

AN ORDINANCE 2007-01-04-0007

AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO THE HOUSEKEEPING AND CONVERSION SERVICES AGREEMENT WITH GO PROFESSIONAL ENVIRONMENTAL MANAGEMENT TO PROVIDE THE ALAMODOME WITH HOUSEKEEPING AND CONVERSION SERVICES FOR THE PERIOD MARCH 22, 2007 THROUGH MAY 31, 2007, FOR AN AMOUNT NOT TO EXCEED \$117,912.00.

* * * * *

WHEREAS, on February 28, 2002, City Council approved Ordinance No. 95383 which authorized the execution of a three-year contract, with two one-year extension options, with Go Professional Environmental Management (“Go Professional”) to provide housekeeping and conversion services at the Alamodome; and

WHEREAS, City Council subsequently approved Ordinance No. 100523, dated March 10, 2005, authorizing the execution of the first extension and Ordinance No. 2006-02-16-0237, dated February 16, 2006, authorizing the execution of the second extension through March 21, 2007; and

WHEREAS, the City of San Antonio was awarded the 2007 NCAA Division I Men’s South Regional Basketball Tournament (“Tournament”) to be held March 22 and 24, 2007 in the Alamodome and because there are no additional extensions available under the current agreement, it is necessary to amend the current agreement to extend the term through May 31, 2007 in order for Go Professional to provide services for the Tournament and several other events and to allow staff sufficient time to develop and issue an Invitation for “Best Value” Bids for Housekeeping and Conversion Services;
NOW THEREFORE:

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

SECTION 1. The terms and conditions of the First Amendment to the Housekeeping and Conversion Services Agreement with Go Professional Environmental Management to provide the Alamodome with housekeeping and conversion services for the period March 22, 2007 through May 31, 2007, for an amount not to exceed \$117,912.00, are authorized and approved.

SECTION 2. The City Manager, or her designee, is authorized, for a sixty (60)-day period following the effective date of this Ordinance, to execute the First Amendment to the Housekeeping and Conversion Services Agreement with Go Professional. A copy of

LB
01/04/07
Item #11

the First Amendment, previously executed by Go Professional, is attached to this Ordinance as Exhibit I.

SECTION 3. Funding for this Ordinance is available as part of the Fiscal Year 2006-2007 budget in the sources listed below:

Amount	Cost Center	CC Text	General Ledger	GL Text	Fund No	Fund Name
\$90,072.00	4504010001	DOME MAINT./TRADES	5201040	Fees to Professional Contractors	29016000	HOT / ALAMODOME
\$27,840.00	4502030001	AUDIO	5202010	Temporary Services	29016000	HOT / ALAMODOME
Total Amount: \$117,912.00						

SECTION 4. Payment not to exceed the budgeted amount is authorized to Go Professional Environmental Management and should be encumbered with a purchase order.

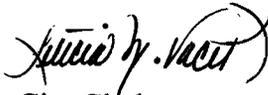
SECTION 5. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

SECTION 6. This Ordinance shall be effective on and after the tenth day after passage.

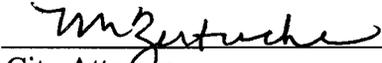
PASSED AND APPROVED this 4th day of January, 2007.


M A Y O R
PHIL HARDBERGER

ATTEST:


City Clerk

APPROVED AS TO FORM:


for City Attorney

Agenda Voting Results

Name: 11.

Date: 01/04/07

Time: 10:37:34 AM

Vote Type: Multiple selection

Description: An Ordinance authorizing the execution of the First Amendment to the Housekeeping and Conversion Services Agreement with Go Professional Environmental Management to provide the Alamodome with housekeeping and conversion services for the period March 22, 2007 through May 31, 2007, for an amount not to exceed \$117,912.00. [Presented by Michael J. Sawaya, Director, Convention, Sports and Entertainment Facilities; Penny Post oak Ferguson, Assistant City Manager] LAUREN O'CONNOR

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2	Not present			
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		



CMS or Ordinance Number: OR00000200701040007

TSLGRS File Code: 1000-05

Document Title:
ORD - Housekeeping and conversion services
for Alamodome and Wolff Stadium.

Ordinance Date:
1/4/2007



CMS or Ordinance Number: CN4600002366

TSLGRS File Code:1000-25

Document Title:
CONT - Housekeeping and conversion services
for Alamodome and Wolff Stadium.

Commencement Date:

3/16/2002

Expiration Date:

4/30/2007

Exhibit

I

**FIRST AMENDMENT TO
HOUSEKEEPING AND CONVERSION
SERVICES AGREEMENT**

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, this First Amendment to Housekeeping and Conversion Services Agreement ("First Amendment") is entered into by the City of San Antonio, a Texas Municipal corporation ("City"), acting by and through its City Manager pursuant to and duly authorized by Ordinance No. ~~2007-01-04-007~~ passed and approved on JANUARY 4, 2007, and Go Professional Environmental Management ("Contractor") acting by and through its duly authorized designated officer.

A. City and Contractor entered into the Housekeeping and Conversion Services Agreement ("Original Agreement") pursuant to City of San Antonio Ordinance No. 95383, approved by City Council on February 28, 2002, which provided a three (3)-year term with two (2) one (1)-year extensions, both of which have been utilized.

B. City and Contractor agree to amend specific provisions of the Agreement as set out in this First Amendment.

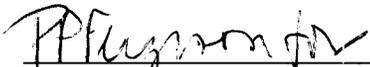
1. Section 7.1 ("TERM") is amended to reflect a termination date of May 31, 2007.
2. Exhibit D, which is attached to this First Amendment, shall be incorporated into the Original Agreement to show the rates for the various services provided by Contractor.

Except as otherwise expressly modified hereby, all terms and provisions of the Original Agreement are ratified and confirmed and shall remain in full force and effect, enforceable in accordance with their terms.

EXECUTED AND SIGNED this 21st day of February, 2007.

CITY OF SAN ANTONIO

**GO PROFESSIONAL
ENVIRONMENTAL MANAGEMENT**



Sheryl Sculley
City Manager



Name: Geoffrey Comstock
Title: President

ATTEST:



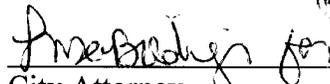
City Clerk

ATTEST:



Name: MARTIN GARCIA
Title: OPERATIONS MANAGER

APPROVED AS TO FORM:



City Attorney

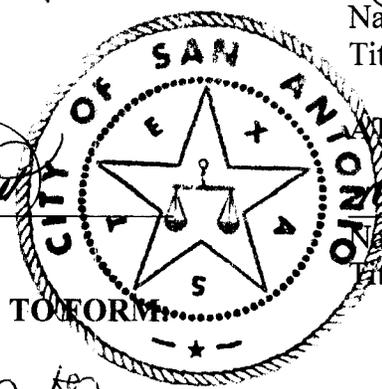


Exhibit
D



Go Pro Professional Environmental Management

Production and Conversion Labor Rates

Manager Salary	\$ 1,800	Monthly
Conversation Tech	\$ 9.45	Hourly
Event Attendant	\$ 8.90	Hourly
Event Lead	\$ 9.25	Hourly

All Rigging Calls Are 4 Hours Minimum Rates

Up Rigger	\$42.00	Hourly	4 Hour Minimum
Down Rigger	\$ 36.00	Hourly	4 Hour Minimum
Rig Supervisor	\$ 36.00	Hourly	4 Hour Minimum
Puller	\$ 26.00	Hourly	4 Hour Minimum
Spot Light Operators	\$ 22.00	Hourly	4 Hour Minimum
Stagehands	\$ 20.00	Hourly	4 Hour Minimum



CITY OF SAN ANTONIO
Request for Council Action

Agenda Item # 11
Council Meeting Date: 1/4/2007
RFCA Tracking No: R-797

DEPARTMENT: Convention Sports and
Entertainment Facilities

DEPARTMENT HEAD: Michael Sawaya

COUNCIL DISTRICT(S) IMPACTED:
City Wide

SUBJECT:
Execution of Amendment/Extension to Housekeeping & Conversion Services Agreement

SUMMARY:

An Ordinance authorizing the execution of an amendment to extend the Housekeeping and Conversion Services Agreement with Go Professional Environmental Management to provide the Alamodome with housekeeping and conversion services, including rigging, for the period March 22, 2007 through May 31, 2007, for an estimated amount of \$117,912; and providing for payment.

BACKGROUND INFORMATION:

Ordinance No. 95383, passed and approved by the City Council on February 28, 2002, authorized the execution of a three (3)-year contract, with two one-year extension options, with Go Professional Environmental Management, for housekeeping and conversion services, including rigging, for the Alamodome and Wolff Stadium. Go Professional was selected after an Invitation for "Best Value" Bids was issued in November 2001 in which five companies submitted proposals. Subsequently Ordinance No. 100523, dated March 10, 2005, approved the execution of the first extension for the period March 22, 2005 through March 21, 2006. Finally, Ordinance No. 2006-02-16-0237, dated February 16, 2006, approved the execution of the second and final extension for the period March 22, 2006 through March 21, 2007. There are no additional extension options available under the agreement.

The City of San Antonio was awarded the 2007 NCAA Division I Men's South Regional Basketball Tournament to be held March 22 and 24, 2007 in the Alamodome. The last approved extension is slated to expire March 21, 2007, the day before the first games of the South Regional. In preparation for hosting the South Regional, Alamodome staff and contractors, including Go Professional, will undertake various cleaning, conversion and maintenance projects several weeks, and in some cases, months in advance in order to showcase the facility and the City in the best possible manner for the national exposure generated by the tournament.

Alamodome and Purchasing & General Services staff are currently in the process of developing and administering a new Invitation for "Best Value" Bids process to secure a housekeeping and conversion services contractor for beyond June 1, 2007. This process will culminate with City

Council consideration of a proposed contractor in the first half of 2007. Conversion services as it relates to rigging may be outsourced through a separate contract in the future.

The outsourcing of housekeeping and conversion services was implemented in order to offset significant worker's compensation expense and administrative cost associated with conducting this function with City personnel.

ISSUE:

Since the current Go Pro agreement will expire March 21, 2007, immediately prior the South Regionals, and since preparation for the tournament, including housekeeping and conversion, starts in January 2007, staff is recommending an amendment to the current Go Professional agreement to provide for an extension from March 22, 2007 through May 31, 2007, when a new agreement will commence.

ALTERNATIVES:

While a long-term contractor could be selected prior to the expiration of the current contract and commence services the first day of the tournament, such a scenario entails a couple of disadvantages. First, if a new contractor were to be selected to provide these services, there is a period of time in which the contractor's knowledge of the facility's operations, goals and standards must be developed in order to provide the level and quality of service expected. While some of this knowledge can be conveyed in meetings prior to the start of a new contractor, much of it is garnered through the actual provision of services. Having a new contractor start literally the same day as one of the major events the City and Alamodome hosts could be potentially detrimental to the overall success of the event and the reputation of the City and Alamodome. An alternative approach would be to employ both the outgoing and incoming contractors for some period of time prior to the South Regionals in order to ensure a smooth transition, but such a scenario involves more cost to the Alamodome and could create management issues for Alamodome staff and produce conflicts between the contractors.

Yet another scenario involves the early termination of Go Professional (in the event they were not selected as the new long-term contractor) in order for the new contractor to have sufficient time to learn the facility and achieve a certain level of service. In addition to the accelerated solicitation schedule this would entail, this scenario would require that Go Professional's contract be terminated early.

As the contractor for the Alamodome since 2002, Go Professional has been involved in the cleaning and conversion of several major NCAA events including the 2002 Women's Final Four, 2003 Men's South Regionals, and 2004 Men's Final Four. As such, they are aware of the facility's operations and standards for these types of events.

FISCAL IMPACT:

The contractor has agreed to maintain its current rates for the period authorized by this amendment. The contractor's personnel classifications, along with the rates, are listed below:

Classification	Rate
Housekeeping & Conversion	
Manager	\$1,800/month
Conversion Technician	\$9.45/hour
Event Attendant	\$8.90/hour
Event Lead	\$9.25/hour
Rigging (4-hour min.)	
Up Rigger	\$42.00/hour
Down Rigger	\$36.00/hour

Rig Supervisor	\$36.00/hour
Puller	\$26.00/hour
Spot Light Operator	\$22.00/hour
Stagehand	\$20.00/hour

The total estimated cost of executing this amendment is \$117,912, based on anticipated event programming. This amount is for the Alamodome only.

Funds in the amount of \$117,912 have been budgeted for FY 06-07 in the Community & Visitor Facilities Fund.

There is no General Fund impact.

RECOMMENDATION:

Staff recommends approval of this amendment and extension.

ATTACHMENT(S):

File Description	File Name
Housekeeping & Conversion Services Signed Agreement and Exhibit	Housekeeping & Conversion Services Signed Agreement & Exhibit.pdf
Housekeeping & Conversion Services Discretionary Contracts Disclosure Form	Housekeeping & Conversion Services Discretionary Contracts Disclosure Form.pdf
Ordinance/Supplemental Documents	200701040007.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Michael Abington Director Alamodome Department

Michael J. Sawaya Director Convention Sports and Entertainment Facilities

APPROVED FOR COUNCIL CONSIDERATION:

Penny Postoak Ferguson Assistant City Manager