



AGENDA MEMORANDUM

Action Item for the City Council Meeting of March 17, 2026

DATE: March 17, 2026

TO: Peter Zanoni, City Manager

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<p style="text-align: center;"><u>Construction Contract Award</u> City of Corpus Christi Whitecap WWTP Operations & Control Center</p>
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CAPTION:

Motion awarding a construction contract to Victory Building Team, of Corpus Christi, Texas, for the City of Corpus Christi Whitecap Wastewater Treatment Plant Operations & Control Center in an amount not to exceed \$3,658,500.00, located in Council District 4, with FY 2026 funding available from the Wastewater Capital Fund.

SUMMARY:

This motion awards a construction contract to Victory Building Team, for the construction of the City of Corpus Christi Whitecap Wastewater Treatment Plant (WWTP) Operations & Control Center. This project is to construct approximately 5,214 gross square foot operations and control facility at the Whitecap 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 FINDINGS:

The City of Corpus Christi presently owns and operates six (6) wastewater treatment facilities, including Whitecap WWTP. The existing Administration Building is located at the Whitecap WWTP campus, originally constructed in 1974 with an approximate building footprint of 1,584 square feet and has reached the end of its functional lifespan. Over the past five decades, the relentless coastal environment and the corrosive nature of wastewater processing have taken a significant toll on the original structures.

The existing building is outdated and does not meet the current operational needs. Space limitations pose significant challenges, impacting functionality and safety. The laboratory space is insufficient and has become a crowded workspace that impacts efficiency of staff operations for water treatment analysis. The limited and cluttered workspace in the laboratory, combined with the close proximity of computer workstations to wet lab activities, increase the risk of accidents, equipment damage, and cross-contamination. New wastewater treatment monitoring technologies and SCADA have been installed in office spaces and storage areas due to lack of sufficient space. Restrooms have become storage areas. The lack of space makes it challenging to properly organize office space and storage areas, and the crowded work environment restricts movement and access to stored items. Additionally, limited space makes it difficult to implement proper safety measures such as clear pathways and emergency exits, further increasing the potential for accidents or injuries to staff. The exterior building walls have significantly deteriorated, with several cracks and gaps in the walls that allow the elements to intrude into the interior spaces through the breaks in the façade. Staff have attempted to patch over these areas multiple times, but the facility is beyond repair. These building deficiencies have resulted in the necessity for a new facility that can efficiently and safely support plant operations, lab functions, and treatment monitoring procedures.

A new permanent structure is required to support staff operations, control center, SCADA, and laboratory with fume hood. Staff determined that an alternative option of renting a modular building is not feasible because it is not suitable for use during extreme weather events and the facility functions must be protected by a secure, permanent structure with a strong foundation.

The proposed construction contract is to construct a new one-story operation and control center adjacent to the blower building with an enclosed conditioned space that is approximately 5,214 gross square feet. The operation center is outfitted to serve current and future wastewater treatment plant operational needs. The facility will be constructed as a Risk Category IV – Essential Facility, ensuring it remains operational and resilient even during extreme weather events. The construction cost for the new operation center is \$3,658,500.00 which equates to approximately \$702 per square foot. The construction budget for this project was previously approved by City Council in the FY25 and FY26 Adopted Capital Budgets.

The new facility will be equipped with a process control laboratory and vent hoods, controls center, monitoring stations, administrative areas, restrooms and locker rooms, breakroom, conference room, storage areas, new natural gas emergency power generator, and rehabilitation of the existing parking area. 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 to investing in the well-being and safety of staff by creating a positive and functional work environment, which ultimately leads to increased staff productivity and operational efficiency. The new Whitecap WWTP Operations & Control Center will meet health, safety, and environmental standards for years to come.

PROJECT TIMELINE:

2024-2025	2025-2026	2026-2027
March - October	November - March	April - April
Design	Bid/Award	Construction

Project schedule reflects City Council award in March 2026, with anticipated construction completion by April 2027.

COMPETITIVE SOLICITATION PROCESS

On December 03, 2025, the Contracts and Procurement Department issued a Request for Bids with the RFB number 6871 for the Whitecap Wastewater Treatment Plant Office Facility. On January 14, 2026, the city received bids from five 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:

	Bidder	Base Bid	Alternate	Total Bid
1	Victory Building Team (Corpus Christi, TX)	\$3,658,000.00	N/A	\$3,658,000.00
2	STBP, Inc. (Corpus Christi, TX)	\$3,755,000.00	N/A	\$3,755,000.00
3	Barcom Construction, Inc. (Corpus Christi, TX)	\$3,849,050.00	N/A	\$3,849,050.00
4	Northside Elite Construction (Spring Branch, TX)	\$3,880,465.00	N/A	\$3,880,465.00
5	Gourley Contractors LLC (Corpus Christi, TX)	\$3,994,296.00	N/A	\$3,994,296.00
	<i>Engineer’s Opinion of Probable Construction Cost</i>			<i>\$4,000,000.00</i>

City staff recommend awarding the contract to the lowest bidder, Victory Building Team, since it is within 10% of the engineer’s estimate. Victory Building Team has successfully completed numerous construction projects in the Texas Coastal Bend, including the following projects:

- **Far South Police Substation – Corpus Christi, TX**

Project Value: \$5,880,000.00 - Project includes the construction of the City of Corpus Christi Southside Police Substation. Work associated with this project included 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.

- **On-Going (Start Date: March 2025, Est End Date: July 2026)**

- **Northwest Police Substation – Corpus Christi, TX**

Project Value: \$5,990,000.00 - Project includes the construction of the City of Corpus Christi Northwest Police Substation. Work associated with this project included 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.

- **On-Going (Start Date: February 2025, Est End Date: June 2026)**

- **Nueces County Medical Examiners Facility – Corpus Christi, TX**

Project Value: \$7,678,000.00 - Project includes a ground-up facility for the county totaling over 14,000 square feet, including new offices, a lab facility, common areas, restrooms, finishes, mechanical systems, plumbing systems, and electrical systems. - **(Start Date: April 2024, Est End Date: December 2025)**

- **Nueces Center for Mental Health – Corpus Christi, TX**

Project Value: \$7,837,879.00 - Project included the renovation of the existing 16,500-square-foot facility, including a 4-story addition with an elevator and restroom facilities, with new metal stud framing, drywall, ACT finishes, mechanical systems, electrical systems, and plumbing systems, all similar in scope. - **On-Going (Start Date: June 2024, Est End Date: May 2026)**

ALTERNATIVES:

City Council could choose not to award the construction contract to the lowest responsive and responsible bidder. However, this action would delay critical infrastructure improvements. Without the construction of this facility, the Whitecap WWTP's obsolete operations and control center will remain in service. The current facility has already exceeded its expected life expectancy and may not comply with health, safety, and environmental standards.

FISCAL IMPACT:

The fiscal impact for FY 2026 is an amount not to exceed \$3,658,500.00 for the City of Corpus Christi Whitecap WWTP Operations & Control Center. The construction funds are available from the Wastewater Capital Fund.

FUNDING DETAIL:

Fund: **4262 – Waste Water 2025 CIP (Rv Bds)**
Department: Wastewater (46)
Organization: Grants & Capital Projects Funds (89)
Project: WWTP Operations & Control Center - Whitecap (Project No. 22156)
Account: Construction (550910)
Activity: 22156-4262-EXP
Amount: \$3,658,500.00

Overall Contract Total \$3,658,500.00

RECOMMENDATION:

Staff recommend awarding a construction contract to Victory Building Team for City of Corpus Christi Whitecap WWTP Operations & Control Center, in an amount not to exceed \$3,658,500.00. The construction duration is planned for twelve (12) months from issuance of the Notice to Proceed, with construction starting in April 2026 and finishing by April 2027.

LIST OF SUPPORTING DOCUMENTS:

Bid Tabs
CIP Page
Location & Vicinity Maps
PowerPoint Presentation
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