

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED
ORDINANCE OR RESOLUTION ADOPTED BY CITY COUNCIL.**

AN ORDINANCE

AUTHORIZING THE NEGOTIATION AND EXECUTION OF A DESIGN-BUILD SERVICES AGREEMENT WITH THE JOINT VENTURE PARTNERSHIP OF SKANSKA USA BUILDING INC. AND F.A. NUNNELLY COMPANY IN AN AMOUNT NOT-TO-EXCEED \$59,500,000; AND, AMENDING THE FY 2018 - 2023 CAPITAL IMPROVEMENT BUDGET WITH THE APPROPRIATION OF \$75,666,087 TO THE DOWNTOWN CITY OFFICE BUILDING (FROST RENOVATION) PROJECT.

* * * * *

WHEREAS, in June 2015, City Council approved a Comprehensive Development agreement with Weston Urban LLC/Frost Bank, a Public/Private Partnership, to allow the City to acquire the current Frost Bank Tower building, which will serve as a consolidated administrative building for the City; and

WHEREAS, the original Frost Bank building was constructed in 1975 and consists of 22 floors including a basement, comprising approximately 445,600 square feet of useable office space and an adjacent, eight (8)-story parking garage with 732 spaces; and

WHEREAS, the renovated building will office 24 City departments and approximately 1,400 City employees, consolidating several departments that are currently located in multiple leased buildings and will provide approximately five (5) floors for tenant offices in the tower and retail space on the street level; and

WHEREAS, in April 2018 the City released a Request for Qualifications (RFQs), the first of a two-part solicitation process to select a Design-Build firm for the design and construction of the Frost Bank building renovation; and

WHEREAS, City received five responsive Statements of Qualifications (SOQs) in January 2018, of which an evaluation committee, comprised of City staff from City Manager's Office, Transportation & Capital Improvements, East Point, Information Technology Systems Department (ITSD), Office of Finance, as well as an American Institute of Architects representative, evaluated and ranked the SOQs and short-listed three firms to submit responses to a Request for Proposal; and

WHEREAS, the same selection committee evaluated and scored the interview and the proposals of the shortlisted firms and recommends the joint venture partnership of Skanska USA Building Inc. and F.A. Nunnelly Company be awarded the Design-Build contract for this project; and

WHEREAS, it is necessary to authorize the negotiation and execution of a Design-Build Services Agreement in an amount not-to-exceed \$59,500,000 with the joint venture partnership of Skanska USA Building Inc. and F.A. Nunnelly Company for the design and construction of the Downtown City Office Building (Frost Renovation) Project; and

WHEREAS, this ordinance will also amend the FY 2018 - 2023 Capital Improvement Budget with the appropriation of \$75,666,087 to the Downtown City Office Building (Frost 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 with the joint venture partnership of Skanska USA Building Inc. and F.A. Nunnelly Company for the design and construction of the Downtown City Office Building (Frost Renovation) Project in an amount not to exceed \$59,500,000.

-----Fiscal Ordinance Language to be Provided-----

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

PASSED and APPROVED this _____ day of _____, 2018.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Andrew Segovia, City Attorney