AGENDA MEMORANDUM
Action Item for the City Council Meeting of November 11, 2025

DATE: November 11, 2025

TO: Peter Zanoni, City Manager

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Professional Services Contract
Oso Wastewater Treatment Plant Operations & Control Center

CAPTION:

Motion authorizing a professional services contract with Cotten/Landreth Architects, Inc., dba CLK Architects & Associates, of Corpus Christi, Texas to provide design, bid, and construction phase services for the Oso Wastewater Treatment Plant Operations & Control Center project in an amount up to $391,450.00, located in Council District 4, with FY 2026 funding available from the Wastewater Capital Fund.

SUMMARY:

This motion authorizes the approval of a professional services contract for design, bid, and construction phase services for the Oso Wastewater Treatment Plant Operations & Control Center project. This project will design and construct a new operation and control center at the Oso WWTP to provide safe, adequate, and functional working spaces for plant staff to efficiently operate plant infrastructure, monitor and control wastewater treatment processes, and analyze water samples to ensure effluent meets TCEQ standards. This project was approved by City Council in the FY 2026 Capital Budget.

BACKGROUND AND PURPOSE:

The Oso Wastewater Treatment Plant (Oso WWTP) has an average annual flow capacity of 16.2 MGD and a peak flow capacity of 98 MGD. It serves the Oso Service Basin, which comprises 26 lift stations. The service basin extends from Louisiana Ave. at the northeastern point to Oso Creek at the southwestern point, covering approximately 38 square miles.

The existing operations and control center at Oso WWTP was built in the 1940s. The building is approximately 4,100 square feet and houses 22 full-time employees. The current facility does not have sufficient space to meet the Oso WWTP's current operational and maintenance needs. The current facility faces significant challenges, impacting both functionality and safety. Space limitations are a major concern, evident in the substandard laboratory, inadequate SCADA controls, insufficient storage area, and undersized workspaces and restrooms.

The TCEQ permit and process control testing lab possess several potential areas of concern that could impact efficiency and safety. The limited and cluttered workspace, combined with the close proximity of computer workstations to wet lab activities, increase the risk of accidents, equipment damage, and cross-contamination.

The existing working space presents concerns regarding limited space. The conference room has limited space and mobility for meetings and doubles as an office for leadership. The break room presents certain limitations that detract from its intended function as a space for employee respite. The breakroom only accommodates two small tables and a few chairs. Additionally, the lack of space for kitchen appliances and storage prevent employees from preparing meals or snacks, making it difficult for employees to relax and recharge during their breaks. As a result, staff feel cramped and uncomfortable during their breaks, leading to decreased productivity and morale.

The storage area presents significant limitations on space with narrow aisles, high stacking and deep shelving. The lack of space not only makes it challenging to properly organize inventory but also severely restricts movement and access to stored items. The limited space can lead to accidents and injuries to staff if items are not properly secured. Additionally, limited space makes it difficult to implement proper safety measures such as clear pathways and emergency exits, further increasing the potential for accidents.

Moreover, exposed critical infrastructure, such as IT servers and electrical transformers, coupled with barred windows and exposed plumbing, create serious safety and security risks. These deficiencies collectively hinder the ability of plant staff to safely and efficiently perform daily operations, such as water treatment analysis, and compromise the overall work environment.

The new building will be approximately 6,700 square feet, including a larger laboratory, SCADA control room, storage rooms, and administrative areas. Additionally, there will be a conference room, break room, and restrooms. The new operations and control center will provide safe, adequate, and functional working spaces for plant staff to efficiently monitor and control wastewater treatment processes, lab activities, and store equipment. More importantly, the new building reflects the City's commitment in investing in the well-being and safety of staff by creating a positive and efficient work environment, which

ultimately leading to higher productivity in staff and operational efficiency.

The estimated construction cost for the project is $3,500,000 and the estimated construction duration is 14 months.

PROJECT TIMELINE:

2025-2026	2026	2026-2028
November - May	**June - October**	**November - January**
Design	**Bid/Award**	**Construction**

The projected schedule reflects City Council award in November 2025, with anticipated construction completion in January 2028.

COMPETITIVE SOLICITATION PROCESS:

On August 14, 2023, the Contracts and Procurement Department issued a Request for Qualification with RFQ 5110 for Professional Architectural Services for FY 2024. Cotton Landreth Architects, Inc., dba CLK Architects & Associates was selected under RFQ 5110 for the Oso Wastewater Treatment Plant Operations & Control Center in Council District 4, one of nine projects announced under the Facilities CIP Projects category of the RFQ. The city received 10 proposals from various firms: eight from Corpus Christi and two from outside city limits. The selection committee comprised of representatives from the Engineering Services Department and Corpus Christi Water. The firms are evaluated based on the criteria listed below:

1. Experience on projects of similar scope and complexity
2. Demonstrated capability and capacity on comparable projects
3. Past performance
4. Team members' experience and qualifications
5. Team members' experience with work of similar scope and complexity
6. Availability of resources to accomplish the work
7. Demonstrated understanding of the scope of services
8. Demonstrated understanding and experience with similar services for a public agency

CLK Architects & Associates, established in 1977, has over 47 years of experience practicing architecture in the Coastal Bend area. CLK brings a wealth of experience and successful collaboration on projects totaling over $1.5 billion in construction. CLK Architects & Associates has a significant body of work, consisting of projects of equivalent scope that have been successfully completed within the city’s geographical limits.

Previous Projects:

- Dr. Hector P. Garcia Memorial Family Health Center – Corpus Christi, TX

  The 43,000 square feet facility offers a Quick Care Clinic, a primary care health center, a walk-in clinic, laboratory, radiology and drive-through pharmacy services.

- Incarnate Word and Blessed Sacrament Convent - Corpus Christi, TX

  The mixed-use facility includes institutional assisted living, independent residential quarters, a prayer chapel, dining areas, business administration space, recreational areas, meeting rooms, training rooms, and an artifact exhibition space.

- Yorktown Baptist Church Children's Center – Corpus Christi, TX

  The 23,000-sf, two-story addition provides an entrance and lobby for parents dropping off children, a nursery, classrooms, indoor playground, assembly space, kitchenette, restrooms, storage, and offices. Campus improvements include the relocation of outdoor play areas, more parking capacity, and a new drive to re-route traffic.

- London Elementary & Middle School – Corpus Christi TX

  The new facility accommodates 400 students and is the first phase of a campus with a maximum capacity of 800 students.

- Driscoll Elementary & Middle School – Driscoll, TX

  The new complex is an educational facility built over the existing campus. Work was completed in three phases to keep the school running and avoid suspending any normal class days.

ALTERNATIVES:

The City Council could choose not to award the design contract. Currently, the SCADA center and laboratory cannot meet the operational needs and staff do not have adequate workspaces. Enlarging these facilities will contribute to the plant's overall efficiency and functionality, meeting regulatory standards and ensuring sustainable wastewater treatment management.

FISCAL IMPACT:

The fiscal impact for FY 2026 is an amount not to exceed $391,450.00, with funding available through the Wastewater Capital Fund.

FUNDING DETAIL:

Fund:	WWWCP RR 032950 2023 (Fund 4260)
Department:	Water-Wastewater Division (46)
Org:	Grants and Capital Projects (89)
Account:	Outside Consultants (550950)
Activity:	23037
Amount	$391,450.00

RECOMMENDATION:

Staff recommends approval of the professional services contract with Cotton Landreth Architects, Inc., dba CLK Architects & Associates in the amount not to exceed $391,450.00 for the Oso Wastewater Treatment Plant Operations & Control Center project. The design phase will begin in November 2025 with anticipated completion in May 2026. Construction is anticipated to begin in November 2026 with anticipated completion by January 2028.

LIST OF SUPPORTING DOCUMENTS:

Location & Vicinity Maps
Evaluation Matrix
CIP Page
Presentation