



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 4

Agenda Date: November 21, 2024

In Control: City Council A Session

DEPARTMENT: Finance Department

DEPARTMENT HEAD: Troy Elliott

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Contract Award: Lila Cockrell Theatre Rigging Project

SUMMARY:

This ordinance authorizes a contract with Jamail & Smith Construction, LP to provide the Convention and Sports Facilities Department with the installation of theatrical rigging infrastructure including all structural, electrical and equipment for a cost not to exceed \$2,077,500. Funding for this contract is available from the the Redemption and Capital Fund.

BACKGROUND INFORMATION:

Project Background

The Henry B. González Convention Center is located in downtown San Antonio and is adjacent to the Riverwalk. The original Convention Center was built as part of World's Fair-HemisFair '68. Since then, the Henry B. González Convention Center has undergone multiple renovations and expansions. The convention center supports 514,000 square feet of contiguous exhibit space with 86,500 square feet of column-free multipurpose space, over 70 meeting rooms, and two ballrooms, which includes the largest ballroom in Texas.

Henry B. González Convention Center is also home to the Lila Cockrell Theatre which is located near the west lobby entrance. The theater is a permanent legacy of the 1968 World's Fair. It was originally designed as a traditional performing arts venue such as ballet, symphony and drama. A major renovation in 2010 enhanced its functionality not only supporting the arts but also an ideal venue for multi-media presentations, concerts, lectures and general meetings for large attendance convention events.

As part of the accepted scope of work, new front of house rigging points will be added to the structure and extended below the seating area, new rigging points near the front of the stage, additional power, data cabling and an additional catwalk system.

Procurement of Services

The City previously solicited this project through Invitation for Bid but resulted in one bidder who was deemed nonresponsive. Due to the specialized work of this project, the use of a cooperative solicitation was determined to find vendors who were capable of performing this specialized scope.

The City requested vendors currently participating in a cooperative to submit proposals for the "Lila Cockrell Theatre Rigging Project" on November 6, 2024, with a submission deadline of November 12, 2024. Two proposals were received and reviewed. The City issued a Request for Offer (RFO, 6100018580) to Jamail & Smith Construction, LP. who met the the published specifications and is recommended for contract award.

This purchase is made in accordance with the Texas Local Government Purchasing Cooperative BuyBoard passed through Ordinance 97097 dated 1/30/2003. These construction services will be provided by Jamail & Smith Construction, LP utilizing the BuyBoard cooperative contract number #728-24. The use of the cooperative contract allows the Convention and Sports Facilities Department to secure these specialized services from this contractor to complete the Lila Cockrell Theatre Rigging project.

This contract will begin upon the effective date of the ordinance awarding the contract and will terminate upon completion of all work described herein or delivery of all goods and services ordered, as applicable.

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 to maximize the amount of small, minority and women-owned business participation on the contract. The Goal Setting Committee set a 17% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 1% African-American Business Enterprise (AABE) subcontracting goal. Jamail & Smith Construction, LP has committed to meeting the subcontractor participation goals.

The Local Preference Program does not apply to construction service contracts of \$100,000 or more, so no preference was applied to this contract.

The Veteran-Owned Small Business Preference Program does not apply to construction services,

so no preference was applied to this contract.

This construction contract was developed utilizing a cooperative; therefore, a Contracts Disclosure Form is not required.

This vendor has acknowledged to comply with the Heat Illness Prevention Ordinance, approved on August 31, 2023, through Ordinance #2023-08-31-0585.

ISSUE:

Submitted for City Council consideration and action is the offer submitted by Jamail & Smith Construction, LP to provide the Convention and Sports Facilities Department the installation of theatrical rigging infrastructure including all structural, electrical and equipment for a cost not to exceed \$2,077,500. Funding for this contract is available from the Redemption and Capital Fund.

Part of the accepted scope of work includes, a new front of house rigging points that will be added to the structure and extend below the seating area, new rigging points near the front of the stage, additional power, data cabling and an additional catwalk system.

Upgrades are anticipated to begin in late Fall of 2024 and estimated to be completed prior to the Spring of 2025. Construction activities will be coordinated with the Convention and Sports Facilities Department to ensure that disruptions are kept to a minimum.

ALTERNATIVES:

As an alternative, City Council could require staff to re-solicit this project; however, considering the additional time required for another solicitation process, this would adversely affect the timely completion of the project.

FISCAL IMPACT:

This ordinance authorizes a contract with Jamail & Smith Construction, LP to provide the Convention and Sports Facilities Department installation of theatrical rigging infrastructure including all structural, electrical and equipment for a cost not to exceed \$2,077,500. Funding for this contract is available from the Redemption and Capital Fund.

RECOMMENDATION:

Staff recommends approval of this ordinance accepting a contract with Jamail & Smith Construction, LP to provide the City's Convention and Sports Facilities Department the

installation of theatrical rigging infrastructure including all structural, electrical and equipment for a cost not to exceed \$2,077,500.