102 N. Shoreline Boulevard, Corpus Christi, TX. The proposed two-story building will encompass approximately 10,195 square feet at an approximate cost of \$1,025 per square foot. The facility will feature a boat yard maintenance area, equipment and parts storage, and travel lift storage. The facility will also include administrative offices for Corpus Christi Marina staff and designated retail spaces for future development. Additional amenities will consist of climate-controlled showers, restrooms, and lockers for marina staff use.

BACKGROUND AND FINDINGS:

The existing Boat Haul-Out facility, originally built in 1950, has outdated infrastructure and limited amenities. For approximately 20 years, the Marina Office at the Lawrence Street T-Head operated out of a temporary portable building. Although the long-term plan was to construct a permanent facility, that goal was never realized. By 2012, the portable building had become unusable, and the marina office was relocated to the space previously occupied by the marina visitor and renter lounge, eliminating the amenities once provided at the Lawrence Street Boater’s Facility.

With the addition of 119 slips to the Marina, demand for haul-out services has increased significantly. The existing facility provides tenants with access to boat repair services, painting, and haul-out operations. It also functions as Marina’s maintenance shop and includes a small boat yard, though the available space is limited. Additionally, the existing retail area does not adequately serve tenants or visitors.

The first floor of the new facility will include designated areas for work and storage of parts, supplies, tools, and maintenance equipment, as well as a travel lift bay garage. Site pavement improvements are also planned. Since the building is in a flood zone, breakaway walls will be installed along the entire perimeter of the first floor to meet safety and regulatory requirements.

The second floor of the new facility will feature retail spaces, administrative offices, a break room, a conference room, restrooms, lockers, and showers for employees. A public terrace with a sunscreen structure will also be included. This expanded retail space will better serve tenants and visitors while providing an opportunity to increase revenue for the Marina.

PROJECT TIMELINE:

2023-2025	2025-2026	2026-2027
June – October	November – April	July – October
Design	Bid/Award	Construction

Project schedule reflects award in July 2026 with anticipated completion by October 2027.

COMPETITIVE SOLICITATION PROCESS:

On November 30, 2025, the Contracts and Procurement Department issued a Request for Bids with RFB Number 6919 for the new Boat Haul Out/Office/Retail Facility. On February 2, 2026, City received bids from two bidders. The city analyzed the bids in accordance with the contract documents and determined that Victory Building Team was the lowest and most responsible bidder.

A summary of the bids is provided below.

CONTRACTOR	Base Bid
Victory Building Team (Corpus Christi, TX)	\$10,450,000.00
Summit Building and Design (Laredo, TX)	\$12,513,312.00
<i>Engineer's Opinion of Probable Construction Cost</i>	\$9,636,905.00

Victory Building Team is a recognized contractor established over two decades ago and has since thrived in the construction industry primarily as a general contractor with headquarters in Corpus Christi, Texas.

Victory Building Team, in collaboration with local contractors and vendors, delivers projects across government, commercial retail, and multifamily sectors. They work with both private and public organizations at the local level. Their government experience includes schools, libraries, sports complexes, fire stations, and marina infrastructure.

Victory Building Team has successfully completed numerous construction projects in the Texas Coastal Bend, including the following projects:

- **Far South Police-Substation – Corpus Christi, TX**

Project Value: \$5,880,000.00. The project includes the construction of a new 7,287 SF Police Sub-station on approximately two acres of city-owned property at the Del Mar College Oso Creek Campus to serve the southside area. The facility will include administrative offices, operational support spaces, evidence and armory storage, and a UTV/bicycle storage garage.:

On-Going (Start Date: March 2025, Est End Date: July 2026)

- **Northwest Police-Substation – Corpus Christi, TX**

Project Value: \$5,990,000.00. The project includes the construction of a new 7,300 SF Police Sub-station on approximately two acres at the entry of West Guth Park. The facility will include a lobby, reception area, interview room, briefing room, armory storage, evidence storage, offices, workstations, conference room, break room, locker room, showers, restrooms, support spaces, and UTV/bicycle storage garage. Project status:

On-Going (Start Date: February 2025, Est End Date: June 2026)

- **Nueces County Medical Examiner Facility – Corpus Christi, TX**

Project Value: \$7,678,000.00. The project included the ground-up construction of a 14,000-square-foot county facility utilizing ICF construction with a brick veneer exterior. This development includes new offices, lab facilities, and common areas, featuring specialized millwork and comprehensive mechanical, electrical, and plumbing systems. Project status:

(Start Date: April 2024, Completion Date: December 2025)

- **Nueces Center for Mental Health – Corpus Christi, TX**

Project Value: \$7,837,879.00. The project included the renovation of an existing 16,500-square-foot facility, including the construction of a four-story addition for an elevator and restroom facility. The scope of work encompasses new metal stud framing, drywall, and acoustic ceiling tiles (ACT), along with comprehensive upgrades to mechanical, electrical, and plumbing systems.

Project status: **(Start Date: March 2023, Completion Date: February 2024)**

ALTERNATIVES:

The alternative is not to award the construction contract to the responsive and responsible bidder, Victory Building Team, Inc. This would delay the replacement of the existing Boat Haul Out/Office/Retail Facility.

FISCAL IMPACT:

The fiscal impact in FY 2026 is an amount not to exceed \$10,450,000.00 with funds available from the Type A Sales Tax Seawall Capital Fund.

FUNDING DETAIL:

Fund: Seawall Sys CIP (Fund 3271)
Department: Economic Dvp (57)
Org: Grants and Capital Projects (89)
Account: Construction (550910)
Activity: 21028-3271-EXP
Amount \$10,450,000.00

RECOMMENDATION:

Staff recommend awarding a construction contract for the Boat Haul Out/Office/Retail Facility project to Victory Building Team in an amount not to exceed \$10,450,000.00 with anticipated completion by October 2027.

LIST OF SUPPORTING DOCUMENTS:

Location & Vicinity Maps
Bid Tab
CIP Page
PowerPoint