

HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2020

HDRC CASE NO: 2020-279
COMMON NAME: El Tropicano Hotel
ADDRESS: 110 LEXINGTON AVE
LEGAL DESCRIPTION: NCB: 804 BLK: 32 LOT: W IRR 69.22' OF A9 & W IRR 96.14' OF A10
ZONING: FBZ T6-2, HL
CITY COUNCIL DIST.: 1
LANDMARK: Individual Landmark
APPLICANT: Ann McGlone
OWNER: Edward McClure/El Tropicano Hotel
TYPE OF WORK: Tax Certification
APPLICATION RECEIVED: June 08, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 110 Lexington.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

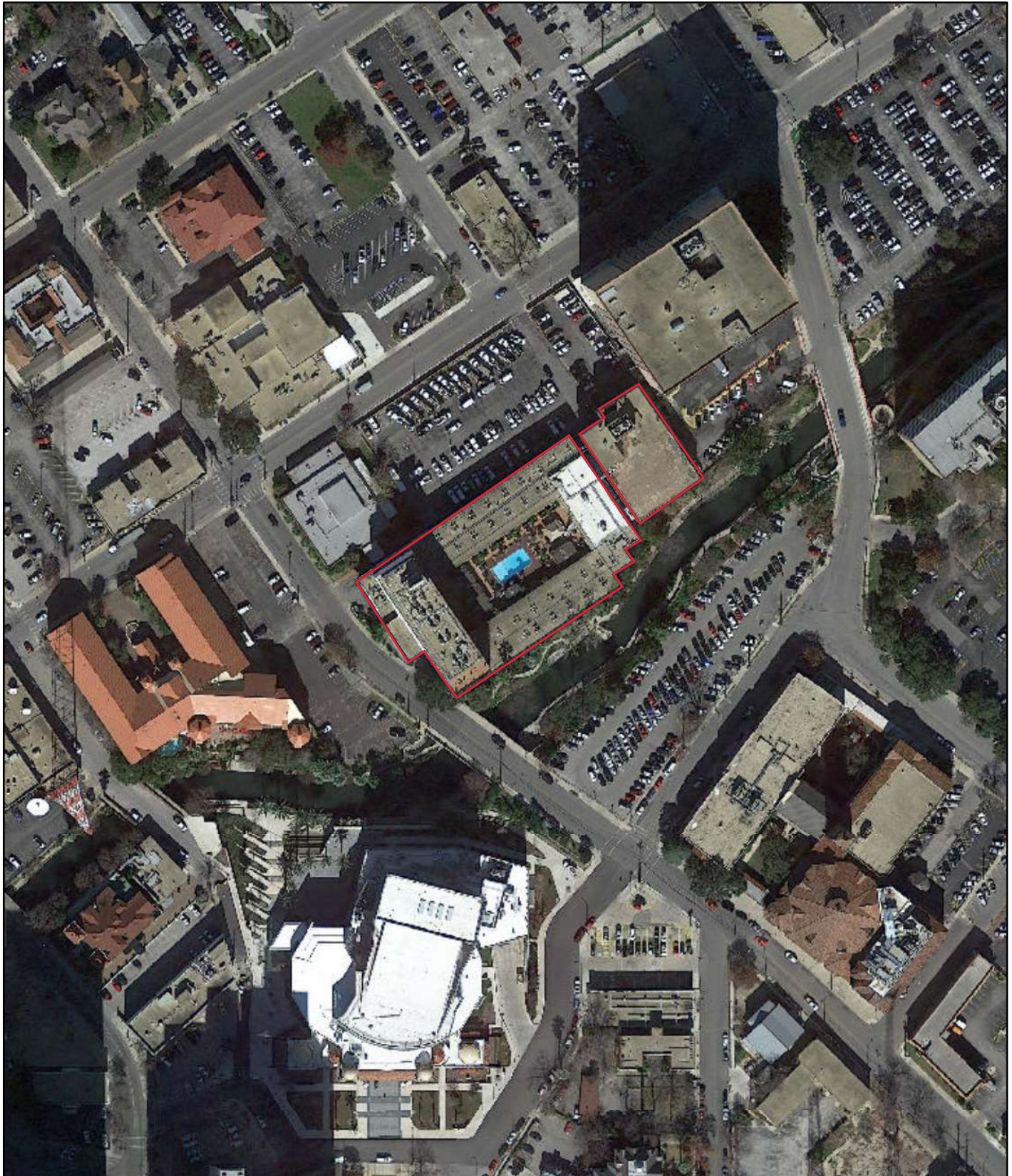
FINDINGS:

- a. The El Tropicano Hotel was constructed in 1962. It was designated as a local historic landmark in 2010 as an excellent example of Mid-century Modern architecture. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes restoring the original glazing system, removing existing storefront panels and installing a new storefront system, replacing the existing stone veneer on the first floor façade with fine-textured stucco, replacing the existing sliding entry door with a new storefront system, replacing the existing plaster finish of the porte cochere with wood-look metal, installing a glass guardrail on the existing patio, installing an operable nana-wall system, demolishing the eastern most three-story window, and a comprehensive interior remodel.
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

RECOMMENDATION:

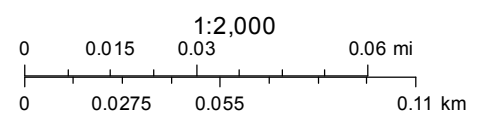
Staff recommends approval based on findings a through c.

City of San Antonio One Stop

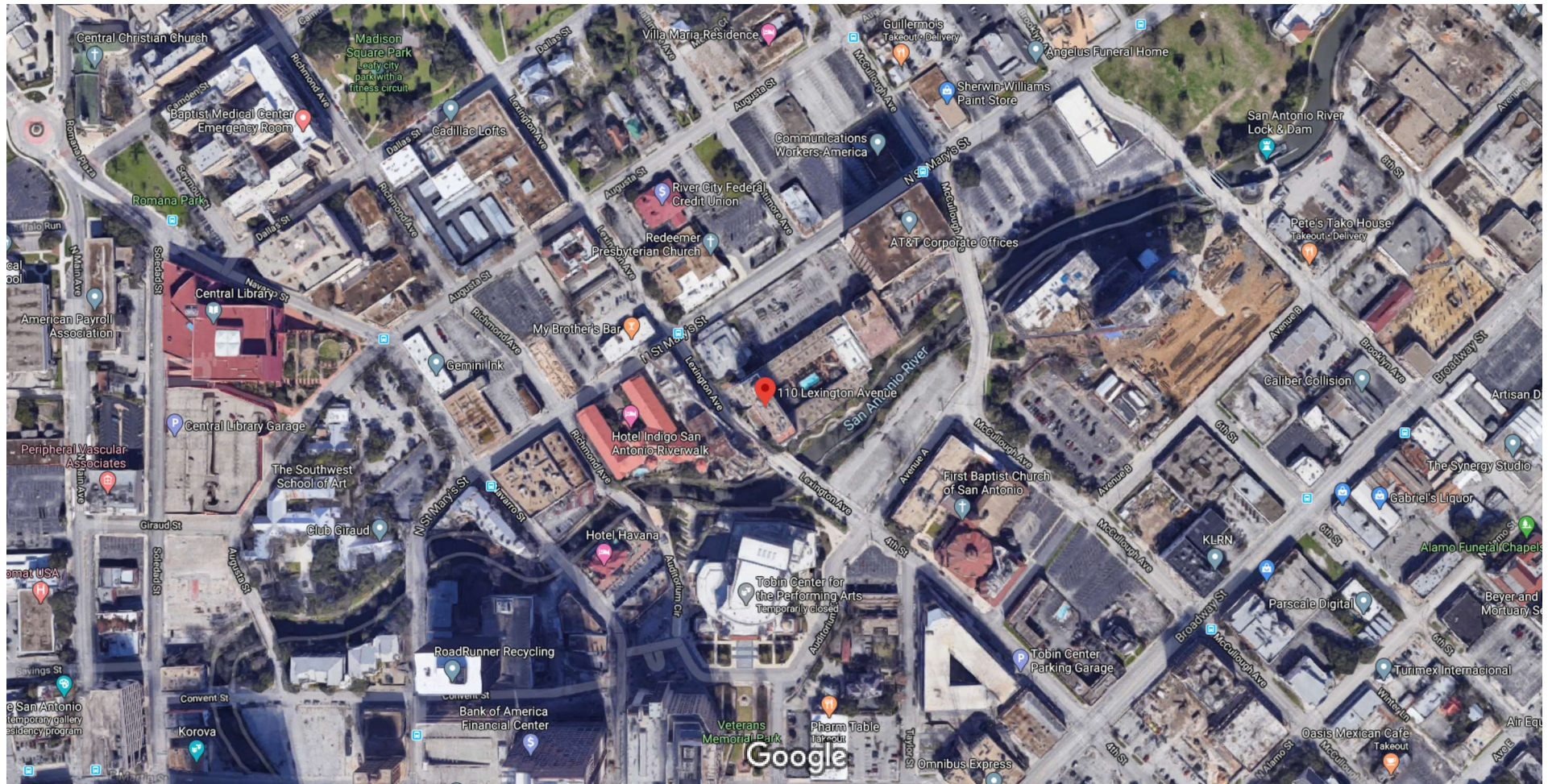


June 17, 2020

— User drawn lines

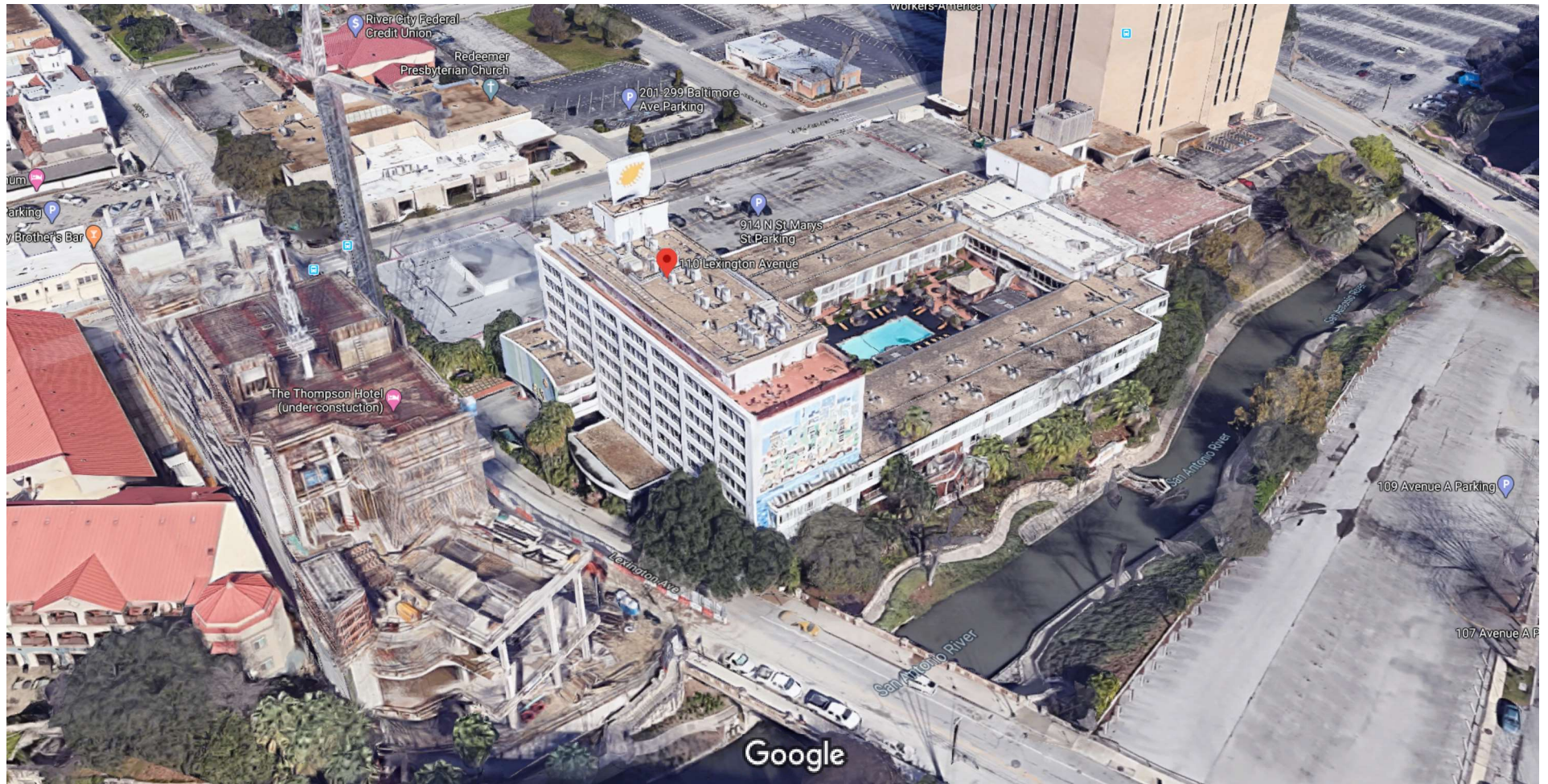


Google Maps 110 Lexington Ave



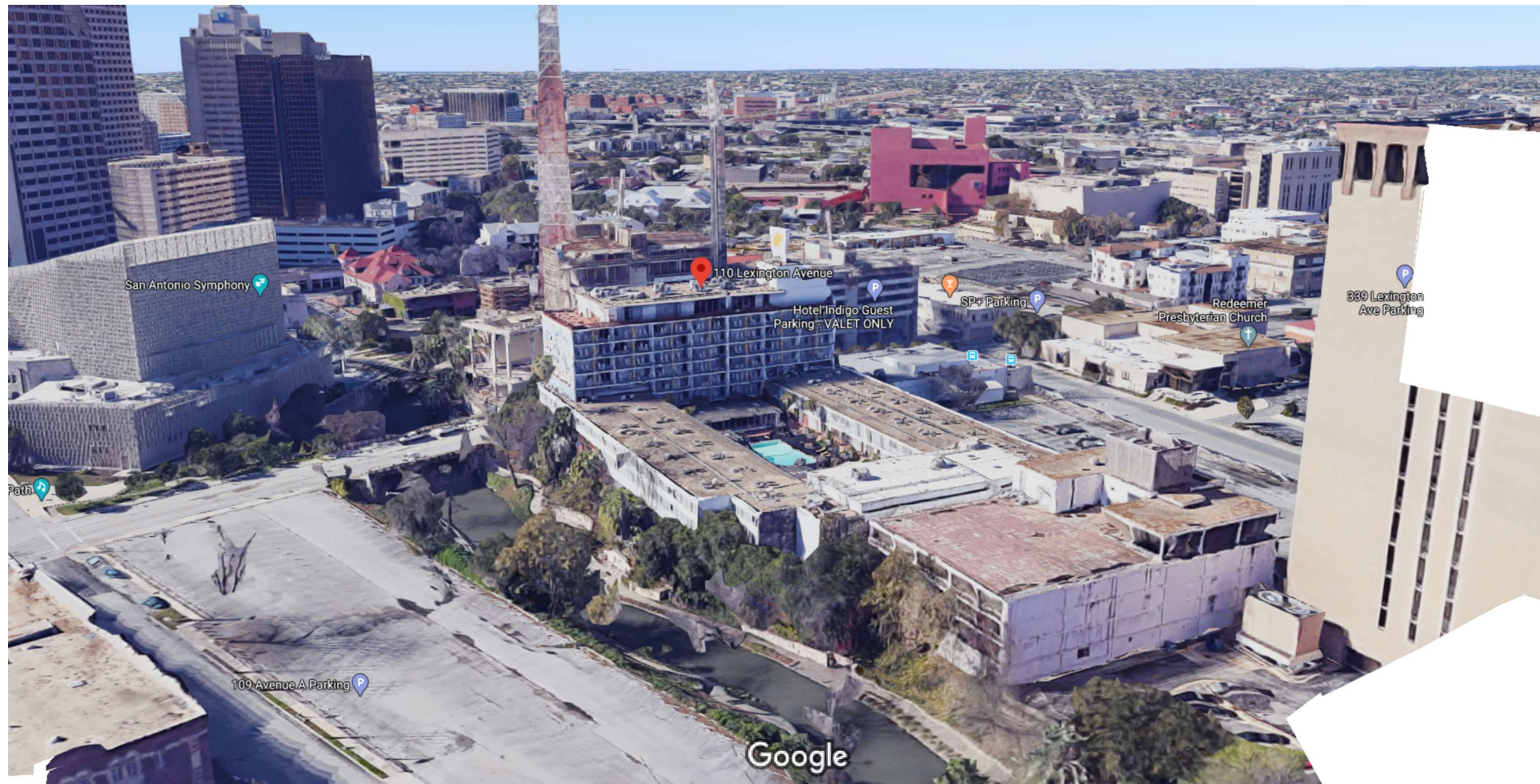
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Google Maps 110 Lexington Ave



Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft

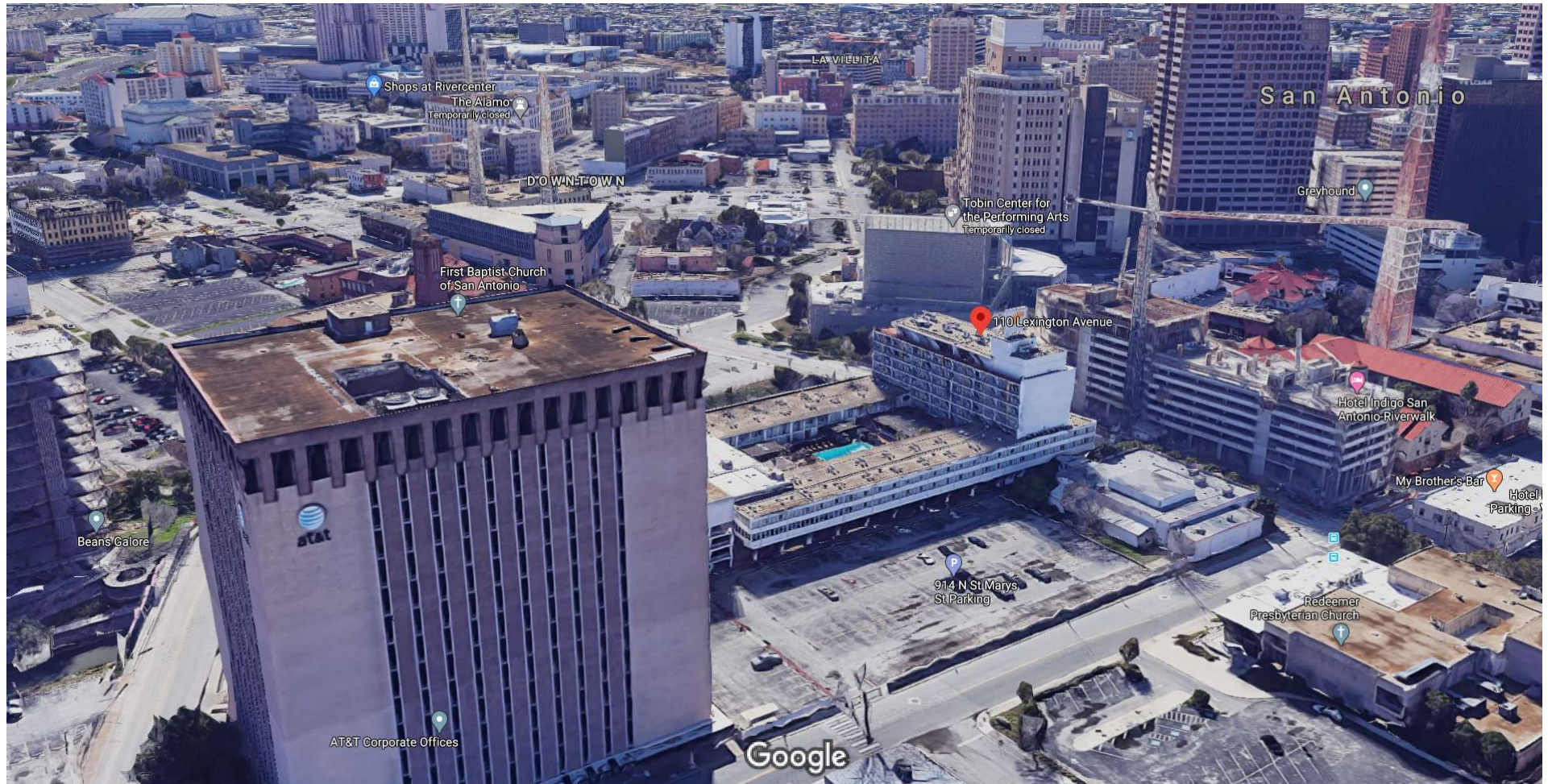
Google Maps 110 Lexington Ave



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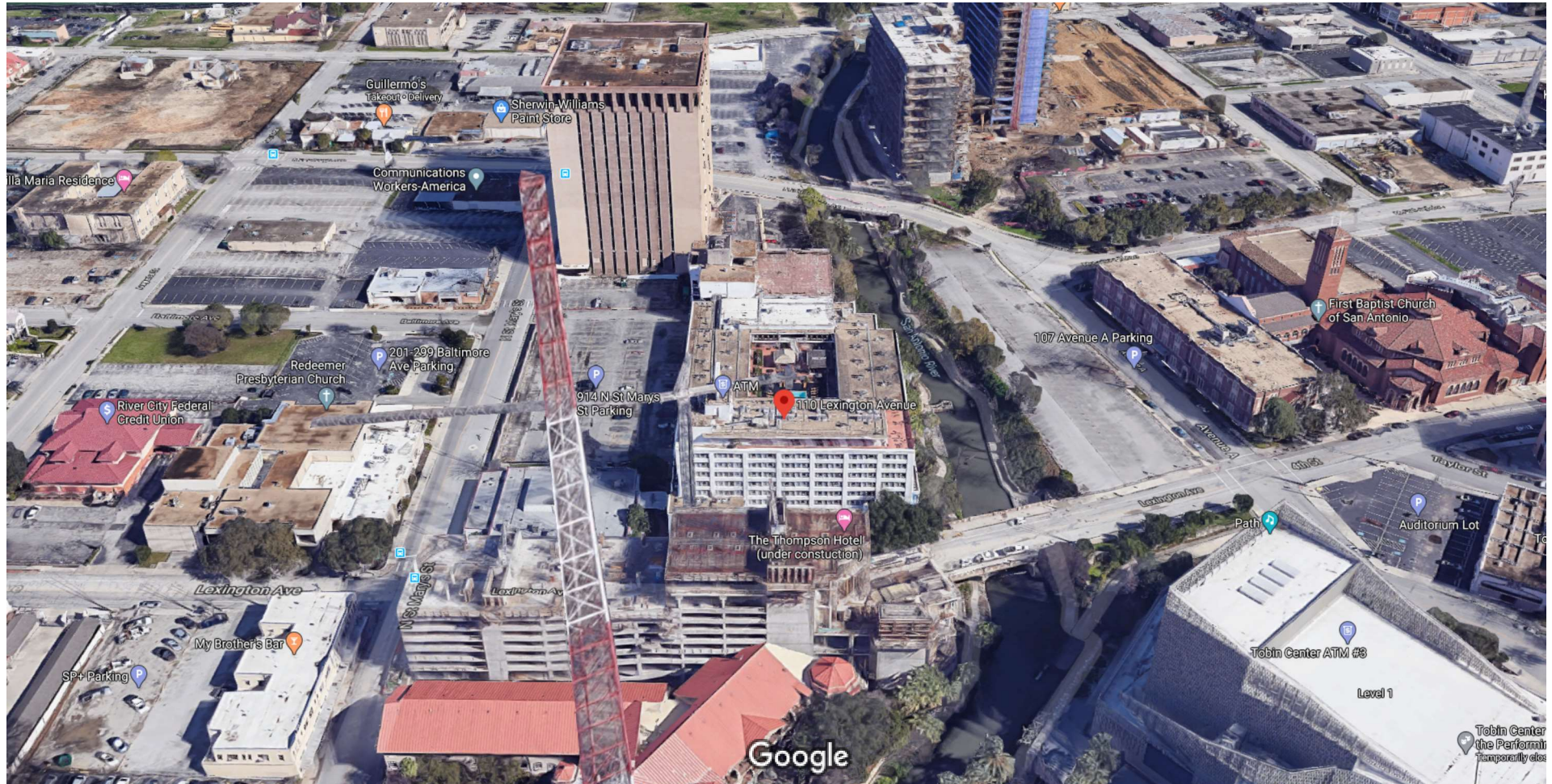
Google Maps 110 Lexington Ave



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HISTORIC REHABILITATION APPLICATION: Part 1 of 2

OFFICE OF HISTORIC PRESERVATION

1901 S ALAMO, SAN ANTONIO, TEXAS 78204

210-207-0035 | INFO@SAPRESERVATION.COM

DATE RECEIVED

Staff Initials: _____
Date of HDRC hearing: _____

Use this form :

BEFORE WORK BEGINS

1. SUBSTANTIAL REHABILITATION TAX INCENTIVE: TAX CERTIFICATION
2. CITY OF SAN ANTONIO FEE WAIVER PROGRAM

This form is to be completed, signed, and filed with the City of San Antonio's Office of Historic Preservation prior to being heard by the Historic & Design Review Commission (HDRC). It will be scheduled according to the HDRC deadline schedule.

REQUIRED DOCUMENTS

- ☐ One set of complete plans for restoration and rehabilitation both exterior and interior. This could include drawings or photos and narrative.
- ☒ Detailed written narrative explaining the proposed work
- ☒ Itemized list of expected work both interior and exterior
- ☒ Projected time schedule
- ☒ Estimated associated costs
- ☒ Color photos of the exterior and interior
- ☒ Color photo of the structure from the street

Which program are you applying for? Check all that apply.

- ☐ City of San Antonio Fee Waiver Program ☒ Substantial Rehabilitation Tax Incentive (must be designated historic)

Property Address: 110 Lexington San Antonio, TX Zip code: 78205

Legal Description: NCB 804 Block 32 Lot A10 Property ID: 109062 Search BCAD if unknown.

Zoning Code: 78205 Search COSA's One-Stop Map if unknown.

Mark all that apply, if any:

- ☐ Historic District ☒ Historic Landmark ☒ River Improvement Overlay ☐ Public Property ☐ Vacant Structure

Property Owner Name: Edward McClure/EI Tropicano Hotel, LLC

Mailing address: PO Boc 340 Boerne, TX Zip code: 78006

Phone number: 210-355-7622 Email: ian@phg-tx.com

Applicant/Authorized Representative (Primary point of contact if different than owner): Ann McGlone

Mailing address: 732 Patterson Ave Zip code: 78209

Phone number: 210-219-3648 Email: ann@post oakpreservation.com

☐ Spanish translation: Preferiría tener un traductor de español en la audiencia. (I would prefer to have a Spanish translator at the hearing.)

I, THE APPLICANT, DECLARE THAT I AM THE OWNER OR AUTHORIZED AGENT OF THE OWNER(S) TO MAKE THIS REQUEST OF THIS PROPERTY AND THAT THE INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

I, the applicant, acknowledge (PLEASE INITIAL ALL):

AM This form, nor the approval of Tax Certification, does NOT take place of a Certificate of Appropriateness NOR a building permit. A building permit, if applicable, must be obtained from the City of San Antonio, Development Services Department. If work that required a Certificate of Appropriateness is part of the proposed substantial rehabilitation, that the property owner is responsible for obtain those proper approvals.

AM After work is completed, the applicant MUST submit the tax verification application to be scheduled for HDRC Review.

Ann McGlone

SIGNATURE OF APPLICANT

6.4.2020

DATE

To submit, applicants MUST submit this form in-person to our counter at 1901 S Alamo.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

August 21, 2019

HDRC CASE NO: 2019-450
ADDRESS: 110 LEXINGTON
LEGAL DESCRIPTION: NCB: 804 BLK: 32 LOT: W IRR 69.22' OF A9 & W IRR 96.14' OF A10
PUBLIC PROPERTY: No
APPLICANT: Ian McClure/Phoenix Hospitality Group - 635 fm 474
OWNER: Edward McClure/EL TROPICANO HOTEL LLC - 110 LEXINGTON AVE
TYPE OF WORK: Exterior alterations

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Perform exterior modifications including the removal of stucco pilasters and banding in their entirety on the west façade and restore the original glazing system.
2. Remove the existing storefront panels at the southwest corner of the first floor to create an entry for a future retail space and install new a new storefront system and panels to match the existing in profile and finish.
3. Remove the existing stone veneer throughout the first floor façade and replace with fine-textured stucco to match the existing paint.
4. Replace the existing sliding entry door with a new storefront system to match the existing in profile and finish.
5. Remove the existing plaster finish and lighting at the soffit of the porte cochere and replace with wood-look metal panel soffits with integrated LED lighting.
6. Remove the existing metal guardrail at the exterior patio and replace with a glass guardrail.
7. Remove the existing, non-historic storefront system at the south patio on the first and second levels and replace with a storefront system to match the historic storefront system's profile.
8. Install an operable nana-wall system at the portion of the demolished storefront system at the south patio.
9. Remove the existing, non-original stair connecting levels one and two, infill the floor on level two, and add a storefront system to match the profile of the existing.
10. Remove paint from the existing metal panels and mullions and restore the exterior glazing system on the north, south and east facades where visible from the public right of way.
11. Remove the existing metal guardrail that features bamboo skirting at the ninth floor patio and replace with glass railing.
12. Repaint the patio demising walls and ceiling soffits at the patio on the east façade of the tower to coordinate with the existing metal panel colors and existing paint.
13. Remove the existing in-swinging storefront doors and replace with out-swinging storefront doors to match the existing.
14. Demolish the eastern most three story window of the hotel.

FINDINGS:

a. The historic structure located at 110 Lexington is commonly known as the El Tropicano Hotel and was constructed in 1962, and currently has no major additions or irreversible modifications. The historic structure was

the first hotel to be located on the River Walk. At this time, the applicant has proposed a scope of work that includes rehabilitation, exterior modifications and the demolition the eastern most three stories of the historic structure. The parking garage located on the property is noncontributing to the El Tropicano local historic landmark and is eligible for demolition to be approved administratively.

b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on June 26, 2019. At that meeting, committee members provided general comments on the presentation.

c. STUCCO PILASTER & BANDING REMOVAL – The applicant has proposed to remove the stucco pilasters and banding on the west façade in their entirety on the entire height of the structure. The Guidelines for Exterior Maintenance and Alterations notes that non-historic facades should be returned to their original design based on photographic evidence. Per historic photos of the hotel, these elements did not originally exist. The applicant has noted that the original glazing system will be restored, which staff finds to be appropriate and consistent with the Guidelines.

d. STOREFRONT PANEL REMOVAL (Southwest corner) – The applicant has proposed to remove the existing storefront panels at the southwest corner of the first floor to create an entry for a future retail space and install new a new storefront system and panels to match the existing in profile and finish. The applicant has proposed to modify a small portion of this existing storefront system, and install a new entry to match the existing, which staff finds that be appropriate.

e. STONE VENEER REMOVAL – The applicant has proposed to remove the existing stone veneer throughout the street level façade and replace it with fine-textured stucco. Historic photos note what appears to be stone at the first floor exterior. Per the Guidelines, character defining features should be preserved. Staff does not find the removal of the existing stone veneer to be appropriate and finds that it should remain as is to be consistent with the Guidelines.

f. ENTRY DOOR REPLACEMENT (West façade) – The applicant has proposed to the existing sliding entry door with a new storefront system to match the existing in profile and finish. This modification will be to the immediate left (north) of the new entrance proposed in finding c. Staff finds this replacement to be appropriate, as the profile, materials finish will match the existing.

g. SOFFIT REPLACEMENT – At the porte cochere, the applicant has proposed to modify the exiting soffit and lighting details and install a wood soffit with internal LED lighting. Staff finds any repair and maintenance to the existing soffit to be appropriate, as well as upgrades to existing architectural lighting; however, staff does not find the removal of original plaster and the installation of a wood soffit to be in keeping with the original design. Staff finds that the soffit should be repaired in kind.

h. GUARDRAIL REPLACEMENT – The applicant has proposed to replace existing, metal guardrails with glass guardrails. Historic photos note guardrails that differ from those currently on site. While not a return to those found historically on site, staff finds the proposed glass guardrails to be minimal in profile and appropriate.

i. STOREFRONT SYSTEM REPLACEMENT (South facade) – The applicant has proposed to replace the existing, nonoriginal storefront system on the south façade with a new storefront system that is to match the original in profile, finish and spacing. Staff finds this to be appropriate and consistent with the Guidelines.

j. NANA WALL (Bi-folding doors at south elevation) – The applicant has proposed to install a bi-folding door system on the south façade to be in line with the existing storefront system. There is currently no storefront system here. The area will remain open air; however, this system will allow the area to be enclosed. While an original storefront system was not found here, staff finds that the proposed system is minimal in nature and can be removed (or opened) to return to the original condition. Staff finds the proposed bi-folding doors to be appropriate.

k. STAIR REMOVAL AND STOREFRONT ADDITION (South façade)– The applicant has proposed to remove the existing, non-original stair connecting levels one and two, infill the floor on level two, and add a storefront system to match the profile of the existing. Generally, staff finds the proposed modifications to be appropriate, as this stair and void in the façade were not original to the structure.

l. GLAZING SYSTEM RESTORATION – The applicant has proposed to remove paint and restore the existing glazing systems on the north, south and east façade. Staff finds this to be appropriate and consistent with the Guidelines.

m. BAMBOO RAILING REMOVAL (Ninth level) – The applicant has proposed to remove the existing metal guardrail that features bamboo skirting at the ninth floor patio and replace with glass railing. Staff finds the proposed glass guardrails to be minimal in profile and appropriate.

n. PAINTING – The applicant has proposed to repaint the patio demising walls and ceiling soffits at the patio on the east façade of the tower to coordinate with the existing metal panel colors and existing paint. Staff finds this to be appropriate and consistent with the Guidelines.

o. DOOR REPLACEMENT (North façade) – The applicant has proposed to replace the existing in-swinging storefront doors and replace with out-swinging storefront doors to match the existing. Staff finds this to be appropriate as the profile of the doors will not change.

p. EASTERN WING DEMOLITION – The applicant has noted the demolition of the eastern portion of the historic structure, which is original, to provide additional space for future new construction. The northeast portion of the hotel proposed for demolition is original to the site and contributes to the local historic landmark. At this time, staff finds that the applicant has provided insufficient information regarding this demolition and the treatment and east elevation of the historic structure after this demolition. Staff does not find the partial demolition of a historic structure to be appropriate.

q. ARCHAEOLOGY – The project area is within the River Improvement Overlay District and is a designated Local Historic Landmark. The property is also adjacent to the historic alignment of the San Antonio River, an area known to contain significant historic and prehistoric archaeological deposits. In addition, the project area is in close proximity to previously recorded archaeological site 41BX1818. Furthermore, a review of archival resources identified structures within the property as early as 1850. Thus, the property may contain sites, some of which may be significant. Therefore, archaeological investigations shall be required if excavations are necessary for the proposed construction and demolition.

RECOMMENDATION:

Staff recommends approval of items #1, #2, #4, and #6 through #13 based on findings a through d, f, and h through o, with the following stipulations:

- i. That the applicant submit materials specifications and details to staff prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submit detailed construction documents for all storefront modifications and guardrail installations. Staff does not recommend approval of item #3, the removal of the existing stone veneer and installation of fine textured stucco based on finding e. Staff recommends that the applicant maintain the existing stone.

Staff does not recommend approval of item #5, the replacement of the existing soffit with a wood soffit based on finding

- g. Staff recommends that the soffit be repaired in-kind.

Staff does not recommends approval of item #14, the demolition of the eastern most wing based on finding p. Staff finds that the removal of an original portion of a historic structure is inappropriate. Additionally, staff finds that sufficient information has not been provided to staff at this time, and that this request is incomplete.

ARCHAEOLOGY – Archaeological investigations shall be required if excavations are necessary for the construction and demolition. The archaeological scope of work should be submitted to the Office of Historic Preservation archaeologists for review and approval prior to beginning the archaeological investigation. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

COMMISSION ACTION:

Approval of items 1, 2, 4 and 6 through 13 with staff's stipulations. Item 5 was approved as submitted. Items 3 and 14 were withdrawn by the applicant.

The applicant has submitted construction documents for the storefront modifications and has submitted samples of materials.



Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with any questions.

Estimate: 835 El Tropicano Hotel Budget 1-21-20

Estimate Unit Costs

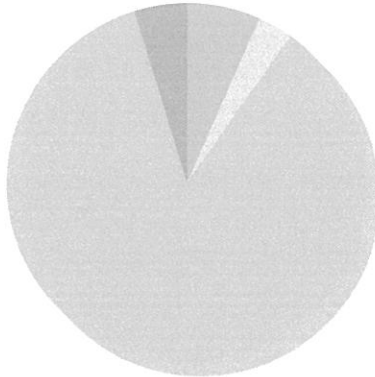
Description	Quantity	Unit Cost	Total Cost
01 General Conditions			
Building Permit by Owner	0.00 LS	0.00	0.00
Forklift	10.00 MO	1,100.00	11,000.00
Truck/Van	15.00 MO	750.00	11,250.00
Per Diem	13.00 MO	1,500.00	19,500.00
Admin Travel	13.00 MO	1,000.00	13,000.00
Lodging for trades by owner at hotel	0.00 LS	2,500.00	0.00
Project Manager	13.00 MO	8,300.00	107,900.00
Project Engineer	10.00 MO	3,750.00	37,500.00
Superintendent	15.00 MO	7,500.00	112,500.00
Conex Storage 40'	30.00 MO	175.00	5,250.00
Field Office Supplies and Equipment	10.00 MO	500.00	5,000.00
Printing and Postage	10.00 MO	200.00	2,000.00
Safety Consultant	13.00 MO	550.00	7,150.00
First Aid Supplies	5.00 LS	750.00	3,750.00
Fire Extinguishers	24.00 EA	100.00	2,400.00
Temporary Electricity by owner	0.00 MO	1,300.00	0.00
Temporary Project Signs & Barricades	1.00 LS	10,000.00	10,000.00
Temporary Fence	1,000.00 LF	6.00	6,000.00
Temporary Telephone	22.00 MO	70.00	1,540.00
Temporary Computers/Printers/Internet	10.00 MO	300.00	3,000.00
Temporary Water by owner	0.00 MO	300.00	0.00
Temporary Fuel/Oil	15.00 MO	800.00	12,000.00
Temp Toilets by owner	0.00 MO	325.00	0.00
Temporary Tools	10.00 MO	1,000.00	10,000.00
Handling and Stocking	960.00 HR	12.50	12,000.00
Daily Clean Up	1,080.00 HR	12.50	13,500.00
Final Cleaning	180,000.00 SF	0.31	55,800.00
Project Records Documents	750.00 \$	1.00	750.00
Debris container, 30 cu yd By Owner	0.00 EA	535.00	0.00
Totals			\$462,790.00
02 Sitework			
Remove existing grease trap	1.00 EA	15,000.00	15,000.00
Demo broken sidewalks allowance	5,591.36 SF	1.50	8,387.04
Demo Acoustical Ceilings Back of House	20,000.00 SF	1.00	20,000.00
Demo concrete for Restroom & Bar underground	1,531.00 SF	21.00	32,151.00
Remove Saltillo tile paving of sidewalks	1,879.82 SF	1.50	2,819.73
Landscaping & Irrigation	1.00 LS	60,000.00	60,000.00
Site Utilities - relocate MEP services from garage - allowance	1.00 LS	450,000.00	450,000.00
SWPPP NIC	0.00 SF	0.00	0.00

Description	Quantity	Unit Cost	Total Cost
Demolition Building & Rooms	1.00 LS	512,786.00	512,786.00
Site Concrete Allowance patch & repair paving	45,689.54 SF	1.00	45,689.54
Strips & Stops	143.00 EA	90.00	12,870.00
Totals			\$1,159,703.31
03 Concrete			
Concrete for Restroom & Bar	1,530.89 SF	8.00	12,247.12
Concrete infill second floor	1,664.07 SF	10.00	16,640.70
Resteel with concrete	0.00 SF	1.75	0.00
Totals			\$28,887.82
04 Masonry			
New brick pavers	2,616.00 SF	9.00	23,544.00
Stucco	1,542.46 SF	15.00	23,136.90
Masonry at Pool	3,560.00 SF	15.00	53,400.00
planters with stone NIC	0.00 SF	0.00	0.00
Totals			\$100,080.90
05 Metals			
New Trellis NIC	0.00 LS	0.00	0.00
Totals			\$0.00
06 Wood and Plastics			
Window Valance	292.00 EA	450.00	131,400.00
New Struct at Pool 2 each	1.00 LS	187,000.00	187,000.00
Millwork Spa Area	1.00 LS	50,000.00	50,000.00
Rough Carpentry blocking	287.00 EA	225.00	64,575.00
Millwork Common Area & Finish Carpentry	1.00 LF	550,000.00	550,000.00
Stone Top Guest Room Vanity	292.00 EA	300.00	87,600.00
Totals			\$1,070,575.00
07 Thermal and Moisture			
Roof & Sheet Metal allowance	45,439.57 SF	8.00	363,516.56
Building Insulation with drywall	0.00 SF	0.35	0.00
Spray Fireproofing NIC	0.00 SF	5.50	0.00
Totals			\$363,516.56
08 Doors and Windows			
Barn doors guest room br	292.00 EA	100.00	29,200.00
Balcony Door Allowance based on 25% replacement	1.00 LS	150,000.00	150,000.00 X
Nanawall System	1.00 LS	40,000.00	40,000.00
Fluted Glass at Reception Desk	200.00 SF	50.00	10,000.00
Wood Doors	1.00 LS	381,108.00	381,108.00
Windows replacement allowance	1.00 LS	250,000.00	250,000.00 X
Glass Glazing & Alum	1,020.00 SF	50.00	51,000.00
Automatic Doors	2.00 EA	8,000.00	16,000.00
Hollow Metal	1.00 LS	202,395.00	202,395.00

Description	Quantity	Unit Cost	Total Cost
Operable Partitions allowance	1.00 LS	20,000.00	20,000.00
Finish Hardware	1.00 LS	383,428.00	383,428.00
Electric Locks	1.00 LS	137,482.00	137,482.00
Totals			\$1,670,613.00
09 Finishes			
Guest Room Finishes	292.00 EA	6,700.00	1,956,400.00
VWC material by Owner - Labor with Paint	0.00 EA	0.00	0.00
Fitness Room Floor	1,016.00 SF	15.00	15,240.00
Wood Floor in Spa	3,250.00 SF	15.00	48,750.00
Terrazzo Flooring at Cafe	1.00 LS	20,000.00	20,000.00
Carpet Corridors Labor - material by Owner	18,600.00 SF	2.00	37,200.00
Drywall	1.00 LS	638,945.00	638,945.00
Stone Tops with Millwork	0.00 LF	0.00	0.00
Ceramic & Quarry	1.00 LS	445,586.00	445,586.00
Acoustical Ceilings @ back of house	19,609.69 SF	2.50	49,024.23
VCT & Base with carpet	0.00 SF	0.00	0.00
Carpet (Material by Owner)	292.00 EA	600.00	175,200.00
Paint & VWC Labor - includes striping mullions and metal panels	1.00 LS	941,034.00	941,034.00
Totals			\$4,327,379.23
10 Specialties			
Recessed Entry Mats	1.00 EA	2,500.00	2,500.00
Fire Extinguishers & Cabinets allowance	1.00 LS	10,000.00	10,000.00
Shelving NIC	0.00 EA	0.00	0.00
Toilet Partitions hard wall with finishes	1.00 EA	25,000.00	25,000.00
Toilet Accessories	1.00 LS	117,686.00	117,686.00
Lockers By Owner	0.00 \$	0.00	0.00
Flag Poles NIC	0.00 EA	0.00	0.00
Corner Guards By Owner	0.00 EA	0.00	0.00
Signage By Owner	0.00 LS	0.00	0.00
Graphics NIC	0.00 EA	0.00	0.00
Totals			\$155,186.00
11 Equipment			
Kitchen Equipment By Owner	0.00 LS	0.00	0.00
Laundry Chutes NIC	0.00 LF	0.00	0.00
Totals			\$0.00
12 Furnishings			
FF&E By Owner	0.00 \$	0.00	0.00
Totals			\$0.00
13 Special Construction			
Steam Sauna Whirlpool - Spa allowance	3.00 EA	5,000.00	15,000.00

Description	Quantity	Unit Cost	Total Cost
Splash Pad NIC	0.00 LS	0.00	0.00
Pool Deck	13,527.16 SF	9.00	121,744.44
Refinish Pool	1,217.08 SF	43.00	52,334.44
Totals			\$189,078.88
14 Conveying Systems			
Elevators upgrade by Owner	0.00 FL	0.00	0.00
Totals			\$0.00
15 Mechanical			
Isolation Valves allowance	1.00 EA	125,000.00	125,000.00
New Grease Trap	1.00 LS	45,000.00	45,000.00
HVAC	157,800.00 SF	8.00	1,262,400.00
Plumbing Guestrooms with Guest room	0.00 LS	0.00	0.00
Plumbing Bar & Restroom	7,023.13 SF	10.00	70,231.30
Plumbing Spa	5,112.39 SF	10.00	51,123.90
Plumbing Public Restrooms & Common Area	1.00 LS	488,150.00	488,150.00
Fire sprinkler Dry system @ Port-o-chere allowance	1,935.73 SF	10.00	19,357.30
Fire sprinkler allowance	1.00 LS	291,000.00	291,000.00
Mini Splits allowance	292.00 EA	2,300.00	671,600.00
Test & Balance with HVAC	0.00 LS	0.00	0.00
Totals			\$3,023,862.50
16 Electrical			
Temporary Electric / service	1.00 LS	40,000.00	40,000.00
Electrical Guestrooms with guestroom	0.00 LS	0.00	0.00
Electrical Restaurant	1.00 LS	275,000.00	275,000.00
Electrical Common Areas & Back of House	1.00 LS	675,000.00	675,000.00
Voice/Data/Video allowance	292.00 EA	450.00	131,400.00
Fire Alarm allowance	157,800.00 SF	0.75	118,350.00
Lightning Protection NIC	0.00 SF	0.00	0.00
Totals			\$1,239,750.00
20 Project Summary			
General Liability Insurance	1.00 LS	65,110.00	65,110.00
Builders Risk Insurance By Owner	0.00 LS	0.00	0.00
Project Contingency	1.00 LS	500,000.00	500,000.00
Architect & Engineering By Owner	0.00 LS	0.00	0.00
Totals			\$565,110.00
Sub-Total (Base Cost)			\$14,356,533.20

Estimate Summary



■ Material [\$942,817]
 ■ Labor [\$454,400]
 ■ SubContractor [\$12,277,766]
 ■ Equipment [\$57,650]
 ■ Other [\$623,900]

Description		Total
Sub-Total (Base Cost)		\$14,356,533.20
Labor	50.00%	227,200.00
Sub-Total (Direct Cost)		\$14,583,733.20
Overhead & Profit	6.00%	875,023.99
Sub-Total (Indirect Cost)		\$15,458,757.19
Remodel Sales Tax	8.25%	1,275,347.47
Total Estimate		\$16,734,104.66

Timeline for Construction on the El Tropicano Hotel Renovation

Work is estimated to start in June 2020 and be completed in August 2021.

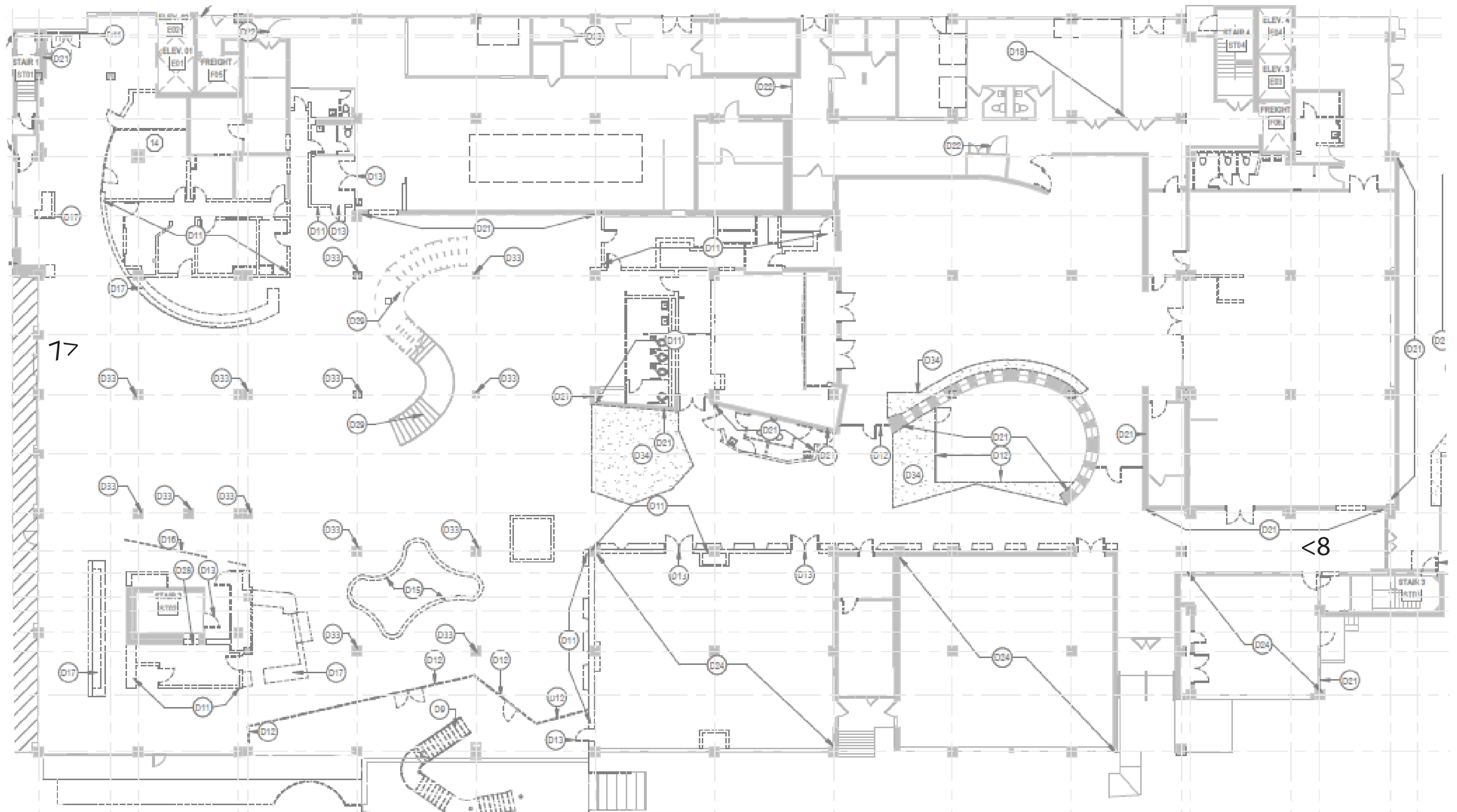


EXTERIOR



El Tropicano
San Antonio, TX

110 Lexington Ave
Pre-Rehabilitation Photos

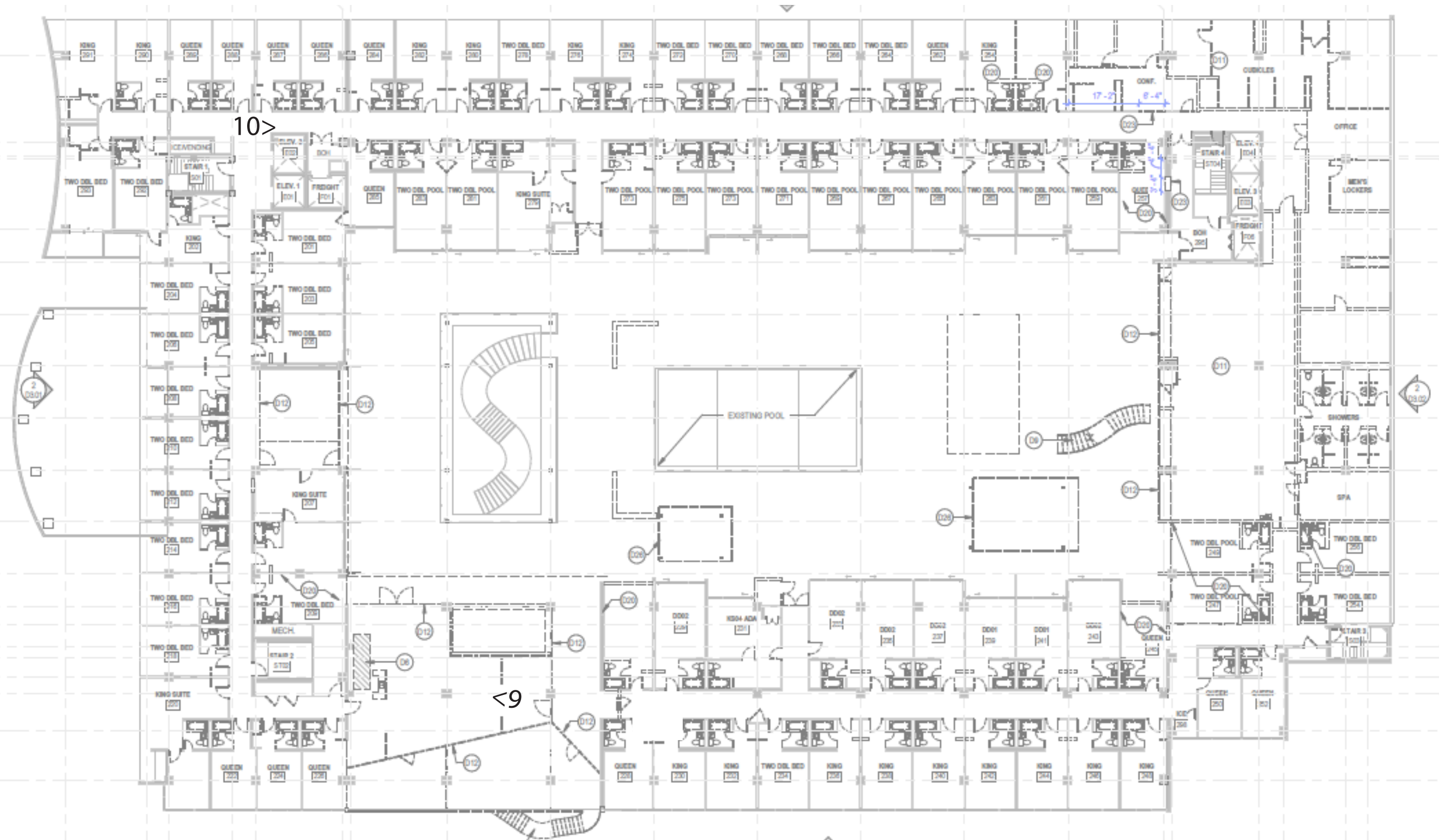


FIRST FLOOR




El Tropicano
San Antonio, TX

110 Lexington Ave
Pre-Rehabilitation Photos

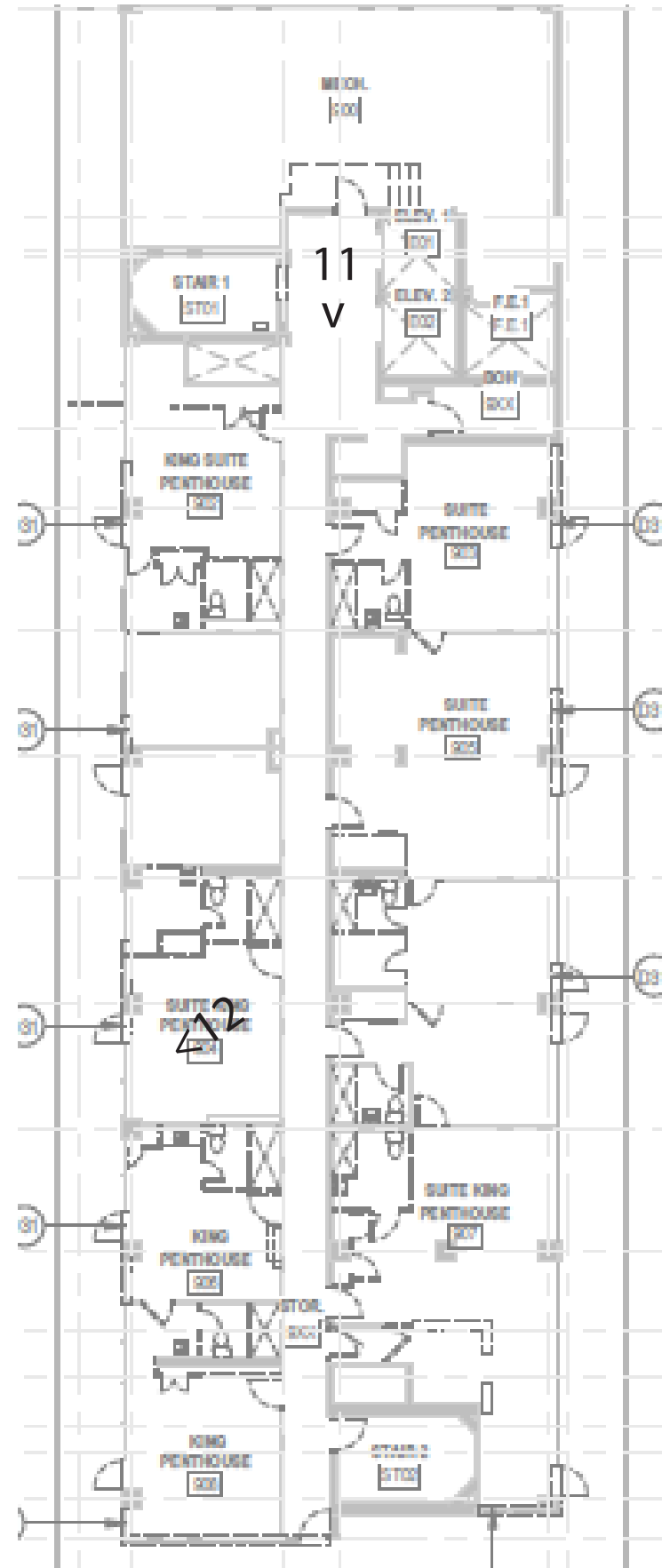


SECOND FLOOR



El Tropicano
San Antonio, TX

110 Lexington Ave
Pre-Rehabilitation Photos



PENTHOUSE LEVEL
(NINTH FLOOR)



El Tropicano
San Antonio, TX

110 Lexington Ave
Pre-Rehabilitation Photos



1.
Oblique,
Primary
(Southwest)
and Northwest
Elevations
View SE



2.
Southeast
Elevation
View NW



3.
Northwest
Elevation
View SW



4.
Primary
Entrance
View NE



5.
Second Floor
Pool Deck
View NE



6.
Penthouse
Roof Deck
View SE



7.
Lobby
View NE



8.
Lobby
Corridor
View SW



9.
Second Floor
Cafe
View SW



10.
Second Floor
Corridor,
Typical
View NE



11.
Penthouse
Level (Ninth
Floor) Corridor,
Typical
View SE



12.
Penthouse
Level (Ninth
Floor) Hotel
Room, Typical
View NW