



City of San Antonio

Agenda Memorandum

File Number: 17-1774

Agenda Item Number: 12.

Agenda Date: 3/9/2017

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Deductive Change Order- Alamodome Renovation Project

SUMMARY:

An ordinance authorizing a deductive change order to the existing Design-Build Contract with Turner Construction Company, decreasing the contract amount by \$377,560.00 for a total contract value not to exceed \$49,749,924.00 for the Alamodome Renovation Project, 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
Amendment 5	IT Equipment Amendment	March 2017	(\$377,560.00)
TOTAL			\$49,749,924.00

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.

On Jan 12, 2017 through Ordinance 2017-01-12-005 City Council authorized a \$700,000.00 amendment to the existing \$49,427,484.00 Design-Build Contract with Turner Construction Company for energy efficiency improvements to the Alamodome’s interior lighting.

ISSUE:

This ordinance authorizes a deductive change order to the existing Design-Build Contract with Turner Construction Company, decreasing the contract amount by \$377,560.00 for a total contract value not to exceed \$49,749,924.00 for the Alamodome Renovation Project, located in Council District 2.

Upon conferring with the City’s Information Technology Service Department (ITSD), Alamodome project staff determined utilizing ITSD’s established business agreements to procure the required technology equipment provided both project savings and better project coordination. Under the original strategy, Turner Construction was going to procure all of the Information Technology equipment and then turn it over to ITSD for final installation. However, by allowing ITSD to procure, install and maintain the equipment, the City receives more favorable pricing and ITSD can ensure the equipment correctly connects to the City’s IT infrastructure. Total project savings through this approach is estimated at \$68,858.00.

ALTERNATIVES:

As an alternative, if City Council chooses not to authorize this deductive change order, the Project could move forward with the original strategy and procure the equipment at a higher cost and lose the benefit of additional support that come by procuring through ITSD agreements. -

FISCAL IMPACT:

This deductive change order is one-time reduction from the Alamodome Renovation Project in a not-to-exceed amount of \$377,560.00. This amendment decreases the not-to-exceed contract amount from \$50,127,484.00 to \$49,749,924.00.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing the execution of a deductive change order to the existing Design-Build Contract with Turner Construction Company, decreasing the contract amount by \$377,560.00, for a total contract value not to exceed \$49,749,924.00 for the Alamodome Renovation Project.