



PRE PROPOSAL CONFERENCE

CITY OF SOUTH PADRE ISLAND , TEXAS

NOVEMBER 28,29, 2012

Convention Center Expansion and Renovations



**BROADDUS
& ASSOCIATES**



AGENDA



- RFQ & RFP
- Facility Evaluation
- Convention Center Needs Program
- Opinion of Probable Costs
- Timeline
- Discussion

EXISTING FACILITY EVALUATION

Site

- Restripe and reseal parking lot
- Site lighting to be replaced

MEP

- Life Cycle of Systems at end

Building Envelope

- Vapor Barrier issues
- Glazing issues
- Roofing and skylight leaks



CONVENTION CENTER NEEDS

- Larger exhibit space and common areas
- Banquet space
- Catering kitchen
- Additional meeting rooms
- Additional Restrooms
- Additional Parking
- Interior Finishes updated



PROGRAM

	Renovations	New Construction
<i>Exhibit Hall</i>	22,500	
<i>New Exhibit Hall (addition)</i>		18,000
<i>Meeting Rooms</i>	12,000	
<i>Administration space</i>	2,500	3,000
<i>Kitchen</i>	3,000	
<i>Lobby Circulation/ Pre Function Space</i>	16,000	6,000
<i>Storage</i>	5,000	2,000
<i>Restroom and Support services</i>	15,000	4,000
<i>Ballroom (addition)</i>		6,000
	76,000	39,000
TOTAL SQ FT	115,000	

OPINION OF PROBABLE COSTS

Construction Costs

■ New Construction	\$9,750,000
■ Renovations to Existing Building	\$9,490,000
■ Site work Allowance	\$1,000,000
■ Parking structure if needed	\$5,000,000
Construction Cost Limitation(CCL)	\$25,240,000

DISCUSSION

