



Agenda Item: Discuss and Consider Approval of Award of Stewart Beach Pavilion Concrete Repairs Phase 2

Background:

The Stewart Beach Pavilion is a two-story elevated concrete structure. The base of the project is to repair areas of spalled concrete. Concrete is reinforced with metal rebar. Overtime, with the infiltration of water the rebar begins to rust. When the rebar rusts it causes it to expand. This is called rust jacking. When this occurs, it pushes against the concrete surrounding it and causes the concrete to spall. This is occurring all over the pavilion due to age and proximity to the gulf.

An engineer's assessment of the lower levels of the pavilion was conducted and repairs were completed in April 2021. In March 2022, a Texas Windstorm Insurance Association (TWIA) inspection was performed at the pavilion. Two items were called out as necessary to maintain coverage.

An additional set of priority repairs had previously been identified, based on limited functionality of the pavilion and the closure to the general public. Plans and specifications were developed for those areas. They include concrete work on the upper corners of the pavilion, along beam edges/bottoms and in the ceiling 'pans'. Repair or replacement for a series of structural wood to wood and wood to concrete roof connections are also in the scope of work. The scope of work in the bid will address the necessary items in the TWIA report, to maintain insurance coverage for the pavilion.

In the bidding documents the concrete was separated from the roof work due to complexity in pricing. The concrete work was issued as a lump sum bid. The roof work was issued as a lump sum for shoring and investigation only. Roof connection repairs/replacements will be made on a time and materials basis, based on engineer's inspections and subsequent direction by both the engineer and the Park Board.

This item is contingent on City Council approval of the Park Board Capital Improvement Plan. This item is being considered at the October 2022 Trustees meeting in the effort to save time on the approval process, in the event that City Council approves the expenditure at their October meeting. This bid will not be awarded until all required approvals have been received.

Staff Recommendation:

One bid was received and reviewed by both Park Board staff and the Engineer of Record. The bidder is qualified and was the vendor that performed the 2021 work in a timely and satisfactory manner. Staff recommends awarding the bid for Concrete Repairs Phase 2 at Stewart Beach Pavilion to Immaculate Painting & Construction LLC.

Due to roof connection repairs/replacement on a time and materials basis with engineering review, along with unforeseen conditions and TWIA requirements; staff requests the Trustees approve the budgeted amount for this project in the amount not to exceed \$200,000, for the engineered and TWIA required repairs to the pavilion at Stewart Beach.

Funding Source (if applicable): SB 51-5250 -- \$200,000



Client: Park Board of Trustees	Vendor	Immaculate		
Site: Stewart Beach Park: 201 Seawall Blvd., Galveston, TX 77550	Address	4202 Ave S		
Project: Stewart Beach Pavilion Concrete Repairs Phase 2 (REVISED)	City, State	Galveston, TX		
Due: September 20, 2022 @ 1:00 pm CST (REVISED)	Contact	Jarrod Carr		
Requested By: Sheryl Rozier, Project Manager	Phone No.	409-750-9973		
Item: N/A	Email	jarrod@immaculatepaint.com		
Base Bid	Estimated Quantity	Unit	Unit Rate	Extended
Item/Description				
All items shall include Labor, Materials, Supplies & Equipment, complete in place				
Repair Spalled Concrete Per Engineer's Plans & Specs, see Note 1	140	CF	\$375.00	\$ 52,500.00
Repair Cracks Per Engineer's Plans & Specs, if required, see Note 1	14	LF	\$110.00	\$ 1,540.00
General Conditions / Soft and Incidental Costs; Including Shoring, Etc.	1	LS	\$ 31,477.01	\$ 31,477.01
Permitting (as required)	1	LS	\$ 1,000.00	\$ 1,000.00

TOTAL **\$ 86,517.01**

Additional	Estimated Quantity	Unit	Unit Rate	Extended
Item/Description				
All items shall include Labor, Materials, Supplies & Equipment, complete in place				
1 Sheet S1 of Plans & Specs - Investigation Only, see Note 2 for repairs	1	LS	\$ 825.00	\$ 825.00
2 Sheet S1 of Plans & Specs - Investigation Only, see Note 2 for repairs	1	LS	\$ 825.00	\$ 825.00
3 Sheet S1 of Plans & Specs - Investigation Only, see Note 2 for repairs	1	LS	\$ 220.00	\$ 220.00
General Conditions / Soft and Incidental Costs; Including Shoring, Etc.	1	LS	\$ 1,200.00	\$ 1,200.00
Permitting (as required)	1	LS	\$ 400.00	\$ 400.00

TOTAL **\$ 3,470.00**

Estimated Number of Days to Complete Project **75.00**

LS = Lump Sum
CF = Cubic Feet
LF = Linear Feet

Notes:

- Quantities are estimates only and are intended for bidding purposes to establish construction unit costs. Actual quantities may vary significantly from these estimates. The work will be paid for based on the unit rates for actual quantities installed. During the work, contractor shall inspect and sound all areas containing visible signs of deterioration in the form of cracks, spalls, or blisters only in the locations shown on the plans and repair these areas in accordance with the respective drawing repair detail.
- Repairs for Items 1, 2, and 3 of Sheet S1 of the plans & specs shall be performed on a time and materials basis after the engineer has inspected each location and provided direction. Contractor shall submit hourly rates and a mark-up schedule with the bid.

Labor for Repairs \$31/hr
Materials Mark up 10%