



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 10

Agenda Date: June 20, 2024

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Contract Amendment (Professional Services Agreement): Magik Theater Renovation

SUMMARY:

An ordinance approving the execution of an amendment in the increased amount of \$357,150.00 for a total amount of \$531,170.00 to the Professional Services Agreement with Architexas - Architecture Planning and Historic Preservation, Inc. additional architectural design and construction phase services for the Magik Theater Renovation project located in Council District 1. Funds are available from the 2022 General Obligation Bond funds included in the FY 2024 – FY 2029 Capital Improvement Program.

BACKGROUND INFORMATION:

Project Background

On May 7, 2022, San Antonio voters approved the City of San Antonio's 2022-2027 Bond Program, of which \$2,750,000.00 was approved for renovation improvements to the Magik Theater. Funding was to be used to renovate and improve the building envelope, major building systems, and complete interior renovations. The project is currently in design. Construction is anticipated to begin in Fall 2025 and is estimated to be complete by Winter 2027.

The Magik Theater Renovation project is located at 420 S. Alamo Street in Council District 1. The Magik Theater also known as Beethoven Hall has been operating since 1994, serving over 2.5 million residents and visitors over the past 25 years. In close coordination with Magik Theatre, the project's scope was defined to address prioritized renovation needs within available funding. This includes installing new Heating, Ventilation, and Air Conditioning (HVAC) systems for the theatre house, stage, and potentially the facility's basement. Also included is the replacement of HVAC system in the dressing and lobby areas and, potentially, the addition of a covered patio on the south side of the building and new improved accessible entrances.

Previous Council Action

On November 10, 2022, City Council approved a Professional Services Agreement with Architexas - Architecture Planning and Historic Preservation, Inc. in the amount of \$174,020.00 for the design and construction phase services for Magik Theater Renovation project through Ordinance 2022-22-10-0872. This proposed amendment will increase this agreement capacity by \$357,150.00 for a revised agreement value of \$531,170.00. This will be the first amendment to this agreement.

The following table illustrates the previously authorized amendments since execution of this agreement:

Item	Amount
Original Agreement Value	\$174,020.00
Previous Amendments	\$0.00
Proposed Amendment	\$357,150.00
Revised Agreement Value	\$531,170.00

This amendment will authorize and compensate Architexas - Architecture Planning and Historic Preservation, Inc.- for additional architectural design and construction phase services related to the Magik Theater Renovation project.

ISSUE:

This ordinance approves the execution of an amendment in the amount of \$357,150.00, for a total Professional Services Agreement amount of \$531,170.00, with Architexas—Architecture Planning and Historic Preservation, Inc., for additional architectural design services for the Magik Theater Renovation project. Funds are available from the 2022 General Obligation Bond funds included in the FY 2024 – FY 2029 Capital Improvement Program.

The proposed amendment in the increased amount of \$357,150.00 will compensate the consultant for the work and costs associated with the additional architectural and engineering design services for the now-defined project scope to address prioritized renovation needs within available funding. This includes installing new Heating, Ventilation, and Air Conditioning (HVAC) systems for the theatre house, stage, and potentially the facility's basement. Also included is replacing the HVAC system in the dressing and lobby areas and, potentially, adding a covered patio on the south side of the building and new, improved accessible entrances.

ALTERNATIVES:

Alternatively, the City Council could choose not to approve this amendment; however, not approving this item will prevent the staff from completing the design work necessary to complete the project.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in the increased amount of \$357,150.00 payable to Architexas - Architecture Planning and Historic Preservation, Inc. related to the to the Magik Theater Renovation project. Funds are available from the 2022 General Obligation Bond funds included in the FY2024 – 2029 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of this ordinance amending the Professional Services Agreement between the City and Architexas - Architecture Planning and Historic Preservation, Inc. in the increase amount of \$357,150.00 for additional architectural and engineering design services related to the Magik Theater Renovation project.