

**McAllen Convention Center**  
**City of McAllen**  
**McAllen, Texas**

**Total Project Cost:**  
\$54,000,000

**Construction Cost:**  
\$51,000,000

**Size:**  
174,000 SF

**Category:**  
New Construction

**Project Delivery:**  
Competitive Bid

**Key Dates:**  
**Design Start:**  
N/A  
**Design Approval:**  
N/A  
**Construction Start:**  
January 11, 2005  
**Complete:**  
February 18, 2007

**Contract Relationship:**  
Construction  
Representative

**Services Provided:**  
Construction  
Representation

**Project Executive:**  
Gilbert Gallegos, AIA

**Project Manager:**  
Rolando Garcia, FAIA  
Grady Deaton, Ph.D.

**Project Inspection:**  
Lloyd Barge, Sr.  
Juan Delgado

**Reference:**  
Mr. Pilar Rodriguez,  
Assistant City Manager  
City of McAllen  
1300 Houston Avenue  
McAllen, Texas 78501  
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Broaddus & Associates was retained by the City of McAllen to provide construction management services which included fulltime, onsite construction inspection and project management services.

McAllen's previous three municipal projects ended up in litigation. On this project, the largest ever constructed for the City of McAllen, they wanted to use a professional construction representative to resolve issues before they turned into disputes.

The City of McAllen, Texas developed a new convention center facility on an 18.8-acre site, including site infrastructure, drainage improvements, state highway modifications, landscaping, large water feature/pond and parking for approximately 1,325 vehicles. The large site improvement package was worth about \$10 million.

Broaddus & Associates provided value to this City of McAllen project in multiple ways:

- 1) Identified \$923,000 in initial cost savings suggestions
- 2) Identified potential A/E discrepancies in plans through Constructability to mitigate potential change orders
- 3) Identified approximately forty-five construction deficiencies observed during construction to address quality shortfalls
- 4) Identified \$862,000 in value-added suggestion during construction that allowed the city to save construction costs

Additionally, since the A/E team was from outside the region, Broaddus & Associates web-based information management system saved the owner considerable reimbursable expenses due to electronic communication. This approach assisted in streamlining communication, keeping the project in completion on-time and within budget. Even with a small construction contingency of 2% (\$1 million), one-half of this amount was still returned to the city.

The facility includes a 10,600 SF ballroom, over 13,000 SF of meeting rooms, two boardrooms, a 61,400 SF multi-purpose exhibit hall, a 22,300 SF, large full-service kitchen and appropriate staff/ administration spaces.

This facility is also home to the RGV (Rio Grande Valley) Silverados, and ABA professional basketball team, and is able to conduct much larger conventions.

