

**CITY OF SAN ANTONIO  
PUBLIC WORKS DEPARTMENT  
CITY COUNCIL AGENDA MEMORANDUM**

**TO:** Mayor and City Council  
**FROM:** Thomas G. Wendorf, P.E., Director of Public Works  
**SUBJECT:** Convention Center Board Room  
**DATE:** February 2, 2006

**SUMMARY AND RECOMMENDATIONS**

This ordinance accepts the lowest responsive bid, appropriates funds, and awards a construction contract in the amount of \$107,627.00 payable to Sanford, Taylor, Turk, L.P. General Contractors, and authorizes \$10,762.00 for Project Contingency, \$7,534.00 for Capital Administrative Costs and \$2,000.00 for Advertising Expenses, for a total ordinance amount of \$127,923.00, in connection with the Henry B. Gonzalez Convention Center Board Room project, funded with Hotel Motel Occupancy Tax Revenue Bonds, located in Council District 1.

Staff recommends the approval of this ordinance.

**BACKGROUND INFORMATION**

This project will provide for interior conversion and renovations of approximately 700 square feet of space of the Henry B. Gonzalez Convention Center (HBGCC). The work will consist of converting two existing rooms into one large executive conference room. Modifications will be made to plumbing, mechanical, and electrical systems. A serving pantry will be created, and an adjoining restroom will receive new upgrade finishes. The contract also includes executive quality conference room furnishings and audio visual equipment.

This project was advertised for construction bids in the Commercial Recorder, the San Antonio Informer, and La Prensa in November 2005. In addition, the bid announcement was made on TVSA, through the Small Business Economic Development Advocacy (SBEDA) Office and the Dodge Report. Plans were also available for review by potential bidders at Chesney, Morales & Associates, Inc. at 4901 Broadway, Suite 250 San Antonio Texas 78209. Bids for this project were opened on December 14, 2005 and two (2) firms responded. Of these Sanford, Taylor, Turk, LP General Contractors submitted the lowest responsive bid. Sanford, Taylor, Turk LP General Contractors currently has no active City contracts. A matrix of the bid outcome is included herein as Attachment 2. Construction is anticipated to begin in February 2006 and to be completed in March 2006.

The Economic Development Department has reviewed and approved the List of Subcontractors submitted by Sanford and the contractor has been encouraged to solicit M/W/AABE's for contracting opportunities. The Memorandum from the Economic Development Department is included herein as Attachment 3.

### **POLICY ANALYSIS**

Approval of this ordinance will be a continuation of City Council policy to complete previously approved Hotel Occupancy Tax Subordinate Lien Revenue and Refunding Bond, Series 2004B funded Capital Improvement Projects.

### **FISCAL IMPACT**

This is a one-time capital improvement. Funds in the amount of \$127,923.00 are included in the FY 06-11 Capital Improvement Program Budget. A portion of this item in the amount \$77,923 is not within budget. These funds are to be transferred from the Convention Center Phase II Expansion/Outstanding Issues project budget. Funds in the amount of \$127,923.00 are available from Hotel Motel Occupancy Tax Revenue Bond funds and are authorized to be appropriated and payable as follows:

\$107,627.00	payable to Sanford, Taylor, Turk, LP General Contractors for construction services
\$ 10,762.00	for Project Contingency
\$ 7,534.00	for Capital Administrative Costs
\$ 2,000.00	for Advertising Expenses

### **COORDINATION**

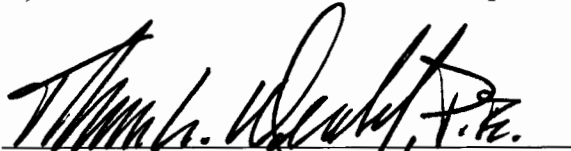
This request for ordinance has been coordinated with the Finance Department, the Office of Management and Budget, and the Convention Facilities Department.

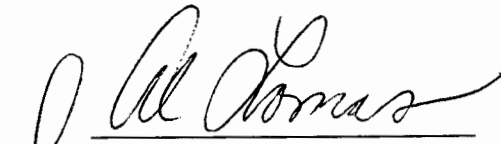
### **SUPPLEMENTARY COMMENTS**


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

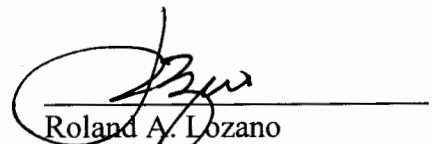
## ATTACHMENTS

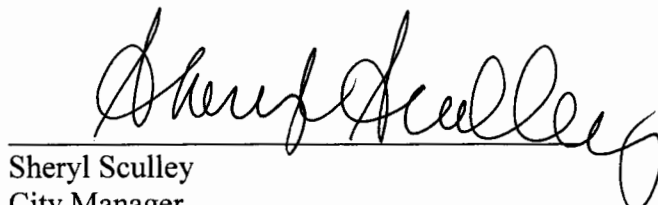
- 1.) Project Map
- 2.) Bid Tab
- 3.) Memo from the Economic Development Department dated January 13, 2006.

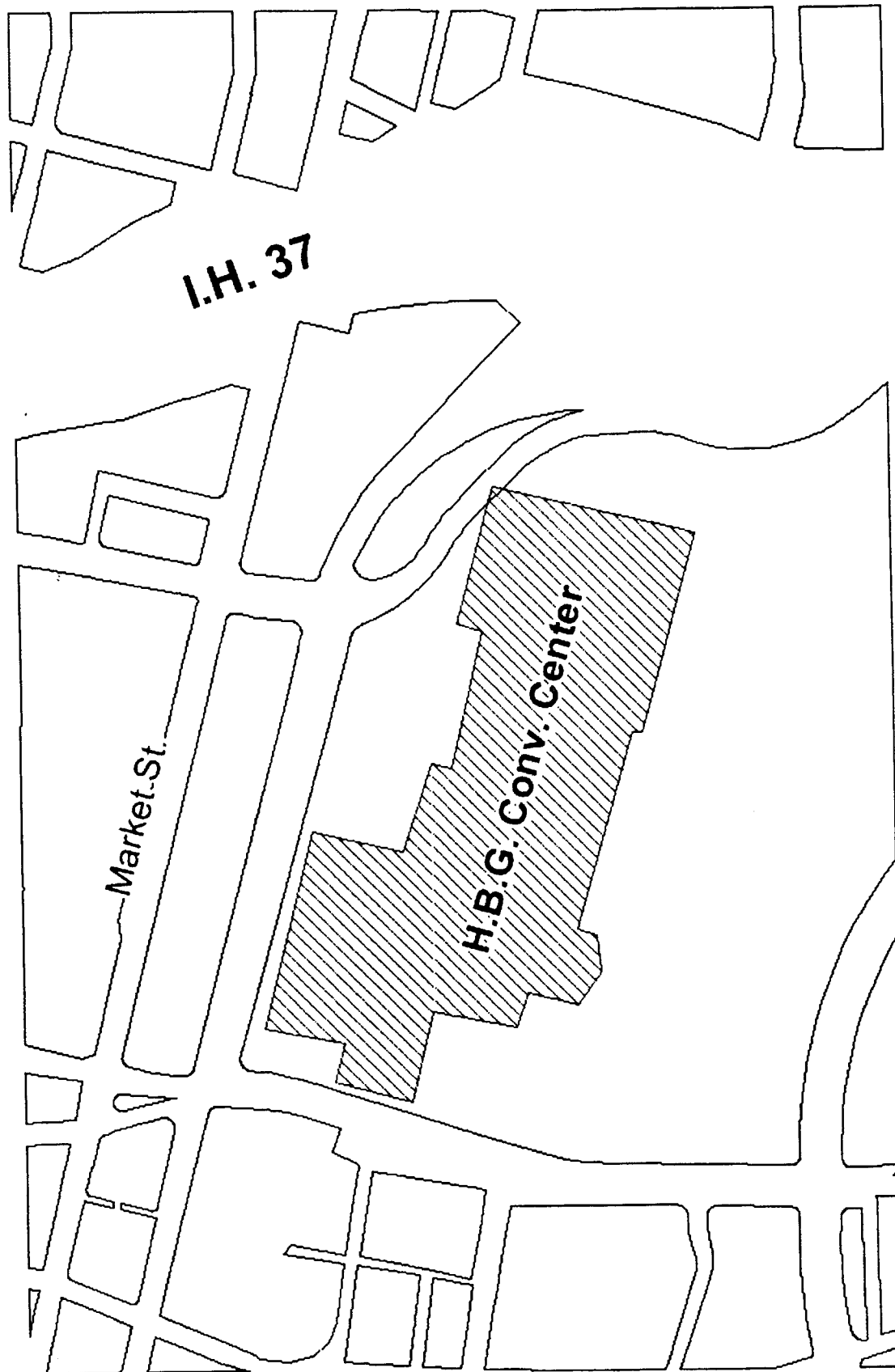
  
Thomas G. Wendorf, P.E.  
Director of Public Works

  
Michael Sawaya  
Convention Facilities Director

  
Jelynn LeBlanc Burley  
Assistant City Manager

  
Roland A. Lozano  
Assistant to the City Manager

  
Sheryl Sculley  
City Manager



**Renovation of the Convention Center lobby and Convention Facilities' Offices.  
and ADA Renovation to the Convention Center Addition**

[illegible]

City of San Antonio  
Economic Development Department  
Interdepartmental Memorandum

TO: Maria Villagomez, Public Works Department

FROM: Manuel Longoria, Jr., Assistant Director, Economic Development Department


COPIES: Yvette Ozuniga; Anita Uribe Martin; File

SUBJECT: Good Faith Effort Plan Submitted for the **Phase 1 Henry B. Gonzalez Interior Administrative Office Renovations and Code Improvements Project**

DATE: January 13, 2006

---

We have reviewed the List of Subcontractors submitted by Sanford, Taylor, Turk, L.P., for the **Phase 1 Henry B. Gonzalez Interior Administrative Office Renovations and Code Improvements Project**. Since the project is under \$200,000 a Good Faith Effort Plan is not required. However, the Prime Contractor is still encouraged to solicit M/W/AABE's for contracting opportunities. If you have any questions, please call me at (210) 207-3900 or Hugo Villarreal at (210) 207-3903.

  
\_\_\_\_\_  
Manuel Longoria, Jr.  
Assistant Director  
Economic Development Department

ML/hv