



AGENDA MEMORANDUM

Action Item for the City Council Meeting July 22, 2025

DATE: June 24, 2025

TO: Peter Zaroni, City Manager

FROM: Peter Collins, Director, Information Technology
Peterc@cctexas.com
(361) 826-3735

Mike Markle, Chief of Police
MikeMa@cctexas.com
(361) 886-2601

Brandon Wade, Fire Chief
brandonw@cctexas.com
(361) 826-3900

Sergio Villasana, Director, Finance & Procurement
Sergiov2@cctexas.com
(361) 826-3227

Public Safety Radio System (Radio Shop) Commercial Real Estate Lease
--

CAPTION:

Motion authorizing execution of a four-year lease agreement with Alvita, Ltd., of Austin, TX, for the lease of a building to house the Public Safety Radio System Shop (Radio Shop) located at 2510 Lipan Street in Corpus Christi (10,215 square feet) for the Information Technology Department in an amount not to exceed \$535,740.00, with FY 2025 funding of \$31,542.00 from the Information Technology Fund.

SUMMARY:

The purpose of this item is to execute a four-year lease agreement for the property at 2510 Lipan St. for the building lease that has housed the Radio Shop out of this facility since April 2023, securely housing radios and radio infrastructure equipment. The Radio Shop services the radio infrastructure equipment and 14 of the 29 City departments that utilize mobile and portable radios, most notably the Police Department, Fire Department, Emergency Operations Center, Solid Waste Services, Corpus Christi Water. The Radio Shop also services radios for the Regional Transportation Authority (RTA), Nueces

County and other public safety entities.

BACKGROUND AND FINDINGS:

In 2020, a project to implement the P25 Public Safety Radio System began. The implementation included new mobile radios, portable radios, repeaters, antennas, and associated radio system tower improvements. P25 is a set of standards for digital radio communications used by public safety agencies and provides secure, clear, and reliable interoperability between organizations. Today's coverage includes Brooks County, Kleberg County, San Patricio, Port Aransas, Live Oak, Goliad, LCRA and there is coverage along the entire hurricane evacuation route.

Toward the end of the implementation, the City required a centralized location to perform maintenance, troubleshoot, remove and add mobile radios from vehicles, and store radio, infrastructure, and emergency mobile repeater equipment. Following a comprehensive search of City-owned and commercial properties, the property at 2510 Lipan was identified and has been successfully operating since April 2023.

This property is centrally located for Police and Fire, secured by security fencing. It provides a secure building with large, vehicle-accessible garage bay doors that accommodate large and specialty vehicles like fire trucks, ambulances, garbage trucks, etc. This property allows for on-site repair, reducing the need for and additional costs accompanying third-party repair work and minimizing vehicle downtime, which impacts public safety operations. The Corpus Christi Police Department uses the large parking lot for their bike team training and storing their community RV during weather emergencies. The Corpus Christi Fire Department also uses the Radio Shop as a staging facility for hazardous materials response, medical operations equipment, special events bike team equipment, firefighting tools, and miscellaneous equipment.

Harris County, the City of San Antonio, Forth Worth, Dallas County, the City of Dallas, and the City of Austin all have a radio shop to support their radio system and infrastructure. In surveying these entities, they all agreed they could not support nor maintain their system without their facility. Their facilities help mitigate downtime for units and personnel and allow them to respond to calls for service promptly and safely. The duties of the radio shop personnel are programming, troubleshooting, maintenance, installations, physical removals, and activations.

The Radio Shop provides the same services as the entities above and has successfully delivered great customer service for all subscribers and maintained the newly built radio system. The radio shop has served 7,500 work orders and manages over 2,500 radios for the City and over 3,800 400 DPS

The City recommends executing a four-year lease agreement with Alvita, Ltd., to support maintaining the Public Safety Radio System. Alvita, Ltd. With the four-year lease agreement, Alvita Ltd. has agreed to invest \$40,000 in improvements to the facility. Improvements will include interior finishing, electrical upgrades, and increasing operational capacity and equipment storage space.

ALTERNATIVES:

Information Technology has communicated with Facilities, Engineering, and Economic

Development, and all agree that no city-owned facilities are suitable for the Radio Shop's operational needs. They recommend staying where the Radio Shop is currently located.

FISCAL IMPACT:

The fiscal impact for the Information Technology Fund in FY 2025 is \$31,542.00.

FUNDING DETAIL:

Fund: 5210 Information Technology
Organization/Activity: 40495 IT Public Safety
Department: 23
Project # (CIP Only):
Account: 530180 Non-Capital Lease Payments

RECOMMENDATION:

Staff recommends approving this motion authorizing the four-and-a-half-year Commercial Real Estate Lease with Alvita, Ltd.

LIST OF SUPPORTING DOCUMENTS:

Commercial Real Estate Lease
Radio Shop Photographs (Presentation)