



**CITY OF SAN ANTONIO
REQUEST FOR QUALIFICATIONS (RFQ)
FOR
DESIGN BUILD SERVICES FOR THE ALAMODOME RENOVATIONS PROJECT**

AMENDMENT #2

OCTOBER 24, 2014

Amendment #2 includes revisions to solicitation documents and/or required forms, and questions received in writing.

I. REVISIONS TO RFQ

1. Exhibit 1 has been revised. Please see revised version, dated 10/24/14.

2. Questions and Answers:

Question: Would consultants who put together the program documents included in the solicitation be precluded/prohibited in responding to the solicitation as part of a Design Build Team?

Answer: Consultants who put together the program documents included in the solicitation will not be precluded/prohibited from responding to the solicitation as part of a Design Build Team.

Question: I was wondering if geotechnical engineering and construction materials testing services would be needed on each team? I know you all had talked about preliminary geo, but did not know if this meant you would not be needing geotechnical services at all.

Answer: The City has an existing contract on which they will procure geotechnical service to include a report. This information will provided to the awarded DB team to aide in design of the scope.

END OF AMENDMENT

GENERAL PROJECT DESCRIPTION

The Alamodome opened in 1993 and has served as a multipurpose event facility for the City of San Antonio. Over those 20+ years, it has hosted a variety of sporting, convention and entertainment events. It is currently the home facility for the Valero Alamo Bowl and UTSA Football, has hosted three Final Four Events (two men’s and one women’s) and many concerts and assembly events. The goal of this project is to develop additions and renovations to the building to better position it to host the Final Four and other nationwide events with current criteria.

Following is a brief description of the components of this project. Diagrammatic plans and renderings depicting the location and general character of the components are attached.

SCOPE	DRAWING REFERENCE
<p>1. NORTH PLAZA FIELD LEVEL EXPANSION This component includes a 24,000 SF expansion at the field level on the north side of the building. This addition will require demolition of the existing North Plaza Fountain, excavation down to the field level below the current plaza, construction of 24,000 SF of below-grade addition, and replacement of the plaza above the addition. Phasing of this expansion will be critical, as the North Plaza entry to the building is the primary event access point and operations of the facility must continue with scheduled events. Adjacent areas of the North Plaza on the east and west side also serve as fire access to the sides of the building. The 24,000 square-foot addition will largely be one open area to accommodate press operations during the Final Four and other league events. This area must be equipped with power and data to serve a large number of press workstations. Finishes will be exposed ceiling structure and polished concrete floors. Exterior access will be provided off adjacent Montana Street from the north, which is at approximately the same level as the expansion. There will also be minor renovations at access points to the existing field level concourse as well expansions to existing restrooms in this location.</p>	<p>Site Plan Field Level</p>
<p>2. RENOVATE LOCKER ROOMS The building currently has two (2) football locker rooms in the southeast quadrant of the field level that can be compartmentalized to create four (4) basketball locker rooms. This project will renovate these locker rooms with new finishes and renovate these showers and toilet rooms with new finishes, fixtures and accessories. Also included in this component of the project is the demolition of the interior of the original Spurs basketball locker room in the northeast quadrant of the building, creating a shell space for storage or other open use, including minimal finishes, HVAC and lighting.</p>	<p>Field Level</p>
<p>3. LOADING DOCK EXPANSION This component of the project includes an approximately 7,000 SF extension of the existing loading dock at the field level, which requires excavation and regrading of the truck access drive to move it further to the south. An 8,000 SF multipurpose room for broadcast functions will be constructed on the expanded structure at the loading dock. This room will have minimal finishes: polished concrete floor and drywall or CMU partitions. The room must be equipped to connect multiple media workstations with power and data, as well as provisions for uplink cable access to transmission vehicles in the south parking lot. For non-event use the space will be converted back to dock distribution/storage support facilities.</p>	<p>Site Plan Field Level</p>

SCOPE	DRAWING REFERENCE
<p>4. CONCOURSE EXPANSION Additions on the east and west sides of the building totaling approximately 55,000 SF will allow relocation/reconfiguration of the concessions on the plaza level to the outer perimeter of the expanded footprint and widening of the existing 20-foot concourse to approximately 40-feet wide. Some concession equipment will be relocated and some new concession equipment will be installed. Lighting in the expanded concourse will be upgraded and all walls and ceilings repainted. Exterior materials will be of equal or greater quality to the glazing system, metal panels and masonry of the existing building. An outdoor terrace will be constructed at the club level on the roof of the addition with paver-type roofing/flooring system and perimeter rails.</p>	<p>Plaza Level Club Level Mezzanine Level East/West Section-Option A</p>
<p>5. CLUB LEVEL – SOUTH END ZONE CONCESSION/RESTROOM UPGRADE AND TEMPORARY SEATING Existing restrooms and concessions on the south club level concourse, totaling approximately 3,800 SF, are to be renovated with new finishes and fixtures. Temporary seating system (portable risers and seats) for 800 will be located at the south end zone at this level.</p>	<p>Club Level</p>
<p>6. TECHNOLOGY IMPROVEMENTS</p> <ul style="list-style-type: none"> a. Additional Ribbon Boards: Approximately 1,336 linear-foot installation will include structural connections, electrical and data services and integration with existing control system. b. Four (4) Each New Corner Hung Scoreboards: Installation to include structural connections, hoist system, electrical and data services and integration with new HD control system. c. HD Scoreboard Control System: Optional locations for control room will be analyzed near existing control room, including review and selection of control system and system installation. The existing SD control room equipment will be replaced with all new HD control equipment. Renovations to the control room will include new raised access flooring, track lighting and increased air conditioning and power to serve the new equipment. d. Additional Court Lighting: Addition of approximately 72 new fixtures integrated with existing lighting control system. These new fixtures will be used primarily for basketball events. 	
<p>7. OPTIONAL SUITE EXPANSION This component creates 14 new suites at the south end zone of the club level, including seating, suite front glazing system, cabinetry and furnishings.</p>	<p>Club Level</p>
<p>8. OPTIONAL SOUTH EYEBROW HOSPITALITY CLUB This component creates a bar and lounge hospitality club space within the existing eyebrow area.</p>	<p>Club Level</p>