



## AGENDA MEMORANDUM

Action Item for the City Council Meeting of January 14, 2025

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**DATE:** January 14, 2025

**TO:** Peter Zanoni, City Manager

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**Construction Contract Award**  
**City of Corpus Christi Southside Police Substation**

**CAPTION:**

Motion authorizing a construction contract to Victory Building Team, Corpus Christi, Texas, for City of Corpus Christi Southside Police Substation in District 5, in an amount not to exceed \$5,880,000.00 with FY 2025 funding available from the Bond 2022 & Bond 2024 – Public Safety funds.

**SUMMARY:**

This motion awards a construction contract to Victory Building Team for the construction of the City of Corpus Christi Southside Police Substation. The proposed location for the Southside Police Substation is approximately two (2) acres of the 5-acre site at the southwest corner of the Del Mar College Oso Creek campus, 6718 Yorktown Blvd. The facility will be a one-story structure with approximately 7,300 square feet of enclosed space designed in compliance with high wind-resistant construction, sustainable construction principles, and functional superiority, meeting the functional needs of the City of Corpus Christi Police Department (CCPD) public safety standards.

## **BACKGROUND AND FINDINGS:**

On November 5, 2024, voters approved the City of Corpus Christi's Bond 2024 Program for a total of \$175 million with thirty-eight projects. The propositions passed on election day include projects for streets, parks and recreation, public safety, and cultural facilities. One of the thirty-eight projects included an additional \$5 million for construction of the South Police Sub-station. Voters approved an amount of \$4 million for design for the South Police Sub-station in the 2022 Bond program. The CCPD suggests that the new substation be named Southside Police Sub-station instead of South to more accurately represent its location and the community it serves.

The CCPD currently does not have a police sub-station in the Southside area of the city.

The Police Department has identified that the best location for the Southside Sub-station is within proximity of Rodd Field Road and Yorktown Boulevard based on the service area. The City currently has an interlocal agreement with Del Mar College District for the lease of fourteen acres of property located at the Del Mar College Oso Creek situated at the intersection of Rodd Field Road and Yorktown Boulevard. The initial lease was authorized by City Council on November 10, 2020, for five acres of lease. On April 26, 2022, the lease was amended to increase the lease area to nine acres. The lease underwent another amendment on October 31, 2023, expanding its area to fourteen acres. The property is leased for a 50-year term with an option to renew for an additional 50 years with an annual payment of \$10.00. The new Southside Police sub-station will be constructed at the southwest corner of the Del Mar College Oso Creek campus.

The project will construct a new 7,287 SF Police Sub-station on city-owned property for the southside area. The new substation will be located on approximately two acres on the Del Mar College Oso Creek Campus. 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. The building will have access-controlled doors and a surveillance system for security. The project will provide the fixtures, furnishings, and equipment necessary for a complete and usable facility. The building will have backup power supplied by a natural gas emergency generator with an associated meter, panel, ATS (Automatic Transfer Switches), gas line, concrete pad, and enclosure. Site development includes construction of parking lot areas, driveways, security fencing, access-controlled vehicle gates, utility services, a stormwater collection system, landscaping, and irrigation. The site will provide 26 parking spaces for public vehicles and 60 secured parking spaces for police vehicles and staff vehicles. This project also includes the construction of a new entrance into the Del Mar College Oso Creek Campus to improve site accessibility. The construction contract shall include an Alternate, described as building the parking lot with a concrete surface instead of an asphalt parking surface.

## **PROJECT TIMELINE:**

2023-2024	2024-2025	2025-2026
Oct - Oct	Oct - Jan	Mar - July
Design	Bid/Award	Construction

Project schedule reflects City Council award in January 2025, with anticipated construction completion by July 2026.

## **COMPETITIVE SOLICITATION PROCESS**

On October 27, 2024, the Contracts and Procurement Department issued a Request for Bids (RFB #6107) the Southside Police Sub-Station. On December 4, 2024, the city received bids from

three bidders. The city analyzed the bids in accordance with the contract documents and determined that the Victory Building Team was the lowest responsive and responsible bidder. As the lowest bid received was within the acceptable range of the Engineer's Opinion of Probable Construction Cost, the city decided to proceed with the project.

A summary of the bid is provided below:

	<b>Bidder</b>	<b>Base Bid</b>	<b>Alternate</b>	<b>Total Bid</b>
<b>1</b>	<b>Victory Building Team Corpus Christi, Tx.</b>	<b>\$5,870,000.00</b>	<b>\$10,000.00</b>	<b>\$5,880,000.00</b>
<b>2</b>	Stoddard Enterprise LLC Spring Branch, Tx.	\$5,897,834.00	\$20,538.00	\$5,918,372.00
<b>3</b>	Barcom Construction, Inc. Corpus Christi, Tx	\$6,060,000.00	\$15,000.00	\$6,075,000.00
	<b><i>Engineer's Opinion of Probable Construction Cost *</i></b>			<b>\$6,338,000.00</b>

\* The Opinion of Probable Construction Cost doesn't include Alternate.

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

- UTMSI ERC Dormitory project at the Marine Science Institute in Port Aransas. Project value is \$5,675,000.00
- Del Mar College (DMC) Police Station Renovation project in Corpus Christi; Project value is \$7,717,000.00
- The Del Mar College (DMC) Police Station Renovation project in Corpus Christi; \$2,440,000.00
- Salvation Army - Center of Hope in Corpus Christi; Project value is \$6,129,649.00
- Annaville Fire Department Station #2 in Corpus Christi, Project value is \$3,256,396.00

The Council awarded Victory Building Team with the construction contract for a new Northwest Police Sub-station in District 1 during the council meeting of December 3, 2024. The construction of the Northwest Police Sub-station is scheduled to begin in February 2025. City staff is confident that the Victory Building Team has the needed experience and capacity to execute both projects within the projected timeframe, and we anticipate no hold-ups from undertaking both projects.

### **ALTERNATIVES:**

The City Council could choose not to award the contract to Victory Building Team. This would result in the City continuing in its absence of a CCPD station in the southside area. Police officers currently operate out of facilities outside the geographic patrol area, leading to degraded mission readiness and ultimately reducing the police department's ability to provide adequate public safety services to the community.

### **FISCAL IMPACT:**

The fiscal impact for FY 2025 is an amount not to exceed \$5,880,000.00 for City of Corpus Christi Southside Police Substation. The construction funds are available from the Bond 2022 & Bond 2024 Public Safety funds.

### **FUNDING DETAIL:**

Fund: 2024 GO Bd22 Prop C - Police (Fund 3346)  
Department: Police (29)  
Organization: Grants & Capital Projects Funds (89)  
Project: City of Corpus Christi South Police Sub-Station (Project No.23177)  
Account: Construction (550910)  
Activity: 23177  
Amount: \$2,985,000

Fund: GO Bond 2024 Prop C - Police (Fund 3347)  
Department: Police (29)  
Organization: Grants & Capital Projects Funds (89)  
Project: City of Corpus Christi South Police Sub-Station (Project No.23177)  
Account: Construction (550910)  
Activity: 23177  
Amount: \$2,895,000

Year 1 (FY2025): \$2,985,000

Year 2 (FY2026): \$2,895,000

Total: \$5,880,000

**Overall Contract Total \$5,880,000.00**

**RECOMMENDATION:**

Staff recommend awarding a construction contract to Victory Building Team for City of Corpus Christi Southside Police Substation, in an amount of 5,880,000.00. The construction duration is planned for sixteen (16) months from issuance of the Notice to Proceed, with construction starting in March 2025 and completed by July 2026.

**LIST OF SUPPORTING DOCUMENTS:**

Agenda Memo  
Bid Tabs  
CIP Page  
Location & Vicinity Maps  
PowerPoint Presentation  
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