



# City of Mesquite, Texas

## Legislation Details (With Text)

**File #:** 21-5273 **Version:** 1 **Name:** Bid 2021-048 - 117 West Main Renovation  
**Type:** Agenda Item **Status:** Passed  
**File created:** 2/1/2021 **In control:** City Council  
**On agenda:** 3/1/2021 **Final action:** 3/1/2021  
**Title:** Bid No. 2021-048 - 117 West Main Renovation.  
(Authorize the City Manager to finalize and execute the required documents with Custard Construction Services, through Tips/Taps Contract No. 181101, in the amount of \$478,248.72.)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Custard Construction Services Proposal, 2. Lease Agreement

| Date     | Ver. | Action By    | Action   | Result |
|----------|------|--------------|----------|--------|
| 3/1/2021 | 1    | City Council | Approved | Pass   |

Bid No. 2021-048 - 117 West Main Renovation.  
(Authorize the City Manager to finalize and execute the required documents with Custard Construction Services, through Tips/Taps Contract No. 181101, in the amount of \$478,248.72.)

### Name of Department

Administration/Facilities Maintenance

### Project/Budgeted Amount

\$565,000.00

### Sum of Bid/Bid Amount

\$478,248.72

On March 5, 2018, the City Council approved the purchase of a 2,211 square-foot retail building located on a 5,325 square-foot lot fronting Main Street for the purpose of stimulating private revitalization efforts in Downtown Mesquite. The cost to purchase the building and remove an existing pole sign totaled \$237,086.49.

After an extensive RFQ solicitation process was conducted by the Development Manager for Downtown Mesquite, the City Council approved a Chapter 380 Economic Development Program Agreement on August 17, 2020, with ADJ Restaurant Group, LLC, and authorized the City Manager to execute a Lease Agreement with ADJ to operate a full-service restaurant known as *Alejandro's*.

This building was constructed in 1927 and required interior and exterior remediation to make the building suitable for a modern-day commercial use. The demolition, including asbestos abatement, cost \$35,086.72, and shoring up the 100-year old exterior brickwork cost another \$24,069.96. Exterior concrete work to convert the old parking lot into useable outdoor patio space totaled \$27,040.55; all costs of which are included within the total \$565,000 renovation budget, leaving a remaining project budget balance of \$478,802.77.

Exhibit B of the Lease Agreement specified specific improvements the City is required to make to the building in order for *Alejandro's* to occupy and operate a restaurant. The attached turn-key, interior remodeling proposal by Custard Construction Services in the amount of \$478,248.72 will complete the renovation improvements required under the Lease Agreement:

- Construct new interior walls
- Install interior doors with knobs
- Install toilets and sinks in restrooms
- Bring all plumbing up to code
- Connect property to grease trap
- Replace electrical service
- Install electrical outlets
- Provide that roof is in good order with no leaks
- Install new exterior doors on east facing façade
- Cut opening in east side of property for door installation
- Expose transom windows
- Install new HVAC system
- Install vent hood
- 50 percent cost share on walk-in refrigeration unit, City to purchase
- Fencing for outdoor dining area

The interior renovation will take 120 calendar days to complete and should be ready for *Alejandro's* by mid-July 2021.

### **Financial Implications**

This project is wholly funded from Towne Centre Reinvestment Zone Number Two.

### **Recommended/Desired Action**

Staff recommends award to Custard Construction Services.

### **Attachment(s)**

Custard Construction Services Proposal  
Lease Agreement

### **Drafter**

Larry Ewing

### **Head of Department**

Ted Chinn