



City of San Antonio

Agenda Memorandum

File Number:16-5832

Agenda Item Number: 9.

Agenda Date: 1/12/2017

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 for the Alamodome Renovation Project authorizing an amendment to the existing Design-Build Contract with Turner Construction Company, increasing the contract amount by \$700,000.00 for a total contract value not to exceed \$50,127,484.00 for energy efficiency improvements to the Alamodome lighting, available from the Energy Efficiency Fund, located in 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:

Item	Action Item	Date	Cost Amount
Original	Design Build Agreement	January 15, 2015	\$41,000,000.00
Amendment 1	Contract Language Change	August 13, 2015	\$0.00
Amendment 2	GMP Approval	March 10, 2016	\$8,427,484.00
Amendment 3	Contract Language Change	April 28, 2016	\$0.00
Amendment 4	Energy Efficiency Fund	January 12, 2017	\$700,000.00
TOTAL			\$50,127,484.00

On March 10, 2016, through Ordinance 2016-03-10-0196, City Council authorized 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 allocated \$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.

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.

ISSUE:

This ordinance for the Alamodome Renovation Project authorizes an amendment to the existing Design-Build Contract with Turner Construction Company, increasing the contract amount by \$700,000.00 for a total contract value not to exceed \$50,127,484.00 for energy efficiency improvements to the Alamodome lighting, available from the Energy Efficiency Fund, located in Council District 2.

The Office of Sustainability's Energy Efficiency Fund is providing \$700,000.00 for costs associated with upgrading the sports lighting at the Alamodome. The Office of Sustainability estimates the City will receive a one-time CPS rebate of \$200,000.00 for the lighting improvements and a yearly utility savings of \$40,000.00 each year for the Alamodome.

A 2012 feasibility study on the Alamodome facility identified lighting to be a priority item in building upgrades in anticipation of the City hosting the 2018 NCAA Final Four Event. The study recommended upgrading the existing lighting from 110 foot candles to 250 foot candles at center court. A "foot candle" is the unit of

measure used to determine the light density on the court's floor surface. Through the project negotiations, the base option included using 160 metal halide fixtures to produce the 250 foot candles needed for the Final Four Event. The proposed amendment allows the City to meet the NCAA's lighting requirements by using a combination of both the metal halide fixtures and LED sports lighting fixtures to still meet the 250 foot candle requirement.

Additionally, these improvements initiate migrating to full LED sports lighting within the arena as future improvements are programmed. Also, the investment allows the Alamodome to become a competitive sporting complex for future events and broadcasts.

ALTERNATIVES:

As an alternative, if City Council chooses not to authorize this amendment, the Project could move forward with a scope void of the LED sports lighting option to the center dome area and remain with the original Metal Halide fixture type. This alternative however, will hinder the encumbrance of energy saving rebates offered by CPS Energy. In addition, the City will lose its opportunity from the competitive market under the renovation project to procure the LED lighting.

FISCAL IMPACT:

This amendment is one-time capital improvement expenditure in a not-to-exceed amount of \$700,000.00, authorized payable to Turner Construction Company and available from the Energy Efficiency Fund. This amendment increases the not-to-exceed contract amount from \$49,427,484.00 to \$50,127,484.00. Funding is included in the FY 2017-2022 Capital Improvement Program Budget.

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 \$700,000.00, for a total contract value not to exceed \$50,127,484.00 for the Alamodome Renovation Project.