



# City of Galveston

## PARKS, RECREATION & COMMUNITY OUTREACH STAFF REPORT

**Date:** February 13, 2023

**To:** City Manager, Mayor and City Council Members

**From:** Barbara Ekelund-Sanderson,  
Executive Director of Parks, Recreation & Community Outreach

**Project location:** McGuire-Dent Recreation Center (2222 28<sup>th</sup> Street) & Wright Cuney Recreation Center (718 41<sup>st</sup> Street)      **Project:** CDBG-CV Renovations of Lobbies at McGuire-Dent and Wright Cuney Recreation Centers

**Request:** Consider authorizing the City Manager to execute an agreement with Tucon, LLC dba Unbehagen Construction for \$139,036.00 and authorizing the City Manager to execute the contract upon final approval by the City Attorney.

### **Prior Council Action**

On January 28, 2021, City Council approved \$512,534.00 in Coronavirus Aid, Relief, and Economic Security (CARES Act / CDBG-CV) third round supplemental funding.

### **Background**

The City of Galveston Parks and Recreation Department has been working with the Grants and Housing Department to complete the CDBG-CV Grant that the City received in 2021. This funding is earmarked to provide improvements to both McGuire-Dent and Wright Cuney Recreation Centers to retrofit systems and facilities to reduce the potential for airborne transmission and surface spread and allow for social distancing measures.

Staff hired Brax Easterwood to professionally design and issue plans for the renovations for a total cost of \$8,000.00. Staff then worked with the Purchasing and Construction divisions to issue RFP 23-03. A pre-bid meeting was held on January 12, 2023, and submittals were due by 10:00am on February 2, 2023.

A scoring committee received, reviewed, and evaluated five (5) proposals. Staff and Brax Easterwood recommend awarding Tucon, LLC dba Unbehagen Construction the contract, upon final approval by City Council, the City Manager, and City Attorney.





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The five (5) proposals received included:

Proposer	Price
Construction Managers of Southeast Texas, LLC	\$ 178,090.00
Emanuel Enterprises, LLC	\$ 240,394.00
K.R. Allen Construction, LLC	\$ 386,895.00
The Trevino Group	\$ 238,641.00
Tucon, LLC dba Unbehagen Construction	\$ 139,036.00

### Fiscal Impact Report

Proposed Cost Per Recreation Center	Cost
McGuire-Dent Recreation Center	\$ 71,836.00
Wright Cuney Recreation Center	\$ 54,560.00
Contingency	\$ 12,640.00
<b>Total Cost</b>	<b>\$ 139,036.00</b>

- **Total Cost.** \$139,036.00
- **Funding Source.** CDBG-CV Cares Act

### Alternatives

Do not approve authorizing the City Manager to execute an agreement with Tucon, LLC dba Unbehagen Construction for \$139,036.00, and the City will need to evaluate if an alternative option exists or if funding will need to be returned.

### Staff Recommendation

Staff recommends authorizing the City Manager to execute an agreement with Tucon, LLC dba Unbehagen Construction for \$139,036.00 and authorizing the City Manager to execute the contract upon final approval by the City Attorney.

Respectfully Submitted,

  
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Barbara Ekelund-Sanderson

Executive Director of Parks, Recreation & Community Outreach



February 14, 2023

Ms Barbara Sanderson, Director  
City of Galveston Parks Department  
823 Rosenberg  
Galveston, Texas 77553

**RE: RFP 23-03 Recreation Center Updates Contract Award**

Dear Ms. Sanderson,

The above referenced Request for Proposals to update the lobbies at McGuire-Dent and Wright Cuney Recreation Centers received five responses on February 2 that have been evaluated by a City of Galveston team of reviewers. The criteria established for the review and selection were – Total Proposal Cost; References; Overall Experience; and Proposed Schedule. These established criteria have been scored by a review committee of three City of Galveston staff, with a certain weight given to each criteria. Each respondent received an aggregate score from the Committee members.

Consistent with the review and scores provided by the Committee, it is our recommendation that the construction contract be executed/awarded to Tucon, LLC dba Unbehagen Construction.

All the best -

Sincerely,



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Brax Easterwood AIA  
Easterwood Architects Studio

Cc: Dudley Anderson, Architect  
Mike Caruso, Director of Purchasing

