



# City of San Antonio

## Agenda Memorandum

**File Number:** 14-3447

---

**Agenda Item Number:** 11.

**Agenda Date:** 3/12/2015

**In Control:** City Council A Session

---

**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie, P.E.

**COUNCIL DISTRICTS IMPACTED:** Council District 1

**SUBJECT:** Contract Award: Alamo Plaza Visitor Center Renovation

### SUMMARY:

An ordinance for the Alamo Plaza Visitor Center Renovation Project, a 2014 Hotel Occupancy Tax Funded Project, located in Council District 1, accepting the lowest responsive bid and awarding a construction contract, including an additive alternate, in an amount not to exceed \$298,595.00, payable to Breda Construction Inc. of which \$27,172.00 is being appropriated from the Hotel Occupancy Tax fund.

### BACKGROUND INFORMATION:

In April 1983, the City of San Antonio entered into a 50-year Lease Agreement with the Maverick Family for the Visitor Information Center (VIC) building located at 317 Alamo Plaza, directly in front of the Alamo, for a one time lump sum fee of one hundred-thirty thousand (\$130,000) dollars. Within section 5.2 of the lease agreement, the City of San Antonio has the right, during the term of the lease, to erect, maintain, alter, remodel, reconstruct, rebuild, replace and/or make improvements of the lease premises; provided such construction, reconstruction, demolition or other improvements be paid for by the City of San Antonio.

The primary mission of the VIC is to maximize the San Antonio visitor experience by providing accurate and helpful information on events, services, attractions and cultural sites using the highest level of customer service, for the purpose of extending visitor stays, increasing visitor spending and increasing return visitation. Additionally, there is a retail component of the VIC which helps financially to support the operation and offers goods that reflect the brand, heritage, culture and spirit of San Antonio.

The VIC annually supports and serves more than 300,000 local, national and international visitors. With the

continued growth of the city and the opening of recent new hotel properties within the downtown area, this number is expected to continue to increase. The VIC currently operates seven days a week from 9:00 am-5:00 pm. Hours may vary throughout the year associated with peak visitation periods.

To continue providing a high level of personal customer service to visitors, the scope of this construction project includes improved modular storage units for inventory, updating of finishes and cosmetic upgrades, HVAC replacement, structural repairs and electrical updates, and is a compliment to the customer service section of the Visitor information Center which was renovated in 2010. This project is anticipated to begin in March 2015 and is estimated to be completed by July 2015.

#### Procurement of Services:

This project was advertised for construction bids in December 2014 in the San Antonio Hart Beat, the City's website, the Texas Electronic State Business Daily, TVSA and through the TCI Small Business Office. Plans also were available for review by potential bidders at the office of Chesney Morales Architects/Planners & Associates, Inc. located at 4901 Broadway, Suite 250 San Antonio, Texas 78209. Bids for these projects were opened on January 20, 2015 and seven bidders responded. Of these, Breda Construction Inc., submitted the lowest responsive bid. A matrix of the bid outcome is included herein.

This contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract in an effort to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee set a 20% Minority/Women Business Enterprise (M/WBE) subcontracting goal and 3% African American Business Enterprise (AABE) subcontracting goal. The Economic Development Department approved a partial waiver submitted by Breda Construction, Inc. because the contractor demonstrated a good faith effort to provide subcontracting opportunities for small, minority, and women-owned businesses. Breda Construction, Inc. is also a certified small business.

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

#### **ISSUE:**

This ordinance accepts the lowest responsive bid and awards a construction contract, in the amount of \$298,595.00, to Breda Construction, Inc., of which \$27,172.00 is being appropriated from the Hotel Occupancy Tax fund for improvements to the Alamo Plaza Visitor Information Center Office Renovation project, located in Council District 1.

Project improvements provide for upgrading 1,255 square feet of existing staff office and break room area. Work includes demolition of existing office area, break room and existing restrooms. Renovation upgrades includes the addition of two new unisex restrooms, addition of a new shower, new mop sink, redesigned break room and the addition of three new offices. All new lighting and HVAC system upgrades also will be included. The existing skylight that stands over the existing office space will be replaced with a new skylight structure. The need to replace this will stop water leakage and infiltration into the office space and will improve light filter keeping the space cooler and more efficient.

Project construction is anticipated to begin in March 2015 and estimated to be completed by July 2015.

Coordination with the CVB has been made to allow the retail area to remain open during construction, ensuring

operations as usual. Visitor Information Management Staff will relocate to a temporary location within the building, keeping their operations on site, and will stay at the temporary location until construction is complete.

Project construction is anticipated to begin in March 2015 and estimated to be completed by July 2015.

**ALTERNATIVES:**

As an alternative, City Council could choose not to award this contract and require staff to re-advertise this project. Considering the additional time required for another solicitation process, this would adversely affect the timely completion of the project.

**FISCAL IMPACT:**

This is a one-time capital improvement expenditure in the amount of \$298,595.00, payable to Breda Construction, Inc., of which \$270,883.00 will be paid from the Hotel Occupancy Tax and \$27,712.00 will be appropriated from the Hotel Occupancy Tax.

**RECOMMENDATION:**

Staff recommends approval of this ordinance accepting the lowest responsive bid and awarding a construction contract in the amount of \$298,595.00, authorized payable to Breda Construction Inc., for construction renovation of the Alamo Plaza Visitor Center Renovation.