



City of San Antonio

Agenda Memorandum

File Number:16-1530

Agenda Item Number: 11.

Agenda Date: 3/10/2016

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT: Amendment - Alamodome Renovation Project

SUMMARY:

An ordinance authorizing an amendment to the existing Design-Build Contract with Turner Construction Company, increasing the contract amount by \$8,427,484.00 for a total contract value not to exceed \$49,427,484.00 and allocating an additional \$8,730,000.00 from the Alamodome Improvement & Contingency Fund and the HOT Capital Redemption Fund to the Alamodome Renovation Project located in City Council District 2.

BACKGROUND INFORMATION:

In November 2014, the NCAA selected the City of San Antonio to host the NCAA Men's College Basketball Final Four Tournament in 2018 at the Alamodome. A contributing factor of the City winning the bid relied on the integrated nature of the Alamodome and Henry B. Gonzalez Convention Center, along with the City's commitment to have the Alamodome's renovations substantially completed by November 1, 2017.

The Project includes the demolition and expansion of the Alamodome's north plaza, expansion of the concourses at plaza level on the east and west sides of the facility, renovation of locker rooms and IT upgrades, to include scoreboards, ribbon boards and an associated control room. Construction schedule and activities shall be coordinated to work around the daily Alamodome operations, with both planned and future events taking place in the facility.

Project design is complete; early works construction began in January of 2016 with overall substantial completion scheduled on or before November 1, 2017. Final completion will occur by November 30, 2017. Below is a list of key construction elements for the project.

Key Construction Elements:

- Technology Upgrades
- Locker Room Renovations
- North Plaza Expansion
- Concourse Expansion
- Concourse Concession Equipment Upgrades

Previous Council Action

On January 15, 2015, through Ordinance 2015-01-15-0011, City Council authorized 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 \$1,200,000.00 for design review, construction inspections and other oversight functions.

ISSUE:

This ordinance authorizes an amendment to the existing Design Build Contract with Turner Construction Company, increasing the contract amount by \$8,427,484.00 for a total contract value not to exceed \$49,427,484.00 and allocates \$8,730,000.00 from the Alamodome Improvement & Contingency Fund (I&C) and the HOT Capital Redemption Fund to the Alamodome Renovation Project located in City Council District 2.

The original estimates for this project were based on a study completed in 2012; however, significant inflationary cost increases in labor and materials have made it necessary to provide additional funding to accomplish the committed project scope. Additionally, the new concessions contractor has provided \$1.6M for concession stand infrastructure needs not included in the original scope. Therefore, the Design Build Contract has been amended to provide for such new services, and the funds have been deposited in the Alamodome I&C Fund earmarked for this project. This amendment will provide the additional funds to complete the project scope as committed to host the 2018 NCAA Final Four. An additional \$302,516.00 will be added for project oversight, environmental and other fees.

ALTERNATIVES:

As an alternative, if City Council chooses not to authorize this amendment, the Project could move forward with a scope void of the any new Audio/Video (score & ribbon boards, cameras), lighting support and a reduced concession equipment footprint. This alternative however, could jeopardize the Alamodome's ability to host future NCAA events.

FISCAL IMPACT:

This amendment is one-time capital improvement expenditure in a not-to-exceed amount of \$8,427,484.00, authorized payable to Turner Construction Company. This amendment increases their not-to-exceed contract amount from \$41,000,000.00 to \$49,427,484.00. An additional \$302,516.00 will be added for project oversight, environmental and other fees. Funding in the amount of \$1,600,000.00 is available from the Alamodome Improvement & Contingency Fund and \$7,130,000.00 is available from the HOT Capital Redemption Fund and will be allocated to the project.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing the execution of an amendment to the existing Design-Build Contract with Turner Construction Company, increasing the contract amount by \$8,427,484.00, for a total contract value not to exceed \$49,427,484.00 for the Alamodome Renovation Project.