



## 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**  
**Arena Rehabilitation and Improvements**  
**Arena Type A Fund**

**CAPTION:**

Motion to award a construction contract to South Texas Building Partners Inc. of Corpus Christi for the Arena Rehabilitation and Improvements project at the Hilliard Center in an amount up to \$4,055,702.00 for renovations to the second floor concourse, restrooms, suites, and associated mechanical, electrical, and plumbing systems, located in Council District 1, with FY 2026 funding available from the Arena Type A Fund.

**SUMMARY:**

This motion approves a construction contract for rehabilitation and improvements to the Arena at the Hilliard Center, originally completed in 2004 and serving as the City's primary entertainment venue. The project includes upgrades to nine suites in the Arena, club lounge, second-floor concourse, and remaining restrooms not included in the prior Arena Terrace Renovation funded in FY 2024. Improvements will provide ADA improvements, address worn finishes, outdated fixtures, rehabilitation of public restrooms, including family restrooms, plumbing and electrical improvements, and aging mechanical systems that have reached the end of their maintainable life.

Given the City's current water management efforts, the project places an increased emphasis on water conservation measures, including the installation of low-flow plumbing fixtures, waterless urinals, and improved maintenance connections. These targeted improvements will significantly enhance aesthetics and the overall guest experience while simultaneously improving the health, safety, and operational efficiency of the building.

### **BACKGROUND AND FINDINGS:**

The Hilliard Center, originally known as the Bayfront Convention Center Arena and formerly known as the American Bank Center, was designed by a team of architects, including local firm Gignac & Associates. Construction began in 2002 and was completed in late 2004. Now more than 20 years old, the facility's second-floor concourse, restrooms, and suites show significant wear and no longer meet modern industry standards for accessibility, efficiency, or guest experience.

The Arena's premium areas, including 10 private suites and a newly renovated premium lounge, play a critical role in supporting the venue's financial performance and regional competitiveness. These premium spaces accommodate up to 280 suite guests and 300 club-seat members across sections 114, 115, and 116.

Premium seating and hospitality areas generate significant, recurring revenue for the City of Corpus Christi. Arena suites generate more than \$1 million in annual revenue for Hilliard Center operations. They also support 18 to 20 local jobs, including suite attendants, runners, bartenders, cooks, security personnel, and event staff. Furthermore, these elevated food and beverage offerings expand overall concession and hospitality revenue opportunities.

The Arena welcomes approximately 216,700 visitors annually through a diverse mix of entertainment, community, and convention events. These premium areas are essential for attracting corporate partners, sponsors, and high-value clients for events and concerts, sporting events, and other major entertainment offerings and also serving as key hospitality spaces during the annual Buc Days celebration, and including graduations for Del Mar College, Texas A&M University–Corpus Christi, and multiple school districts.

Modernized suites and club spaces strengthen the Arena's competitive position in securing major concerts, sporting events, and touring productions. In addition, these areas are regularly featured during familiarization tours conducted in partnership with Visit Corpus Christi for meeting planners, event organizers, and prospective clients, showcasing the facility's capabilities and reinforcing the Arena's role as a regional economic driver. By attracting both local residents and out-of-town guests, the Arena generates significant economic activity and supports Corpus Christi's tourism, hospitality, and service industries.

The scope of work for this project includes comprehensive improvements to the Arena suites, club lounge, second-floor concourse, and six restrooms. The scope of work also includes suite upgrades which will feature new counters with built-in technology for hospitality and guest experience, cabinets, refrigerators, lighting, handwashing sinks, acoustic wall treatments, ceiling systems, and luxury vinyl tile flooring consistent with the design standard of the previous renovation phase. The last renovation to the Arena suites was done under the American Bank Center Terrace and Suite Enhancements CIP Project, which was completed in August 2024.

The second-floor restrooms will be fully remodeled to comply with current ADA and Texas

Accessibility Standards (TAS) requirements. In alignment with the City’s water conservation priorities during the ongoing water crisis, all restrooms will be outfitted with low-flow plumbing fixtures, waterless urinals with privacy screens, and updated partitions. Hose connections will also be integrated to support efficient cleaning practices while minimizing water consumption. Additionally, baby changing stations will be installed to enhance family accessibility.

In the concourse, the existing flooring will be removed and replaced with more durable material, and the walls will be repainted. A structural concrete floor infill will be constructed between existing beams above the main staircase to create additional space for revenue generating mobile concessions, optimizing operational efficiency and traffic flow.

Critical building systems will also be replaced, including new water heaters, arena roof smoke exhaust fans, and other vital mechanical components necessary to maintain safe and reliable operations. These upgrades will not only enhance aesthetics and the overall guest experience but will also improve facility health and safety by replacing aging systems that have reached the end of their maintainable life cycle.

**PROJECT TIMELINE:**

<b>2025 - 2026</b>	<b>2026</b>	<b>2026-2027</b>
<b>August - March</b>	<b>April – June</b>	<b>July - January</b>
<b>Design</b>	<b>Bid/Award</b>	<b>Construction</b>

Project schedule reflects award in June 2026 with anticipated completion by January 2027.

**COMPETITIVE SOLICITATION PROCESS:**

On March 22, 2026, the Contracts and Procurement Department issued a Request for Bids with RFB Number 7126 for the Arena Rehabilitation and Improvements. On May 6<sup>th</sup>, 2026, City received bids from four bidders. The city analyzed the bids in accordance with the contract documents and determined that South Texas Building Partners (STBP) Inc. was the lowest and most responsible bidder.

A summary of the bids is provided below.

<b>CONTRACTOR</b>	<b>Base Bid</b>
<b>STBP Inc (Corpus Christi, Texas)</b>	<b>\$4,055,702</b>
Barcom Construction, Inc. (Corpus Christi, Texas)	\$4,599,747
Crawford Henrichson & Crawford LLC (Addison, Texas)	\$4,686,097
Marshall Company Ltd. (Corpus Christi, Texas)	\$5,283,365
<b><i>Engineer's Opinion of Probable Construction Cost</i></b>	<b>\$3,854,000</b>

STBP Inc. is a strong and trusted local contractor that has been proudly serving the South Texas region since 2015. STBP Inc., in collaboration with local contractors and vendors, delivers commercial and industrial construction projects across educational, healthcare, hospitality, and religious organizations. Their government experience includes schools, cultural facilities, public entertainment venues and municipal operational facilities.

STBP Inc. has successfully completed numerous construction projects in the Texas Coastal Bend, including the following projects:

- **Art Center Repairs and Improvements – Corpus Christi, TX**

**Project Value: \$2.3 million.** The project included repairs, renovations, and upgrades of exterior windowsills, doorsills, wall cracks, roof damage, cladding, and various repairs to areas of the existing building façade. This scope included patching or replacement of the exterior stucco and repairs and/or replacement of the portico at the exterior courtyard and remediation of leaking of mechanical units. The intent of this project was to identify any potential leaks to solve water intrusion issues. **Project status: Completed January 2024.**

- **Corpus Christi Detention Center – Corpus Christi, TX.**

**Project Value: \$4.8 million.** The project includes renovations 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. **Project status: Ongoing (Started: January 2026, Est. Completion Date: July 2027)**

- **Northside Aquatics Center – Corpus Christi, TX**

**Project Value: 8.7 million.** The project includes a six-lane, 25-yard competition lap pool with a depth ranging from 3'6" to 6'0", and a zero-entry beach featuring a children's play unit with an open-body flume. Additionally, the facility will feature a bathhouse for administration and mechanical support, a 92-space parking lot, a concrete pool deck, fabric shade structures, site lighting, and various utility improvements. **Project status: Ongoing (Started: May 2026, Est. Completion Date: May 2027)**

- **Port of Corpus Christi Ortiz Center Improvements – Corpus Christi, TX**

**Project Value: \$11 million.** The project scope included rehabilitation of the HVAC system, building envelope, and renovations to the meeting rooms, bar, kitchen, commissions suite, restrooms, and ballroom. **Project status: Completed December 2025**

### **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 Arena Rehabilitation project. Such delays would extend the use of aging and inadequate facilities, limiting the City's ability to provide a functional, safe, and modern environment for corporate partners, sponsors, and high-value clients. Postponing the work would also defer necessary improvements to mechanical, electrical, and plumbing systems, prolonging operational challenges and reducing the Arena's competitiveness for events and premium hospitality revenue.

### **FISCAL IMPACT:**

The fiscal impact in FY 2026 is an amount up to \$4,055,702 with funds available from the Arena Type A Fund.

**FUNDING DETAIL:**

Fund: Arena Type A (Fund 3274)  
Department: Economic Development (57)  
Org: Grants and Capital Projects (89)  
Account: Construction (550910)  
Activity: 25029  
Amount \$4,055,702.00

**RECOMMENDATION:**

Staff recommend awarding a construction contract for the Arena Rehabilitation and Improvements project to South Texas Building Partners in an amount not to exceed \$4,055,702 with anticipated completion by January 2027.

**LIST OF SUPPORTING DOCUMENTS:**

Location & Vicinity Maps  
Bid Tab  
CIP Page  
PowerPoint