



Agenda Item: Discuss and Consider the Approval of Award for the Dellanera Pavilion Interior Remodel

Background:

The Dellanera Park Pavilion is a one story elevated wood framed structure. The basis of the project is to renovate the interior of the Community Room, Reception/Retail and Offices. There is no exterior work scheduled for this bid. This renovation project will require work to be phased. Work in the Community Room must be complete first so that the Park Manager and the Reception/Retail area may move into the Community Room while that remodel takes place. Park operations cannot cease during the renovation project. Additionally, RV park customers must be able to access the restrooms, showers, laundry and reception/retail during the project. Existing plans were provided for basic construction details and for reference only. Architectural remodel plans and staff generated specifications for products and finishes were provided for bidding.

Two qualified bids were received and reviewed by Park Board staff. The request to award to Building Galveston, Inc. was taken before the Finance & Operations Committee (FOC) on 1/19/21; with staff looking for a recommendation on how to proceed because the project came in well over the \$55,000 budgeted. Staff shared that market conditions has driven up prices in the building material sector which could account for the much higher prices for the work.

Staff also shared that if approved, the project would be financed over three years with the line of credit the Park Board holds. Additionally, park revenues are up 29% compared to last year's actuals at this time (2020 = \$357,394 vs. 2019 = \$255,497). The projected operating revenues for 2021 are \$776,428. As of 1-17-21 the park has generated 46% of its revenue, with two plus quarters remaining in FY 20-21. Staff has also identified a couple of areas of potential cost savings equating to \$13,000, in the landscaping & equipment rental line items.

Other than the laundry and restrooms, the pavilion has not seen interior improvements since Ike and in some cases the last twenty years. Due to the addition of other RV facilities that have opened more recently on the island, this effort will assist in keeping the park competitive. The improvements to the Community Room will also allow staff to market and rent the space to produce additional unrestricted revenue. It is also worth mentioning that with COVID, the park has seen a steady stream of visitors that have felt more comfortable bringing their own home away from home and renting a space to park right next to the beach.

FOC voted unanimously to approve the award to Building Galveston, Inc. They also requested this item have full board approval to proceed.

Staff Recommendation:

Staff is recommending awarding the interior remodel of the Pavilion at Dellanera RV Park to Building Galveston, Inc. in the amount of \$ 89,390.

Funding Source (if applicable):

DP – 52 – 5250 (financed over 3 years)



Client: Park Board of Trustees	Vendor		Building Galveston, Inc.		Vendor		Immaculate Painting	
Site: Dellanera RV Park: 10901 Termini-San Luis Pass Rd, Galveston, TX 77554	Address		1523 Strand		Address		4202 Ave S	
Project: Dellanera Pavilion Interior Remodel	City, State		Galveston, Texas 77550		City, State		Galveston, Texas 77550	
Date: Due January 14, 2021 @ 2:00p.m. CST	Contact		Chris Arneson		Contact		Jarrod Carr	
Requested By: Mario Rabago, Parks General Manager	Phone No.		409-939-6494		Phone No.		409-218-4356	
Item: N/A	Email		chris@buildinggalveston.com		Email		jarrod@immaculatepaint.com	
Item/Description	Quantity	Unit	Unit Rate	Extended	Quantity	Unit	Unit Rate	Extended
All items shall include Labor, Materials, Supplies & Equipment								
Demolition and Hauling	1	LS	\$ 3,000.00	\$ 3,000.00	1	LS	\$ 15,141.74	\$ 15,141.74
Community Room Remodel	1	LS	\$ 20,720.00	\$ 20,720.00	1	LS	\$ 17,880.85	\$ 17,880.85
Kitchenette	1	LS	\$ 4,850.00	\$ 4,850.00	1	LS	\$ 11,254.84	\$ 11,254.84
Reception/Retail & Office Remodel	1	LS	\$ 44,980.00	\$ 44,980.00	1	LS	\$ 29,684.32	\$ 29,684.32
Powder Room	1	LS	\$ 11,900.00	\$ 11,900.00	1	LS	\$ 10,804.21	\$ 10,804.21
General Conditions / Soft Costs	1	LS	\$ 2,500.00	\$ 2,500.00	1	LS	\$ 9,014.52	\$ 9,014.52
Permitting (as required)	1	LS	\$ 600.00	\$ 600.00	1	LS	\$ 2,615.00	\$ 2,615.00
TAS/TDLR (if required)	1	LS	\$ 840.00	\$ 840.00	1	LS	\$ 1,398.00	\$ 1,398.00

LS = Lump Sum

TOTAL **\$ 89,390.00**

\$ 97,793.48

Estimated Number of Days to Complete Project **90.00**

28.00