

Capital Improvement Plan

Corpus Christi, Texas



Project # 24036
Project Name Art Museum HVAC Systems Improvements

Contact Dir of Planning & Economic Development
Type Equipment
Priority Priority Level 1
Useful Life 15 years

Department Economic Development
Category Sea District Buildings
Status Active
Council District 1

Description

This project consists of the installation of stand alone HVAC chiller equipment at the SEA District Facilities - Art Museum (Johnson and Legorreta Building) - currently tied to the Hilliard Center Convention Center Central Cooling Plant. Minor modifications will be required to the Hilliard Center chiller system as the other facilities are taken off-line. Due to the Legorreta Building losing chiller operation, it is recommended that the majority of HVAC systems in the overall facility be replaced, to include but not limited to mechanical, plumbing, electrical, and new HVAC Management System controls.

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 lives. Separating the SEA District Facilities to independent HVAC chiller equipment will ease the demand on the existing ABC Convention Center HVAC chiller equipment and will provide HVAC system controls to the Art Museum to allow appropriate building management and humidification levels management to safeguard the art work.

Expenditures	Prior	FY 26	FY 27	FY 28	Total
Construction/Rehab	2,600,000	3,859,234	1,052,252	0	7,511,486
Eng, Admin Reimbursements	369,000	424,516	115,748	0	909,264
Rental Expenses	78,000	78,000	0	0	156,000
Contingency	55,500	62,250	0	0	117,750
Design	293,000	40,000	0	0	333,000
Total	3,395,500	4,464,000	1,168,000	0	9,027,500

Funding Sources	Prior	FY 26	FY 27	FY 28	Total
Type A Sales Tax - 1120 Seawall (2000) PRIOR	3,500,000	3,420,000	0	0	6,920,000
Type B Sales Tax - 1150 Facilities (2024) NEW	0	939,500	1,168,000	0	2,107,500
Total	3,500,000	4,359,500	1,168,000	0	9,027,500

Budget Impact

Current system is not operating effectively and each facility has issues controlling their facility temperature. With the BAS not operating as intended, the current system is inefficient and costly to maintain.