

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM
PURCHASING & GENERAL SERVICES DEPARTMENT**

CONSENT AGENDA
ITEM NO. 8

TO: Mayor and City Council

FROM: Janie B. Cantu, Director of Purchasing & General Services

THROUGH: Terry M. Brechtel, City Manager

COPIES: Erik J. Walsh, Assistant to the City Manager;
Michael J. Sawaya, Director of Convention Facilities;
File

SUBJECT: Removal and Replacement of the Stage Floor at the Lila Cockrell Theatre

DATE: June 10, 2004

SUMMARY & RECOMMENDATION:

This ordinance authorizes the Purchasing & General Services Department to accept a contract from Quality Hardwood Floors, Inc. to provide the City of San Antonio Convention Facilities Department with labor, materials, and equipment to remove and replace the Lila Cockrell Theatre stage floor. Staff recommends approval of this ordinance.

BACKGROUND INFORMATION:

The attached tabulation of four bids to provide the City of San Antonio Convention Facilities with removal and replacement of the stage of flooring at the Lila Cockrell Theatre is hereby submitted for council consideration and action. The low responsive bid was submitted by Quality Hardwood Floors, Inc. for a total of \$80,730.00.

The Lila Cockrell Theatre was constructed in 1967 and is used to host presentations, lectures, meetings as well as performing arts. Over the years the Lila Cockrell theatre has been an essential component in clients choosing to bring their conventions to San Antonio and the Henry B. Gonzalez Convention Center. Clients ranging in diversity from, Texas Music Educators Association, NCAA, Armstrong McCall, SIG Graph, Texas Dental Association, American Association of Neurological Surgeons, to the National Petroleum Refiners Association, have utilized this facility.

Due to extensive use it is now in need of floor staging replacement. The stage floor decking is made from softwood, which in the last 36 years has sustained flood damage, crushing weights, and normal wear and tear. Aside from normal wear and tear major safety concerns are present, from splintering wood and collapsing supports, the floor replacement can no longer be delayed.

Replacement of the stage floor will not only correct the immediate safety problems, but will increase the weight load capacities of the stage. This will make the theatre even more appealing for the many industrial and corporate events that would like to present their products, such as automobile and heavy equipment manufacturers.

Over the past several years, the theatre has undergone renovations and upgrades to include new carpeting, new stage curtains, new dimmers and stage lighting, upgraded stage counter weight rigging systems and the new audio system.

The Lila Cockrell Theatre is booked throughout the entire season therefore a window of opportunity to replace the floor will not present itself for another three years. This replacement is critical, but because of commitments, this project has been previously pushed back and now cannot sustain three more years of use without replacement. It is anticipated that the work will begin August 2004 and be completed by September 2004.

POLICY ANALYSIS:

This contract will provide the Convention Facilities with a contractor to remove and replace the stage floor at the Lila Cockrell Theatre. The contractor will provide labor, equipment, and materials to include new 2"X4" lumber, plywood, pine tongue and groove floor planking, painting, sanding and finishing. It is estimated that this replaced stage floor will last 40 years.

FINANCIAL IMPACT:

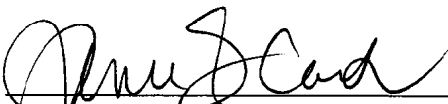
The total cost of this contract is \$80,730.00. Funding will be from the Miscellaneous Special Revenue Fund- Community & Visitor Facilities Fund. All expenditures will be in accordance with the FY2003-2004 budget approved by City Council.

COORDINATION

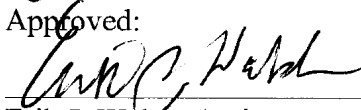
This ordinance has been coordinated with the City of San Antonio Convention Facilities Department.

ADDITIONAL INFORMATION:

The City of San Antonio Purchasing Department advertises bids in the Daily Commercial Recorder, La Prensa, The San Antonio Observer, and the San Antonio Express-News. This office also advertises bids on Public Access Channel 21, the Purchasing Website and utilizes the services of Demandstar.com to notify registered vendors of City bids.



Janie B. Cantu, C.P.M., Director
Purchasing & General Services

Approved:


Erik J. Walsh, Assistant to the City Manager
City Manager's Office

City of San Antonio Bid Tabulation

Opened: April 9, 2004		Quality Hardwood Floors Inc.	Acropolis Group LLC, dba Southwest Restoration	Aztec Construction	Bexar Floor Covering Company, Ltd. Magott Management, LLC General Partner
For: Removal and Replacement of Stage Floor at the Lila Cockrell Theatre		P.O. Box 1348	10100 Reunion Place #305	P.O. Box 64074	P.O. Box 10569
04-042 MR		San Marcos, Texas 78667	San Antonio, Texas 78216	Pipe Creek, Texas 78063	San Antonio, Texas 78210-0569
Item	Description				
1	Hardwood pine tongue and groove planking	\$27,500.00	\$52,000.00	\$55,800.00	\$40,970.00
2	Labor, materials, and equipment to remove and replace the Stage Floor	\$53,230.00	\$66,300.00	\$111,600.00	\$68,530.00
	Job Price Complete	\$80,730.00	\$118,300.00	\$167,400.00	\$109,500.00
	Terms	Net 30	2 % 10	2 % 10	1/2 % 15
	Total Award	\$80,730.00			