



Briscoe King Pavilion Project Proposed Amendment

1-13-26

Project Summary

- Nueces County requests to approve an amendment for the Briscoe King Pavilion Project
- Request is for an additional \$2,100,166 from the TIRZ #2 Fund
- If approved, a revised total project cost of \$8,011,524
- Funding supports completion of both renovation and new facility construction

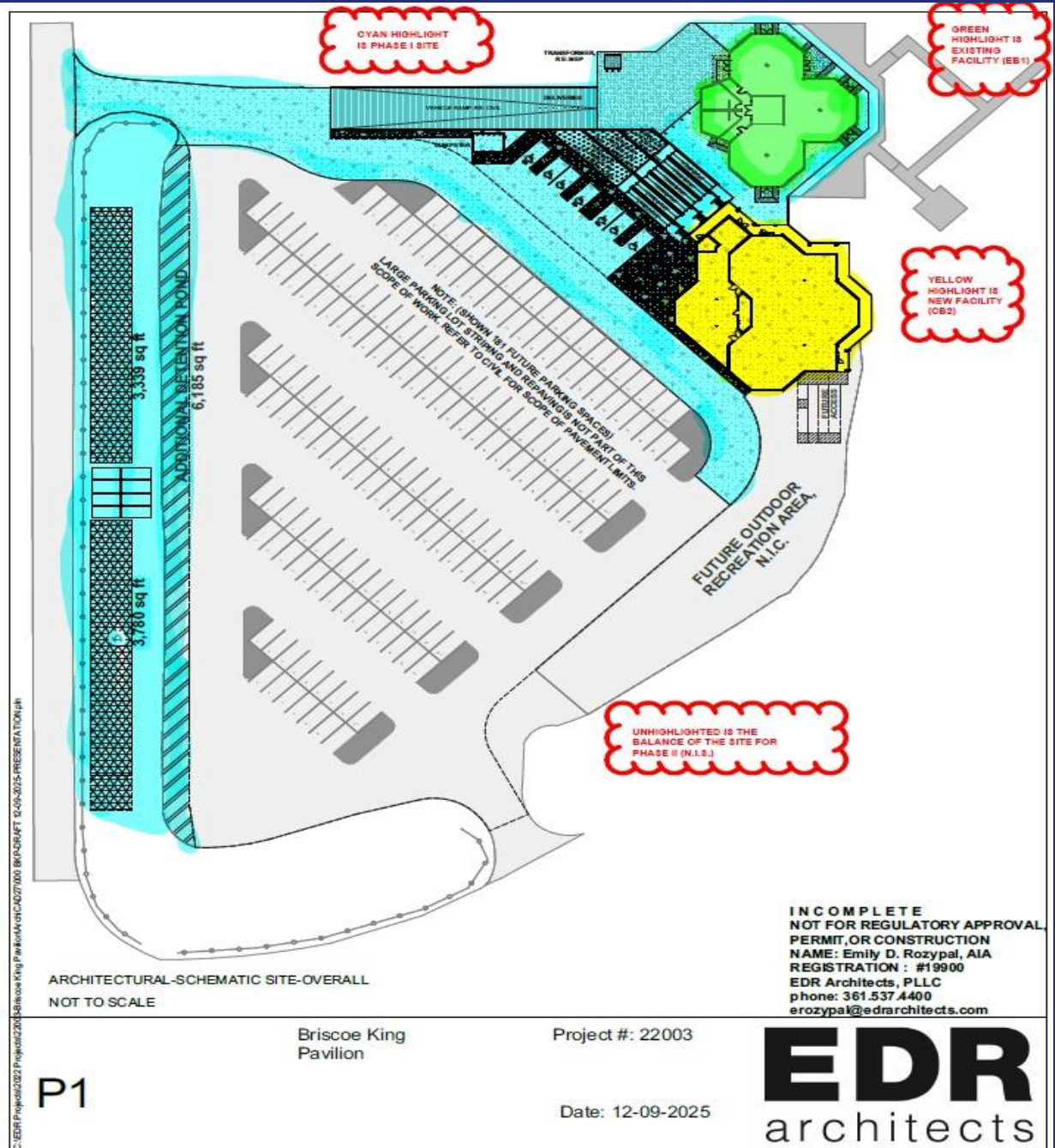


Site Plan

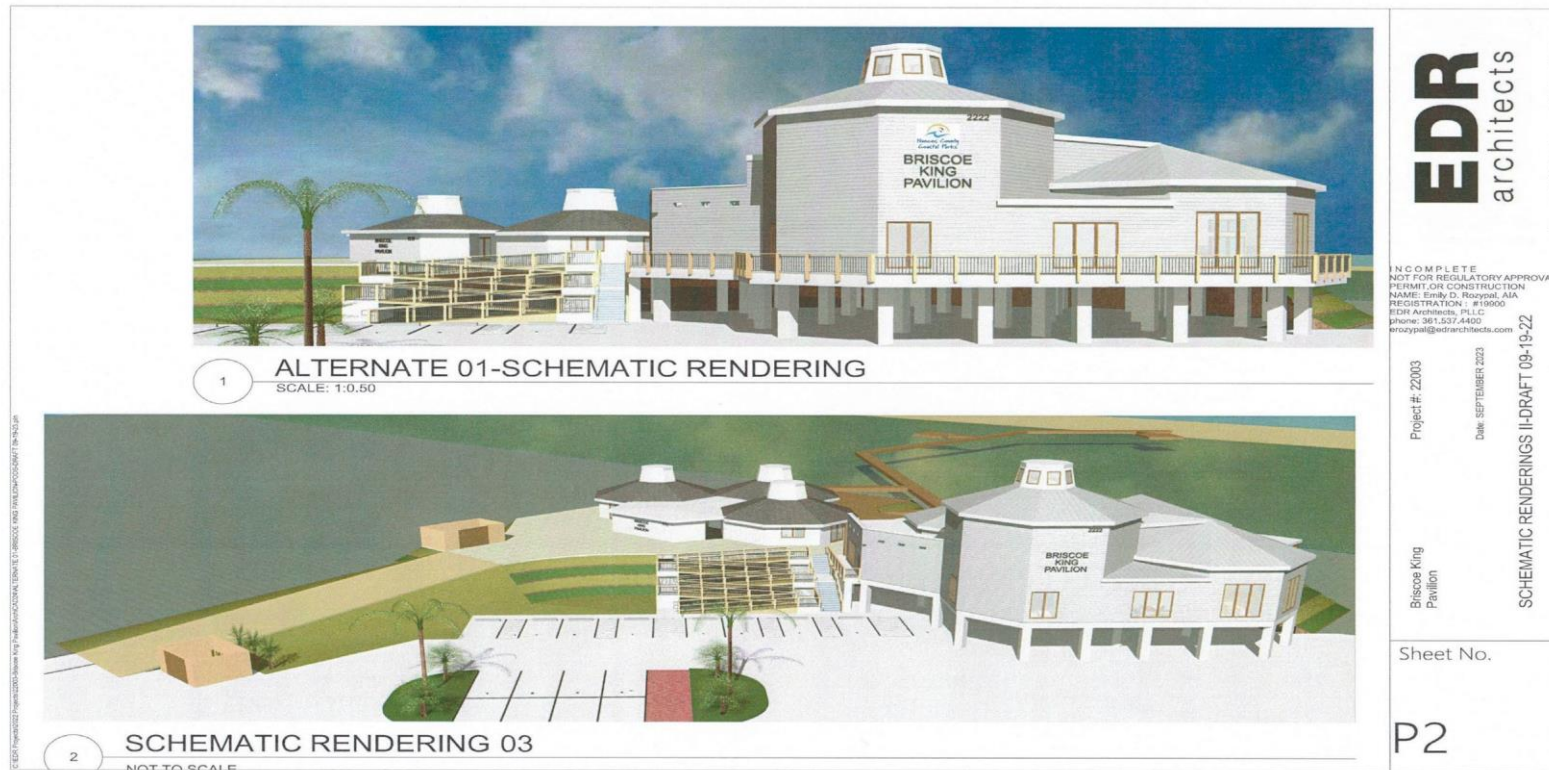
- The Cyan (blue) highlight indicates the Phase 1 site
- The green highlight represents the existing facility
- The yellow highlight denotes the new facility
- The unhighlighted area is the remainder of the site for Phase II

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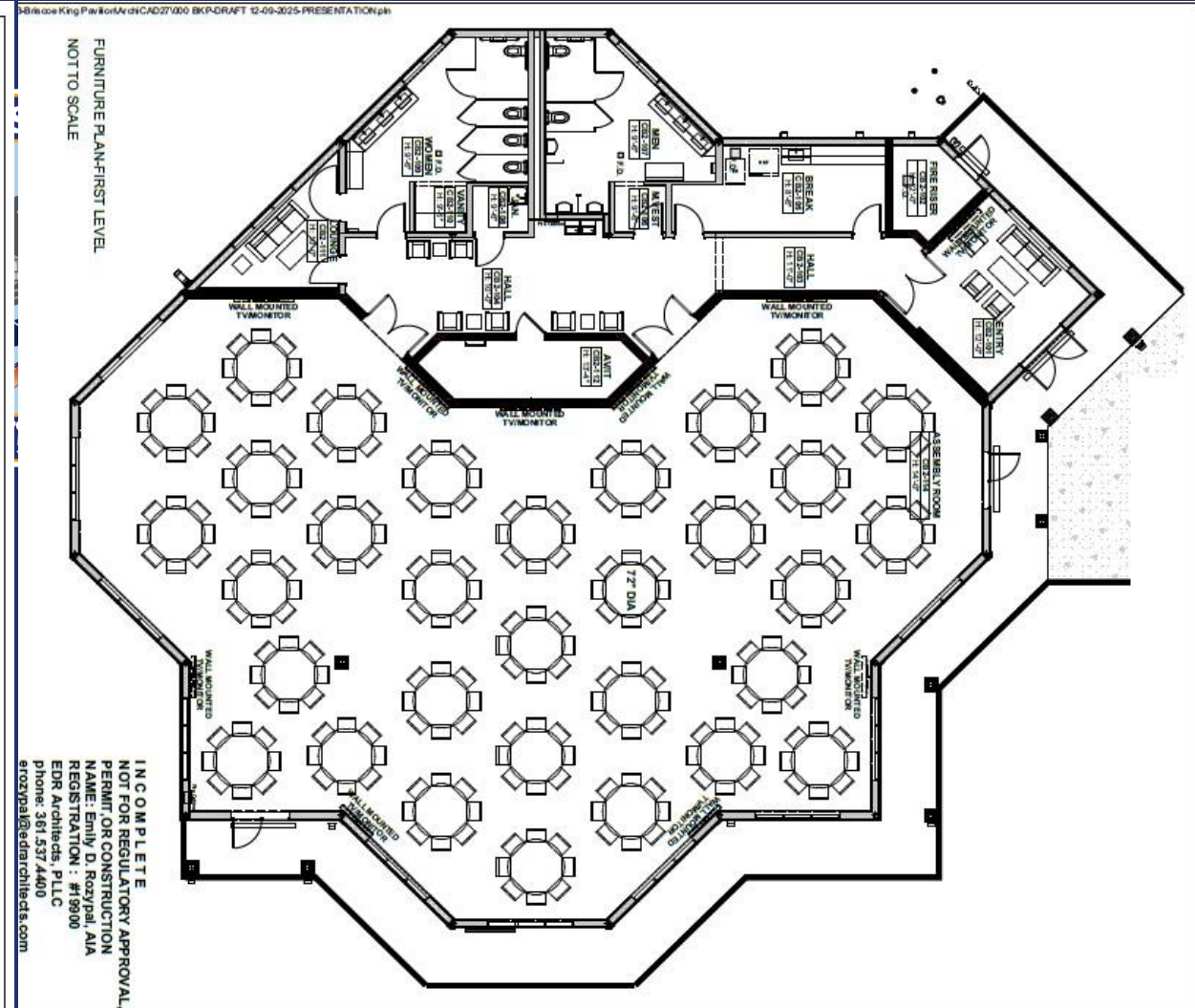
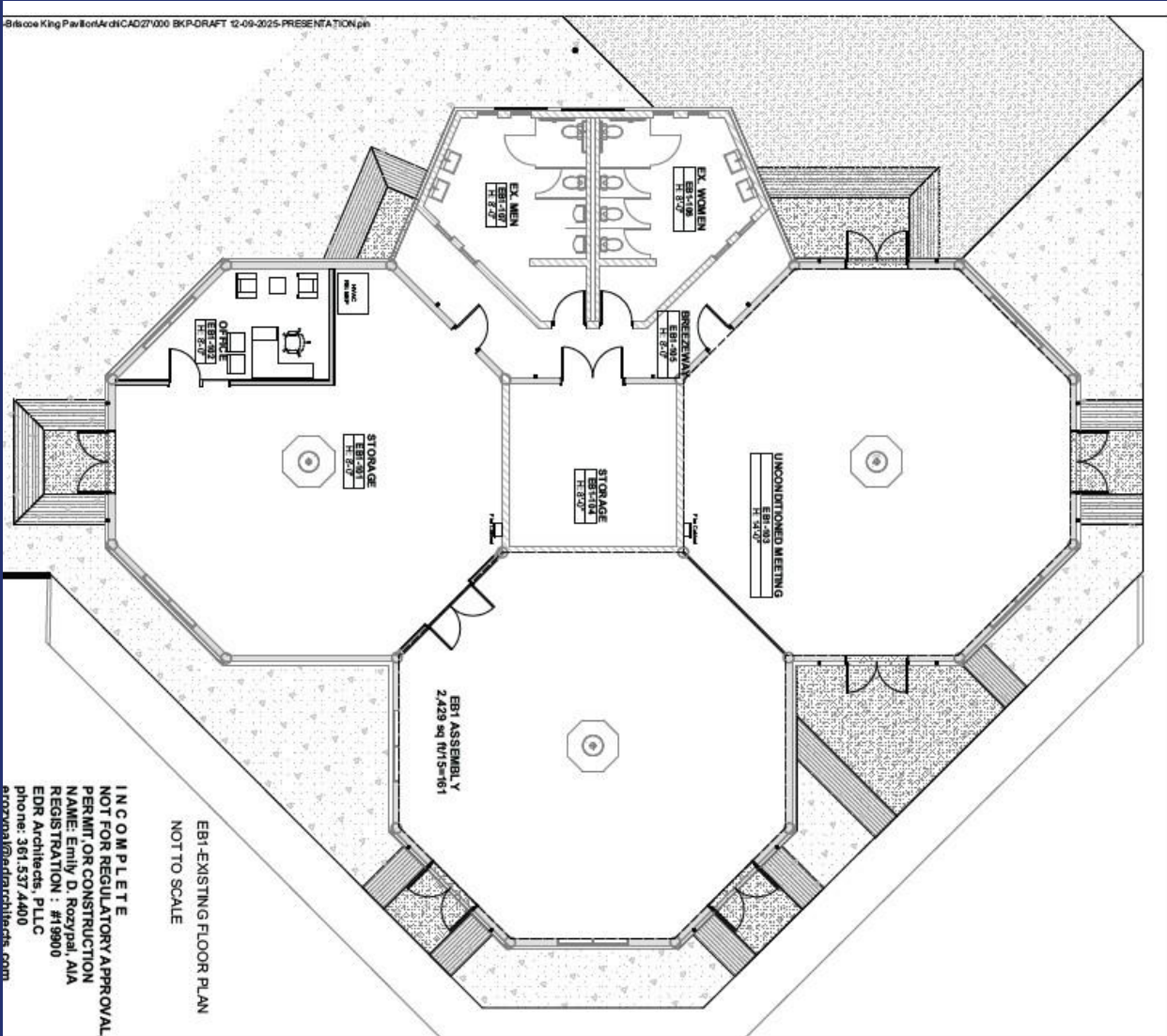
- Pavilion serves as a key community event space for North Padre Island
- Current condition limits usability, capacity, and compliance with modern codes
- Improvements align with long-term tourism, recreation, and community goals
- Project supports higher-quality public amenities and economic development on the island



Renderings



Existing Facility Site plan



Existing Pavilion Upgrades

- Full renovation of interior finishes (ceilings, flooring, walls)
- Exterior façade repairs, painting, and weatherproofing
- New ADA-compliant walkways connecting facility to surrounding areas
- Replacement of doors, locks, access hardware for security and accessibility
- Conversion of existing pod into functional storage and office space

New Event Facility

- 6,730 sq. ft. conditioned event space supporting up to 298 occupants
- Designed for weddings, conferences, community events, and large gatherings
- Includes dedicated catering support kitchen
- Full fire suppression system for life safety compliance
- Centralized administrative office and storage functions
- Enhanced IT infrastructure for audio/visual



Funding Timeline

- July 19, 2022 – TIRZ Board amends Project Plan to add pavilion improvements (\$2M)
- July 18, 2023 – TIRZ Board approves additional \$2M during FY 2024 budget process
- October 15, 2024 – TIRZ Board approves additional \$1.9M, project budget totals \$5.9M
- February 2, 2025 – TIRZ Board authorizes development agreement with Nueces County
- March 7, 2025 – Nueces County receives full \$5.9M allocation to begin architectural work
- December 9, 2025: TIRZ #2 Board approved an additional \$2.1M, bringing the total allocation to \$8M



Reason for Additional \$2.1M

- Updated Opinion of Probable Construction Costs (OPCC) based on 90% design completion
- Inflation and material cost increases between 2022–2025
- 2021 IBC code adoption requiring:
 - Structural enhancements
 - Life-safety upgrades
 - Energy-efficiency improvements
- Phase II work (site, utilities) now required earlier to support foundation and building
- Need for specialized septic system due to infeasible extension of force main
- Complex foundation design includes 47 piers drilled up to 35 ft deep
- Extended construction timeline increasing labor and mobilization costs



Cost Comparison & Professional Team

- Updated cost: \$617 per sq. ft. (aligned with recent city-built facilities)
- Recent comparable City projects: \$620–\$822 per sq. ft.
- Architects: EDR Architects (prior City project experience)
- Cost Estimator: Swinney, LLC (prior experience in City facility cost modeling)
- Pricing reflects current market conditions and Gulf Coast construction challenges



Additional Notes

- Parking lot improvements limited to ADA upgrades, full reconstruction excluded
- City retains the right to use the facility rent-free per the development agreement
- Funding available from project savings in CIP Reserves
- Island Strategic Action Committee reviewed and discussed the item on Dec. 2, 2025
- Construction anticipated to begin following approval, plan review, and bid award





Questions?