



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 9

Agenda Date: November 2, 2023

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Job Order Contract (Task Order): Henry B. González Convention Center West Building Park Entrance Remodel - Exterior Lobby Bridge Enhancement

SUMMARY:

An ordinance approving a task order to a Job Order Contract with LMC Corporation General Contractors in the amount of \$558,495.00 for the Henry B. Gonzalez Convention Center (HBGCC) West Building Park Entrance Remodel project, located in District 1. Funds are available from the Texas Public Facilities Corporation and included in the FY 2024 – FY 2029 Capital Improvement Program.

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 consists of 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.

The facility hosts more than 300 events each year with over 750,000 convention delegates from around the world. The Henry B. González Convention Center is also home to the Lila Cockrell Theatre, a performing arts venue. The Lobby Bridge was built as part of the 1998 expansion, and spans over the River Walk , connecting the east and west sides of the Convention Center. The bridge serves as a main entry point on the west end and provides a gathering area for guests with views of the River Walk and a future connection to Hemisfair Civic Park.

The proposed task order will allow for the exterior painting to all of the structural steel components on three sides: north, south and below. Work also includes repairs to the existing sprinkler system and plumbing lines within the same painting areas.

Procurement of Services

This task order utilizes the Job Order Contracting (JOC) approved through Ordinance 2022-02-17-0107 by City Council on February 17, 2022. Using the JOC delivery method provides the City with on-call construction, renovation, and maintenance services for City buildings and facilities. Assignment of JOC contractors to specific jobs is based on the contractor's current workload, overall capacity, familiarity with a specific facility, expertise in completing a specific task and/or managing a specific trade needed to perform the requested repair or rehabilitation. Of the eight contractors approved as part of the JOC, LMC Corporation General Contractors, has been selected.

This contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts to 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 24% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African American Business Enterprise subcontracting goal. LMC Corporation General Contractors has committed to meeting the subcontractor participation and goals.

The Contracts Disclosure Form is attached, as required by the City's Ethics Ordinance for all projects where subjective criteria are used to select the contractor or consultant rather than by low bid.

ISSUE:

This ordinance approves task order to a Job Order Contract with LMC Corporation General Contractors in the amount not to exceed \$558,495.00 for the HBGCC West Building Park Entrance Remodel project, in District 1.

This task order will allow for the exterior painting of all the structural steel components on three sides: north, south and below. Work also includes repairs to the existing sprinkler system and plumbing lines within the same painting areas. Construction is anticipated to begin December 2023, and be substantially complete by Spring 2024.

This project is not expected to have a measurable impact on events or services provided at the Convention Center.

ALTERNATIVES:

As an alternative, this project could be delivered utilizing another delivery method. However, considering the additional time required for the solicitation process, this would adversely affect the project's timely completion.

FISCAL IMPACT:

This ordinance approves a task order to a Job Order Contract with LMC Corporation General Contractors in the amount of \$558,495.00 for the Henry B. Gonzalez Convention Center West Building Park Entrance Remodel project, located in District 1. Funds are available from the Texas Public Facilities Corporation and included in the FY 2024 – FY 2029 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of a task order to a Job Order Contract with LMC Corporation General Contractors in the amount of \$558,495.00 for the West Building Park Entrance Remodel project.