

PRIP Plant Prospectus for Proposed Construction

Project Name: Corpus Christi Joint Resident and Regulatory Field Office (CCJRRFO)
Naval Air Station, Corpus Christi, Texas

Prospectus Number: _____

Congressional District: 27

Date Prepared: December 2021

District: Galveston

Office Symbol: CESWG-OD

FY 2022 Project Summary:

The U.S. Army Corps of Engineers (USACE) proposes the design and construction of new facilities for both its Corpus Christi Resident Office (Construction) and its Corpus Christi Regulatory Field Office on existing Federally owned property at the Naval Air Station, in Corpus Christi, Texas. These new facilities will be called the Corpus Christi Joint Resident and Regulatory Field Office (CCJRRFO) and will consist of a joint administration building of approximately 7,800 gross square feet, a maintenance building of approximately 6,000 gross square feet to be used by hydrographic and landsurveyors, and a covered boat house of approximately 6,400 square feet with three slips to store survey vessels out of the sun and salt water. It is proposed that the Naval Facilities Engineering Command (NAVFAC) will design the facilities, and USACE will award the construction contract and oversee construction to meet the 50-year space needs of Construction and Regulatory personnel in the lower half of the Texas Coast. Below is the total project budget to include abandonment, demolition, or disposition of existing facilities.

FY 2022 House and Senate Committee Approval Requested

(Site, Design, Construction, Management & Inspection).....\$14,430,000

FY 2022 Funding (as outlined in the FY 2019 Spend Plan)

(Site, Design, Construction, Management & Inspection).....\$14,430,000

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Overview of Project:

Galveston District currently has two offices in Corpus Christi: (1) the Corpus Christi Resident Office that the District owns; and (2) leased office space for a Regulatory Field Office (lease cost of \$23,736 per year). The Resident Office also leases alternate staging areas for the deep draft floating plant at a cost of \$22,668 per year. For several reasons, these facilities do not meet the District's needs to carry out the mission. This prospectus details the recommendation to construct three new facilities on the Naval Air Station, Corpus Christi: (1) an administrative office that would serve as a Joint Resident and Regulatory Field Office of approximately 7,800 square feet in size; (2) a maintenance building of approximately 6,000 square feet in size to accommodate the resident office hydrographic and land surveyors and routine maintenance needs; and (3) a covered boathouse of approximately 6,400 square feet with three slips having hoists to lift boats out of the saltwater. The boathouse's southern and eastern sides will include bulkheads and full height walls to serve as a breakwater to protect the boats from the prevailing winds out of the southeast and associated wave run up. The space requirements for the administration and maintenance buildings were calculated in accordance with the requirements of Army Regulation (AR) 405-70, Utilization of Real Property.

As indicated below, the total footprint of the three new buildings would be 20,200 square feet. To comply with the requirement under OMB Memorandum M-12-12 Section 3: Reduce the Footprint, that the total square footage of facilities should not increase, Galveston District intends to dispose of the existing Corpus Christi Resident Office and storage building through the Corps Real Estate disposal process and demolish the 26,400 square feet Seaborne Building on the Fort Point compound in Galveston. This will be completed before construction of the new facilities has been completed.

NEPA:

National Environmental Policy Act (NEPA) compliance for the proposed USACE administration and maintenance facilities on NAS Corpus Christi has been determined to be Categorical Excluded based on the existing use of the land, state of the property (previously disturbed by dredged material placement) and minimal environmental resources impacted. Both USACE and Navy have agreed that a Categorical Exclusion (CE) is warranted and appropriate. Specifically, the project fits within Navy NEPA Implementation Guidance (32 CFR 775.6 Planning Considerations) under Categorical Exclusion #33: New Construction that is similar to or compatible with existing land use.

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USACE is completing the compliance documentation and submitting to Navy for review and execution under the CE (as afforded by the 2020 revised Council on Environmental Quality (CEQ) NEPA Implementing Regulations (40 CFR 1506.3(d) Adoption of CEs)

Environmental Resources reviewed and not affected include: Natural Resources, Jurisdictional Wetlands, Threatened and Endangered Species, Essential Fish Habitat, Coastal Zone Management, Water/Wastewater/Stormwater, Installation Restoration Program/Leaking Petroleum Storage Tanks, Air Pollutants, or Hazardous Wastes

Environmental Resources completing current review:

- Cultural Resources: USACE staff have conducted desktop review for historic properties. No known concerns. A minimal archeological survey (shovel test) is underway to confirm
- Floodplains (E.O. 11988): Navy will publish public notice on their website

No environmental deal-breakers or show-stoppers identified. Anticipated completion of environmental review 1-2 months

Real Estate:

Galveston District's Real Estate Division has spent more than six years actively trying to find appropriate real estate for a joint office near or adjacent to the water to accommodate all of the staff in the Corpus Christi area. In 2018/2019, the district found property on the water in Conn Brown Harbor, Aransas, Texas, but were unable to enter a lease because the owner had other development plans. In 2019 and 2020 Galveston District attempted to lease facilities for the survey crews in Rockport, Texas, and Ingleside Texas, respectively, but the owners decided against leasing to the federal Government. The Real Estate Division has investigated over 50 properties in the last six years, and most were unsuitable, with the remainder not willing to lease to the Federal Government.

In accordance with 33 U.S.C. 576(c)(6), Galveston District also investigated other suitable space owned by the Federal Government. The only property found and offered was a large warehouse/hanger on the Naval Air Station, Corpus Christi, built in the early part of the 20th century. The building is excessively large for Galveston District's needs and would require extensive interior construction to accommodate personnel space needs.

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Galveston District further met with NAVFAC personnel at the Naval Air Station (NAS), Corpus Christi, which led to the identification of two sites, of approximately 11 acres each, on which Galveston District could build new facilities. Of the two, the site selected is the farthest away from family housing for Galveston District and would only require 6.36 acres of it for all three new buildings.

Site Information

Existing Federal Property (CC Naval Air Station)6.36 acres

Building Area

Proposed Project

Administrative Building

Gross square feet (excluding inside parking).....7,800 gsf
Gross square feet (including inside parking).....7,800 gsf
Inside Parking Spaces.....4

Maintenance Building

Gross square feet (excluding inside parking).....3,000 gsf
Gross square feet (including inside parking).....6,000 gsf
Inside Parking Spaces.....4

Boathouse

Gross square feet (excluding inside parking).....0 gsf
Gross square feet (including inside parking).....6,400 gsf
Inside Parking Spaces.....3

Total Area Proposed

Gross square feet (excluding inside parking).....10,800 gsf
Gross square feet (including inside parking).....20,200 gsf
Inside Parking Spaces.....7

Building Area

Current Project (Corpus Christi Resident Office Only)

Administrative Building

Gross square feet (excluding inside parking).....4,138 gsf
Gross square feet (including inside parking).....7,568 gsf

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Inside Parking Spaces.....2

Storage Building

Gross square feet (excluding inside parking).....0 gsf

Gross square feet (including inside parking).....2,046 gsf

Inside Parking Spaces.....10

Total Current Project Area

Gross square feet (excluding inside parking).....4,138 gsf

Gross square feet (including inside parking).....9,614 gsf

Inside Parking Spaces.....12

Estimated Project Budget

Estimated Site.....\$15,000

Estimated Design.....\$1,560,000

Estimated Construction Cost.....\$11,055,000

Estimated Management and Inspection (M&I).....\$1,800,000

Estimated Total Project Cost (ETPC).....\$14,430,000

Schedule

Start

Stop

Design and Construction

FY2022

FY2024

Justification

Opening of the new locks at the Panama Canal and growth in the energy sector over the last several years, especially with the legal ability to export oil and gas, have resulted in a significant workload increase to the Corpus Christi Resident Office for design and construction management of USACE's navigation mission in the region. All deep draft ports in the office's area of responsibility have federal navigation channel deepening projects authorized and scheduled for construction (Corpus Christi, Matagorda, and Brazos Island Harbor Ship Channels). Critical operations and maintenance dredging projects, including associated placement areas, have received recurring increases in annual appropriations and workplans due to the strategic nature and importance of the navigation systems. In addition to increases to USACE's navigation mission, International and Interagency Support projects such as

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construction of the new Freer Border Patrol Station, continue to provide an increasing construction management workload. Other coastal storm risk reduction projects are expected to be recommended in the nearly complete Texas Coastal Mega-study. The increased workload has led to an approved increase in Corpus Christi Resident Office staffing from 19 personnel in 2015 to 34 personnel in 2021 (note: this staffing number does not include the 7 personnel that currently work out of the leased Regulatory field office). The existing resident office was not designed to accommodate 34 personnel and is in a significant state of decay from when it was built in 1972. Three alternatives were developed to address needs of the Resident Office: (1) lease facilities to accommodate all staff in Corpus Christi at one location; (2) renovate and add on to the existing facility; and (3) build new consolidated facilities. The only real option the District has is to build new consolidated facilities on the Naval Air Station in Corpus Christi. The lease option is not viable due to lack of available suitable sites in Corpus Christi. To renovate and expand the existing facility is not viable due to the excessive costs. It is estimated that renovation/ addition costs to consolidate all personnel at the existing Resident Office would exceed \$31M, while costs to build new consolidated facilities at the Naval Air Station were estimated to be \$14.43M.

Galveston District currently has two offices in Corpus Christi, the Corpus Christi Resident Office (CCRO) that the District owns, and office space for a Regulatory Field Office which SWG leases at approximately \$23,736 per year.

There are numerous problems with the existing CCRO structure. The CCRO is not handicap accessible (non-ADA compliant); has identified health hazards (such as mold and asbestos); has climate control problems; has life-safety risks (stairwell does not meet fire code; no fire suppression system in the building); does not have appropriate ERGO code-compliant maintenance area for boats, especially during periods of inclement weather (optimum time to perform maintenance activities); and does not meet force protection requirements. The existing front chain-link access gate has been breached by trespassers in the past, and most recently was taken out by a vehicle that rammed the gate after hours. The current building is severely undersized for the 34 personnel who work there; several of the employees must work out of converted tool and storage rooms. In addition to the problems of having inadequate workspace for personnel, the site itself is not large enough to construct a maintenance building to service or stage the survey boats and other equipment, and the wharf supporting the seawall/bulkhead at the site is starting to fail. Currently, the Resident Office and floating plant are located separately and a considerable distance from each other, creating inefficiency in operational readiness and loss of productivity due to excessive travel time from the Resident Office to the

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leased floating plant dock. Maintenance supplies and tools are not readily available at the leased dock, which would be remedied by having the floating plant staged at the Resident Office.

In 2004, Galveston District had the architect/engineering firm United Research Services(URS) perform a study to identify needed repairs and additions to bring the Resident Office up to code and to accommodate personnel from both the Resident Office and Regulatory Office. The study indicated it would take \$5.4M to renovate the 32 (now 47) year old facility, including an addition that would make it handicap accessible. Inflating that 3% per year would put the cost at \$11.6M in 2022 dollars. In addition, the study indicated the current seawall/bulkhead is starting to fail and would cost approximately \$8M dollars to repair. That equates to \$13.6M in 2022 dollars assuming a conservative estimate of 3% inflation per year. A boathouse could be constructed adjacent to the seawall to accommodate the larger survey vessels, but a breakwater would be required to reduce ships wake along the channel. An estimated cost for the boathouse and breakwater is \$6M. Total costs to consolidate everyone at the current Resident Office site would then be in excess of \$31M.

Joint Resident and Regulatory Field Office:

The current Corpus Christi Resident Office structures are PRIP assets. Renovation of the existing assets would require PRIP funds. Given the age of the structures it is not reasonable to expect the renovation would provide adequate benefits. Replacing the existing structure with the new Corpus Christi Joint Resident and Regulatory Field Office provides numerous benefits. It allows consolidation of USACE assets into a single location, solves existing space shortages, improves employee work conditions, improves employee security (which will be provided by the US Navy) and reduces/eliminates secondary rent and travel costs. Additionally, the Port of Corpus Christi has expressed interest in acquiring the land currently used by USACE. While it may not provide any value to the cost of this PRIP request, it does present a potential benefit to the US Government.

The Life Cycle Cost Analysis (LCCA) performed on this facility looked at the URS renovation and addition alternative, a leasing alternative, and a new construction alternative. The analysis indicates that the NPV for the New Construction alternative is significantly less than the renovation and addition alternative. The leasing alternative is not viable for the reasons indicated in the Overview of Project paragraphs. The New Construction alternative is therefore recommended. It allows the larger boats to be co-located with the office, allows maintenance to be performed on the boats out of the

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weather, and provides a secure place for storing government boats and vehicles at night. It also allows SWG to take advantage of base service contracts for security, janitorial, grounds maintenance, etc. The Life Cycle Cost Analysis did not specifically include the cost of remediation or disposal of the existing Corpus Christi Resident Office building, but is expected to be fully accounted for in the contingency allowance in the analysis. This is based upon comparison to a previous building abatement/demolition contract in the District, which when adjusted for inflation and scale results in a cost of approximately \$300,000 (includes Real Estate labor).

Maintenance Building:

The maintenance building will house 12 members of the land & hydrographic survey staff, provide for storage & ergonomic maintenance areas. It will also provide appropriate areas for hazardous material storage and battery-charging stations.

Boat House:

The floating plant covered boat house and slips (an Area/Resident Office asset) will enable two deep-draft floating plant to be located at the Area Office, facilitating productivity, efficiency, security, maintainability and decreasing lease costs. The boat house will also enable a third, District-wide 70' floating plant asset to be staged at the Resident Office location when needed. Currently, the Resident Office and floating plant are located separately and a considerable distance from each other, creating inefficiency in operational readiness and loss of productivity due to excessive travel time from the Resident Office to the leased floating plant dock. Maintenance supplies and tools are not readily available at the leased dock, which would be remedied by having the floating plant staged at the Resident Office.

Space Requirement of the Corpus Christi Joint Resident and Regulatory Field Office (CCJRRFO) and Facilities:

	Current		Proposed	
Component	Personnel	Equipment	Personnel	Equipment
Construction	34	0	34	0
Regulatory	7	0	7	0
Total	41	0	41	0

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*Equipment is listed below.

* The following plant and equipment, which are currently stored in the existing garage/storage area/parking lot/boat house, will be stored in the new maintenance building, boat house and/or fenced yard (property inventory reflects a value of plant and equipment of approximately \$2.5 million):

- 24' Dargel Skiff w/Trailer – total 29ft L, 9ft H, 9ft W
- 26' CC-01 Shallow Draft Survey Vessel w/Trailer – total 31ft L, 13.0 ft, 9ft W
- 24' CC-02 Carolina Skiff w/Trailer – total 30ft L, 9ft H, 9ft W
- 25' CC-03 Transporter w/Trailer – total 31ft L, 14.5ft, 9ft W
- Ranch King Utility Trailer (for UTV/ATV) 25ft L, 9.5ft H, 8ft W
- Felling Trailer (for UTV/ATV): 19ft, 8.5ft H, 8ft W
- Enclosed Cargo Trailer #1; (support for deep draft survey vessel) 16ft L, 8ft H, 8ft W
- Enclosed Cargo Trailer #2; (support for deep draft survey vessel) 16ft L, 8ft H, 8ft W
- Utility Trailer 13ft L, 5.9" H, 6.5" W
- Artic Cat ATV - Single Seat
- Polaris UTV – 4 Seat
- Land survey equipment and accessories, shop equipment, small tools, supplies etc. (valued at over \$650,000) that will be stored solely in the maintenance facility.
- Fifteen GSA vehicles (13 for CCRO and 2 for Regulatory)

The two deep draft survey vessels that will be relocated to the new boat house/slips are:

- Launch Tejada 52' deep draft survey vessel (\$590,000)
- Launch Vannoy 38' deep draft survey vessel (\$529,000)

Summary of Energy Compliance

This project will be designed to conform to applicable environmental and energy statutes, regulations, and Executive Orders, and will meet the requirements of United

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Facilities Criteria (UFC) 1-200-02, High Performance and Sustainable Building Requirements. USACE encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Original Construction Authorization

The original authorization of the Corpus Christi Resident Office is estimated to be around the 1950's as part of the improvements to the Corpus Christi Ship Channel. That original building was destroyed in August of 1970 by Hurricane Celia and the existing building was constructed in 1972 as a replacement.

Prior Committee Approvals


Unknown

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Recommended: **FRABOTTA.CH** Digitally signed by
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Date: 2021.12.09 14:39:54 -06'00'

CHRIS FRABOTTA
Chief, Operations Division

Approved: 
TIMOTHY R. VAIL
COL, EN
Commanding

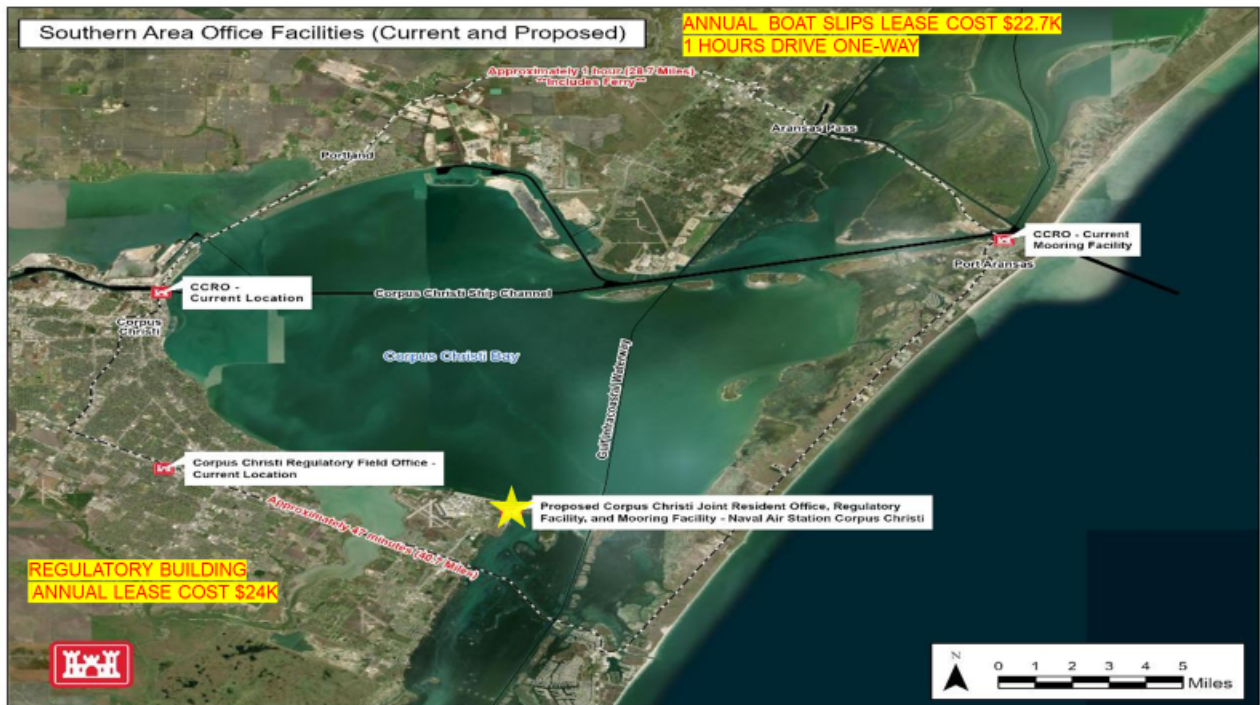
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Map of Southern Area Office Facilities (Current and Proposed)



Overhead view of Corps Christi Resident Office – yellow pins mark Corps boundary

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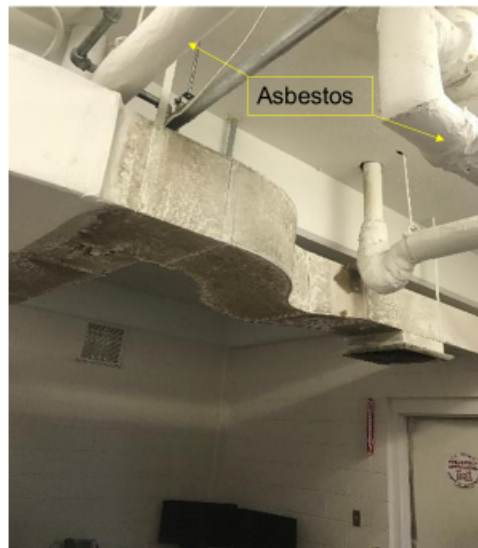
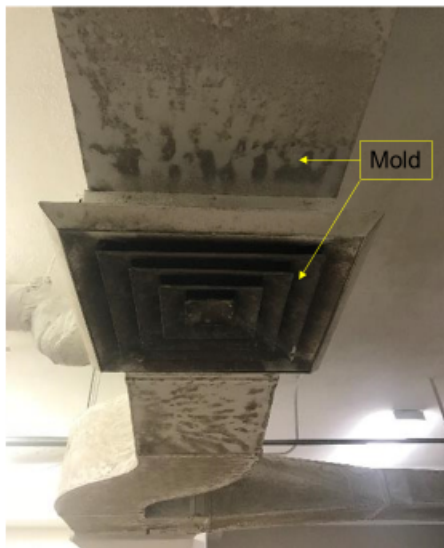
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FY22 SWD/SWG PRIP REQUEST Garage Office Space Mold & Asbestos




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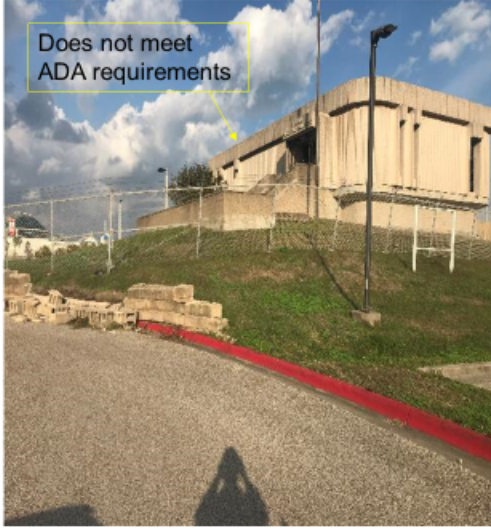

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FY22 SWD/SWG PRIP REQUEST

Security Gate, Failed Retaining wall


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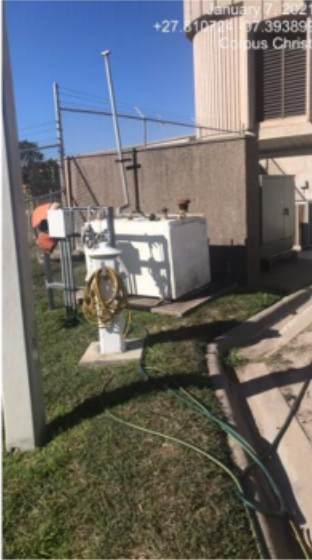





FY22 SWD/SWG PRIP REQUEST

Failed Generator Fuel Tank

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FY22 SWD/SWG PRIP REQUEST Bay Doors in need of replacement



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FY22 SWD/SWG PRIP REQUEST Inoperable/Unsafe Generator and Transfer Switch



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 **FY22 SWD/SWG PRIP REQUEST** 9
Lower Bulkhead in failure (Built in 1933) Estimated construction cost \$13M




 **FY22 SWD/SWG PRIP REQUEST** 10
Lower (1933) Bulkhead in failure Red icon of a building



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FY22 SWD/SWG PRIP REQUEST

Parking area pavement damage

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FY22 SWD/SWG PRIP REQUEST

Perimeter Security Fence