



# City of San Antonio

## Agenda Memorandum

### File Number:

**POSTING LANGUAGE:** Ordinance approving a task order in the amount of \$1,339,383 with AMSTAR Inc. to modernize the Arneson Theater. Funding is from the Inner City Tax Increment Reinvestment Zone (TIRZ) #11. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

---

**Agenda Item Number:** 5

**Agenda Date:** June 26, 2025

**In Control:** City Council A Session

---

**DEPARTMENT:** Center City Development & Operations

**DEPARTMENT HEAD:** John Jacks

**COUNCIL DISTRICTS IMPACTED:** District 1

### SUMMARY:

This ordinance approves a contract with AMSTAR, Inc. in an amount of \$1,339,383.14 to improve the Arneson Theater by replacing the sound system and stage lighting, enhancing general site lighting, adding public facing Wi-Fi, and completing electrical improvements. The Inner City TIRZ approved funding for improvements to the Arneson Theater and La Villita in 2022. Funding in the amount of \$1,339,383.14 is available from the Inner City TIRZ.

The historic Arneson Theater at La Villita requires the complete replacement of antiquated sound and lighting systems. The Inner City TIRZ approved funding to design and replace the audio/visual components of the theater, including stage lighting, sound systems, light trees, and controllers. The enhanced system will create a better experience for event goers and groups programming the theater, including Visit San Antonio, Fiesta Noche del Rio, and other community partners. With these improvements, significantly less equipment will need to be rented and installed to hold larger scale productions, such as the annual Day of the Dead and Ford Holiday River Parades. This will reduce the cost of holding larger productions and encourage use of the theater. Additional power and lighting enhancements to support the stage and concession building are also included.

The design is complete and permits have been issued. The design and enhancements have been coordinated with the Office of Historic Preservation. This task order will allow AMSTAR, Inc. to mobilize and begin the improvements.

This task order utilizes the Job Order Contracting (JOC) approved through Ordinance 2024-10-31-0838 by the City Council on October 31, 2024. 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 a specific job 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, AMSTAR, Inc. has been selected.

**FISCAL IMPACT:**

This ordinance approves a task order to a Job Order Contract with AMSTAR, Inc. in the amount of \$1,339,383.14 for improvements to the Arneson Theater. Funding is available from the Inner City TIRZ.