

AN ORDINANCE     **2016-06-16-0479**

**AUTHORIZING THE SELECTION OF FACILITY PROGRAMMING AND CONSULTING, INC. FOR NEGOTIATION AND EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT IN AN AMOUNT NOT TO EXCEED \$532,564.00 FOR A SPATIAL PROGRAMMING AND EFFICIENCY STUDY FOR THE FROST BANK TOWER BUILDING, LOCATED IN COUNCIL DISTRICT 1.**

\* \* \* \* \*

**WHEREAS**, on June 4, 2015, Mayor Ivy R. Taylor and the San Antonio City Council unanimously approved a Public Private Partnership between the City of San Antonio, Weston Urban and Frost Bank that resulted in a consolidated office tower for City operations, facilitate the development of 265 housing units in the Central Business District and construct a new office tower in downtown San Antonio; and

**WHEREAS**, the Frost Bank Tower building consists of 22 floors including a basement comprised of approximately 445,600 square feet of usable office space in which the City plans to occupy twelve floors, the entire basement level and some of the street level in the Frost Bank Tower building, utilizing 367,000 square feet and the City would have six floors and the remaining street level space for lease to third parties; and

**WHEREAS**, the City intends to sell the City-owned Municipal Plaza Building, as well as the 319 West Travis and 403 North Flores properties, to Weston Urban and under this plan, Frost will sell the Frost Bank Tower and Garage to the City; thereafter, Weston Urban will construct a 400,000-square-foot office tower on the corner of Flores and Houston Street, which will serve as Frost Bank's new corporate headquarters, with a scheduled completion date of that building in 2019; and

**WHEREAS**, upon Frost Bank's move into its newly constructed headquarters, its former tower building will be renovated by the City of San Antonio for use by an estimated 1,300 City of San Antonio employees; and

**WHEREAS**, this Project provides for an organizational analysis, efficiencies study, economic analysis and spatial programming services for the coordinated consolidation of City departments into the Frost Bank Tower building with an anticipated commencement date of July 2016 and estimated to be completed by December 2017; and

**WHEREAS**, this Ordinance authorizes the selection of **Facility Programming and Consulting, Inc.**, for negotiation and execution of a Professional Services Agreement in an amount not to exceed \$532,564.00, provide a Spatial Programming and Efficiency Study for the Frost Bank Tower Building; and

**WHEREAS**, this is a one-time capital improvement expenditure in the amount not to exceed \$532,564.00 for which funds are available from a Frost Bank loan and are included in the FY 2016-2021 Capital Improvement Budget; **NOW THEREFORE**,

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



**SECTION 1.** **Facility Programming and Consulting, Inc.** is hereby selected for negotiation and execution of a Professional Services Agreement in an amount not to exceed \$532,564.00 for a Spatial Programming and Efficiency Study for the Frost Bank Tower Building.

**SECTION 2.** The City Manager or her designee is authorized to negotiate and execute a Professional Services Agreement with **Facility Programming and Consulting, Inc.** in an amount not to exceed \$532,564.00.

**SECTION 3.** The following financial adjustments are hereby approved:

- a) The amount of \$11,000.00 is appropriated in SAP Fund 40031000, Downtown City Office, SAP WBS OR-00003-01-01-02, SAP GL account 6102100 - Interfund Transfer out entitled Transfer to 23-01477-90-10-01. The amount of \$11,000.00 is authorized to be transferred to SAP Fund 40099000.
- b) The budget in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 23-01477, Downtown City Office Building, shall be revised by increasing SAP WBS element 23-01477-90-10-01 entitled Transfer from OR-00003-01-01-02, SAP GL account 6101100 - Interfund Transfer In, by the amount \$11,000.00.
- c) The amount up to \$11,000.00 is appropriated in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 23-01477, Downtown City Office Building, SAP WBS Element 23-01477-01-12-01, entitled Pre-Design, SAP GL Account 5201040.
- d) Payment in the amount of \$ \$532,564.00 in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 23-01477, Downtown City Office Building, is authorized to be encumbered and made payable to **Facility Programming and Consulting, Inc.** for the Spatial Programming and Efficiency Study.

**SECTION 4.** 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 5.** This Ordinance shall be effective immediately upon passage by eight affirmative votes; otherwise it shall be effective on the tenth day after passage hereof.

**PASSED and APPROVED** this 16th day of June, 2016.

M A Y O R  
Ivy R. Taylor

**ATTEST:**

  
for Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
Martha G. Sepeda, Acting City Attorney

<b>Agenda Item:</b>	<b>36 ( in consent vote: 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18A, 20, 21, 22, 26, 28, 30, 31, 33, 34, 35, 36, 37A, 37B, 37C, 37D, 37E )</b>						
<b>Date:</b>	06/16/2016						
<b>Time:</b>	09:35:28 AM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	An Ordinance for the Spatial Programming and Efficiency Study for the Frost Bank Tower Building authorizing a Professional Services Agreement for in an amount not to exceed \$532,564.00 to Facilities Programming and Consulting, a Frost Bank loan-funded Project, and appropriating an additional \$11,000.00 from the Frost Bank Facilities Special Revenue Fund, located in Council District 1. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x			x	
Rebecca Viagran	District 3		x				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				