

AN ORDINANCE 2015-01-15-0011

AUTHORIZING THE NEGOTIATIONS AND EXECUTION OF TWO AGREEMENTS IN ASSOCIATION WITH THE ALAMODOME RENOVATION PROJECT: A DESIGN-BUILD SERVICES AGREEMENT WITH TURNER CONSTRUCTION COMPANY IN AN AMOUNT NOT TO EXCEED \$41,000,000.00 FOR THE DESIGN AND CONSTRUCTION OF THE RENOVATIONS, AND AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH PROJECT CONTROL OF TEXAS, INC. IN AN AMOUNT NOT TO EXCEED \$1,200,000.00 FOR DESIGN REVIEW, CONSTRUCTION INSPECTION AND OTHER SERVICES.

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WHEREAS, the City is undertaking a renovation of the Alamodome which was built in 1993 to allow the complex to continue to serve as a choice venue for future national events, to include the 2018 Men’s NCAA Basketball Final 4 Tournament (Alamodome Renovation Project); and

WHEREAS, a two-part solicitation process was utilized in selecting a design-build firm whereby a Request for Qualifications (RFQ) was released in October 2014 to which three firms responded; and

WHEREAS, a Selection Committee, consisting of a representative from the City Manager’s Office; Convention, Sports, & Entertainment Facilities; EastPoint & Real Estate Services; Transportation and Capital Improvements; and the local hotel industry evaluated and ranked the responses to the solicitation and asked all three respondents to provide proposals and participate in an interview; and

WHEREAS, based on the criteria established in the RFQ and RFP, the Selection Committee recommends the award of a Design-Build Services Agreement in an amount not to exceed \$41,000,000.00 to Turner Construction Company, for the design and construction for the Alamodome Renovation Project; and

WHEREAS, in August 2012 the City authorized a Professional Services Agreement with Project Control of Texas, Inc. to provide staff augmentation for the Henry B. Gonzalez Convention Center Expansion Project and other related projects; and

WHEREAS, the intended Alamodome renovations allow for the Alamodome and the Convention Center to become part of an integrated City “convention package”; and

WHEREAS, due to the integrated nature of the aforementioned two projects it is recommended that, in order to maximize management efficiencies, Project Control of Texas, Inc. provide a single source of technical assistance for both projects; and

WHEREAS, the amendment in an amount not to exceed \$1,200,000.00 for Project Control of Texas, Inc. will provide for design review, construction inspections and other oversight functions for the Alamodome Renovation Project: **NOW THEREFORE**,

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

SECTION 1. The City Manager or her designee is authorized to negotiate and execute a Design-Build Services Agreement in an amount not to exceed \$41,000,000.00 with Turner Construction Company for the design and construction of the Alamodome Renovation Project. A copy of the Agreement shall be attached to this Ordinance when fully executed.

SECTION 2. The City Manager or her designee is further authorized to negotiate and execute an amendment to the Professional Services Agreement with Project Control of Texas, Inc. in an amount not to exceed \$1,200,000.00 for design review, construction inspections and other oversight functions for the Alamodome Renovation Project. A copy of the agreement, in substantially final form, is set out in **Exhibit I**.

SECTION 3. The budget in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 45-00030, Alamodome Renovation, shall be revised by increasing SAP WBS element 45-00030-90-02-01 entitled FY 2015 Unissued CO's, SAP GL account 6101100 - Interfund Transfer In, by the amount \$43,500,000.00.

SECTION 4. The amount of \$43,500,000.00 is appropriated in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 45-00030, Alamodome Renovation, and the budget shall be revised by increasing SAP WBS Elements as follows:

WBS NO.	WBS NAME	G/L	G/L NAME	PLAN VERSION 0 REVISION/ Appropriation
45-00030-01-01	Design-Cap Admin	5402030	Cap Admin-Direct	450,000.00
45-00030-01-01	Design-Cap Admin	5402050	Cap Admin-Indirect	200,000.00
45-00030-01-02-01	Design-City	5201040	Fees to Prof	1,200,000.00
45-00030-01-02-01	Design-City	5201170	Engineering Fees	3,000,000.00
45-00030-05-01	Construction-Cap Admin	5402030	Cap Admin-Direct	450,000.00
45-00030-05-01	Construction-Cap Admin	5402050	Cap Admin-Indirect	200,000.00
45-00030-05-02-01	Construction-City	5201140	Construction Cost	37,000,000.00
45-00030-05-06	Project Contingency	5201140	Construction Cost	1,000,000.00
			Totals	43,500,000.00

SECTION 5. Payment in the amount not to exceed \$41,000,000.00 in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 45-00030, Alamodome Renovation, is authorized to be encumbered and made payable to Turner Construction Company, for design and construction services. Payments for services are contingent upon the availability of funds and the sale of future City of San Antonio, Certificates of Obligation in accordance with the adopted capital budget. Payment is limited to the amounts budgeted in the Operating and/or Capital

SECTION 6. Payment in the amount not to exceed \$1,200,000.00 in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 45-00030, Alamodome Renovation, is authorized to be encumbered and made payable to Project Control of Texas, Inc., for design review and construction inspections and other oversight functions. Payments for services are contingent upon the availability of funds and the sale of future City of San Antonio, Certificates of Obligation in accordance with the adopted capital budget. Payment is limited to the amounts budgeted in the Operating and/or Capital Budget funding sources identified. All expenditures will comply with approved operating and/or capital budgets for current and future fiscal years.

SECTION 7. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance, may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 8. This Ordinance shall be effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED and APPROVED on this 15th day of January, 2015.


M A Y O R
Ivy R. Taylor

ATTEST:


Deticia M. Vacek
City Clerk

APPROVED AS TO FORM:


Martha G. Sepeda
Acting City Attorney

Agenda Item:	6A (in consent vote: 6A, 6B)						
Date:	01/15/2015						
Time:	09:21:01 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance for the Alamodome Renovation Project, authorizing the negotiation and execution of a Design-Build Services Agreement in the amount not to exceed \$41,000,000.00 payable to Turner Construction Company, and authorizing the execution of an amendment to the contract with Project Control of Texas, Inc. in an amount not to exceed \$1,200,000 for design review, construction inspections and other oversight functions, an Alamodome Facility Renewal & Improvement Fee funded project located in Council District 2.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x				x
Alan Warrick	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

EXHIBIT I

**AMENDMENT NO. 1
TO
PROFESSIONAL SERVICES AGREEMENT
FOR
CAPITAL PROGRAM MANAGEMENT STAFF AUGMENTATION**

This Amendment (herein called the "Amendment") to the Professional Services Agreement for the Capital Program Management Staff Augmentation is entered into by and between the City of San Antonio (herein called the "City"), a Texas municipal corporation, acting by and through its City Manager, and Project Control of Texas, Inc. (hereinafter called "Consultant"), acting by and through its duly authorized corporate representative, as set out below.
WITNESSETH:

WHEREAS, on September 20, 2012, the City and Consultant entered into a Professional Services Agreement for the Capital Program Management Staff Augmentation (herein called the "Agreement") for the Henry B. Gonzalez Convention Center (herein called the "Convention Center") pursuant to Ordinance No. 2012-09-20-0712; and

WHEREAS, the Agreement was for program, construction and design management, environmental and cultural assessments, project controls, office management, material testing, construction observation and public relations service on an as-needed basis for the Henry B. Gonzalez Convention Center Expansion Project; and

WHEREAS, the City is modernizing and upgrading the Alamodome and intends for the Alamodome renovations to integrate the Alamodome and the Convention Center into an integrated City "convention package"; and

WHEREAS, due to the integrated nature of the aforementioned two projects this amendment will add the Alamodome project to the scope of the Agreement to maximize management efficiencies by having Consultant be the single source of technical assistance for both projects;

NOW THEREFORE, in consideration of the terms, covenants, agreements and demises herein contained, and in consideration of other good and valuable consideration, each to the other given, the sufficiency and receipt of which are hereby acknowledged, the Agreement entered into by and between the City and the Consultant is amended as follows:

1. **Compensation.** The not to exceed Compensation amount set out in Article 5.1 of the Agreement is here by increased by \$1,200,000.00 for a revised not to exceed Compensation amount of \$9,200,000.00.
2. **Scope of Services.** The scope of services and the Project definition set out in the Agreement are hereby expanded to include the Alamodome.

Except as amended hereby, all other provisions of the Agreement are hereby retained in their entirety and remain unchanged.

EXECUTED AND AGREED TO this _____ day of _____, 2015.

CITY OF SAN ANTONIO

PROJECT CONTROL OF TEXAS,
INC

By: _____
Sheryl Sculley
City Manager

By: _____
Signature

Richard S. McNear, PRESIDENT
Printed Name & Title

APPROVED:
By: _____
City Attorney