

Capital Improvement Plan

Corpus Christi, Texas



Project # 25025
Project Name Convention Ctr. HVAC System & Chiller Replacement

Contact Dir of Planning & Economic Development
Type Rehabilitation
Priority Priority Level 2
Useful Life 25 years

Department Economic Development
Category Convention Center
Status Active
Council District 1

Description

This project consists of the safe removal of the three old chillers in the Convention Center and replacement with new units that have magnetic bearing technology and advanced refrigerant, along with the chilled water and condenser pumps. This project will consist, but not limited to the cleaning, strengthening, and/or replacement of the existing cooling tower enclosure and support structure that is showing signs of severe corrosion. Replace corroded ladder going down into the cooling tower well. Ladder also has lack of edge protection and top of well and low grab bars at top of ladder - Refurbish cooling tower system, including replacement of towers' leaking evaporative media, Repair leaking piping connections, corroded piping and damaged piping supports, Re-pipe the condenser water system in the chiller room to provide redundancy as intended in original design. As well as replacement of the existing facility water treatment system and repair of associated piping and condensate reuse system that will be captured from the Selena Auditorium, the Convention Center, and the Arena to re-use in the Hilliard Center.

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 life. The replacement of the system is recommended to extend the lives of the Convention Center and Selena Auditorium.

Expenditures	Prior	FY 26	FY 27	FY 28	Total
Construction/Rehab	2,568,000	300,000	0	2,132,000	5,000,000
Capital Equipment	290,000	0	0	2,260,000	2,550,000
Eng. Admin Reimbursements	448,596	0	0	516,120	964,716
Contingency	112,000	0	0	500,000	612,000
Design	608,000	0	0	0	608,000
Total	4,026,596	300,000	0	5,408,120	9,734,716

Funding Sources	Prior	FY 26	FY 27	FY 28	Total
Convention Center Complex - 4710 (NEW)	0	0	0	2,908,120	2,908,120
Type B Sales Tax - 1150 Facilities (2024) NEW	0	0	0	2,500,000	2,500,000
Type A Sales Tax - 1130 Arena (2000) NEW	0	300,000	0	0	300,000
Convention Center Complex - 4710 (PRIOR)	4,026,596	0	0	0	4,026,596
Total	4,026,596	300,000	0	5,408,120	9,734,716

Budget Impact

An assessment will be done upon completion of project to determine maintenance costs.