FLM: gg
03/12/2015
Item No. 11.

AN ORDINANCE 2015-03-12-0183

ACCEPTING THE LOWEST RESPONSIVE BID AND AWARDING A CONSTRUCTION CONTRACT, INCLUDING AN ADDITIVE ALTERNATE IN THE AMOUNT NOT TO EXCEED $298,595.00 TO BREDA CONSTRUCTION, INC., FOR THE ALAMO PLAZA VISITOR CENTER RENOVATION PROJECT, A 2014 HOTEL OCCUPANCY TAX FUNDED PROJECT, LOCATED IN COUNCIL DISTRICT 1, OF THIS AMOUNT $27,172.00 IS APPROPRIATED FROM THE HOTEL OCCUPANCY TAX FUND.

* * * * *

WHEREAS, in April 1983, the City of San Antonio entered into a 50-year Lease Agreement with the Maverick Family for the Visitor Information Center (VIC) building located at 317 Alamo Plaza, directly in front of the Alamo, for a one time lump sum fee of one hundred-thirty thousand ($130,000) dollars and under section 5.2 of the lease agreement, the City of San Antonio has the right, during the term of the lease, to erect, maintain, alter, remodel, reconstruct, rebuild, replace and/or make improvements of the lease premises; provided such construction, reconstruction, demolition or other improvements be paid for by the City of San Antonio ; and

WHEREAS the VIC's mission is to maximize the San Antonio visitor experience by providing accurate and helpful information on events, services, attractions and cultural sites using the highest level of customer service, for the purpose of extending visitor stays, increasing visitor spending and increasing return visitation; and

WHEREAS, the VIC annually supports and serves more than 300,000 local, national and international visitors and with the continued growth of the city and the opening of recent new hotel properties within the downtown area, this number is expected to continue to increase; and

WHEREAS, to continue providing a high level of personal customer service to visitors, the scope of this construction project includes improved modular storage units for inventory, updating of finishes and cosmetic upgrades, HVAC replacement, structural repairs and electrical updates, and is a compliment to the customer service section of the Visitor information Center which was renovated in 2010; and

WHEREAS, the project improvements provide for upgrading 1,255 square feet of existing staff office and break room area to include demolition of existing office area, break room and existing restrooms, and

WHEREAS, renovation upgrades includes the addition of two new unisex restrooms, addition of a new shower, new mop sink, redesigned break room and the addition of three new offices, including all new lighting and HVAC system upgrades, as well as, replacing the existing skylight that stands over the existing office space with a new skylight structure; and

WHEREAS, this Ordinance accepts the lowest responsive bid submitted by **Breda Construction, Inc.** in the amount not to exceed $298,595.00 for the Alamo Plaza Visitor Information Center Office Renovation Project, and

WHEREAS, of the total contract amount, $27,172.00 is being appropriated from the Hotel Occupancy Tax fund; **NOW THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The lowest responsive bid of **Breda Construction, Inc.** in the amount not to exceed $298,595.00 for the Alamo Plaza Visitor Information Center Office Renovation Project is hereby accepted. All other bids will be considered rejected upon the execution of a contract by the successful bidder and the deposit of all required bonds and insurance certificates or the expiration of ninety (90) days from the effective date hereof, whichever occurs first.

SECTION 2. A construction contract is hereby awarded to **Breda Construction, Inc.**

SECTION 3. The following financial adjustments are hereby approved:

a) The amount of $27,712.00 is appropriated in SAP Fund 29006000, Hotel Motel Tax Fund, SAP Internal Order # 390000001851, SAP GL account 6102100 - Interfund Transfer out entitled From 29006000 to 43-00001-90-14-02. The amount of $27,712.00 is authorized to be transferred to SAP Fund 40099000.

b) The budget in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 43-00001, Visitor Center Renovations, shall be revised by increasing SAP WBS Element 43-00001-90-14-02 entitled Transfer from I/O# 390000001851, SAP GL Account 6101100 - Interfund Transfer In, by the amount $27,712.00.

c) The amount of $27,712.00 is appropriated in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 43-00001, Visitor Center Renovations, SAP WBS Element 43-00001-05-02-01, Construction-City and SAP General Ledger 5201140.

d) Payment in the amount not to exceed $298,595.00 in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 43-00001, Visitor Center Renovations, is authorized to be encumbered and made payable to Breda Construction Inc., for construction services.

SECTION 4. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance, may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 5. This Ordinance shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

PASSED AND APPROVED this **12th** day of **March, 2015.**

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Martha G. Sepeda, Acting City Attorney

Agenda Item:	**11 (in consent vote: 7, 8, 9, 10, 11, 12, 14, 17, 18B, 19A, 19B, 20, 21, 22, 24, 25, 26, 28, 30, 31)**
Date:	03/12/2015
Time:	10:06:53 AM
Vote Type:	Motion to Approve
Description:	An Ordinance for the Alamo Plaza Visitor Center Renovation Project, a 2014 Hotel Occupancy Tax Funded Project, located in Council District1, accepting the lowest responsive bid and awarding a construction contract, including an additive alternate, in an amount not to exceed $298,595.00, payable to Breda Construction Inc. of which $27,172.00 is being appropriated from the Hotel Occupancy Tax fund. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x				x
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6	x					
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	