



City of San Antonio

Agenda Memorandum

File Number:16-3975

Agenda Item Number: 8.

Agenda Date: 10/6/2016

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICT(S) IMPACTED: Citywide

SUBJECT: Contract Award: Henry B. Gonzalez Convention Center (HBGCC) Parking Project

SUMMARY:

An ordinance for the Henry B. Convention Center Parking Lot Project awarding a construction contract payable to AJ Commercial Services Inc. in the amount of \$1,444,123.60 to construct three parking lots, located in Council District 1, and appropriating \$ 1,808,079.00 Redemption & Capital Reserve Fund.

BACKGROUND INFORMATION:

In February 2016, the Henry B. Gonzalez Convention Center east expansion reached substantial and opened its doors to the new transformed facility. This expansion fulfilled the market demand for larger, more modernized exhibit space, improved meeting space, and uniform quality throughout the facility to allow it to remain competitive nationally. In addition, renovation of the Alamodome just recently started under a separate project in January 2016 with the goal of enhancing the facility to host larger venues like the upcoming 2018 NCAA Final Four games.

In the advent of these projects several public meetings have occurred, which have identified the need for additional parking to support both the Henry B. Gonzalez Convention Center and Alamodome events. Primary concerns relate to parking congestion along the side streets and other non-designated areas during events that create inconveniences to local residents and business owners.

Ford Engineering completed the design for the two parking lots near the southeast corner of the Henry B. Gonzalez Convention Center, adjacent to the newly constructed pedestrian ramp, for approximately a combined total of 300 parking spaces. In addition, an existing parking area north of the Henry B. Gonzalez Convention Center requires minor upgrades to expand its capacity, which will allow an additional 50 public parking spaces. Annual revenue from these parking lots is anticipated to be \$320,000.

PROCUREMENT OF SERVICES:

This Project was advertised in August 2016 in the San Antonio Hart Beat, on the City's website, on the Texas Electronic State Business Daily, on TVSA and through the TCI department. Plans also were available for review by potential bidders at the office of Ford Engineering, 10927 Wye Drive, Suite 104,, San Antonio, TX 78217. Bids for this Project were opened on September 13, 2016 and 5 bidders responded. Of these, AJ Commercial Services Inc. submitted the lowest responsive bid. A summary of the bid outcome is included as an attachment.

The Small Business Economic Development Advocacy (SBEDA) Program Goal Setting Committee set a 22% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 2% African-American Business Enterprise (AABE) subcontractor participation for this contract.

This construction contract was developed utilizing the low bid process; therefore, a Discretionary Contracts Disclosure Form is not required.

ISSUE:

An ordinance for the Henry B. Convention Center Parking Project awarding a construction contract payable to AJ Commercial Services Inc. in the amount of \$1,444,123.60 to construct three parking lots, located in Council District 1, and appropriating \$1,808,079.00 Redemption & Capital Reserve Fund.

Project construction is anticipated to begin in October 2016 and is estimated to be complete by November 2016. The schedule of this work has been coordinated in conjunction with the final completion of the west expansion and the Alamodome football schedule.

ALTERNATIVES:

As an alternative, City Council could choose not to approve this construction contract and require staff to re-advertise this Project; however, this would adversely affect the timely completion of the three parking lots and would impact tourists, clients and residents that reside near the facility.

FISCAL IMPACT:

This ordinance approves a one-time capital improvement expenditure in the amount of \$1,444,123.60 payable to AJ Commercial Services Inc. Funds in the amount of \$1,808,079.00 will be appropriated from the Redemption & Capital Reserve Fund. This project will amend the FY2017 Capital Improvements Program.

RECOMMENDATION:

Staff recommends approval of this ordinance awarding a construction contract in the amount of \$1,444,123.60 to AJ Commercial Services Inc., for construction of the Henry B. Gonzalez Convention Center Parking Project.