



City of San Antonio

Agenda Memorandum

File Number: 17-2968

Agenda Item Number: 15.

Agenda Date: 6/8/2017

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 and payment to Turner Construction Company, increasing the contract amount by \$1,275,000.00 for a total contract value not to exceed \$51,024,924.00 for testing, investigation and repairs to the Alamodome smoke control system, and sound system improvements. Of the \$1,275,000, \$525,000 will be funded through the Community & Visitor Facilities Fund Operating Budget. The remaining \$750,000 will be appropriated from the Hotel Occupancy Tax Redemption & Capital Reserve Fund into the Convention Sports Facilities State Reimbursement Fund upon receipt of the reimbursement of up to \$750,000 from the State, the Hotel Occupancy Tax Redemption & Capital Reserve Fund will be reimbursed.

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 improvements to the Alamodome and along with the City's commitment to have the Alamodome's renovations substantially completed by November 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 and early 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	ITSD Procurement	March 9, 2017	(377,560.00)
Proposed	Smoke Control /Sound	June 8, 2017	\$1,275,000.00
TOTAL			\$51,024,924.00

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.

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 for concession equipment and labor rate increases, 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.

On January 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 for a not-to-exceed contract value of \$50,127,484.00, available from the Energy Efficiency Fund.

On March 9, 2017 through Ordinance 2017-030-09-0153 City Council authorized a \$377,560.00 deductive change order to the existing \$50,127,484.00 contract for procurement of IT equipment through ITSD decreasing the Turner Design-Build Contract to a not-to-exceed value of \$49,749,924.00

ISSUE:

Smoke Control System

It was determined prior to construction that given the Alamodome's original smoke evacuation and control

system's commissioned capabilities, the renovation project would not be required to modify it as part of the project. However during construction and after concern originating from the Alamodome's annual testing reports, DSD requested the project conduct detailed testing to confirm the system still operated as commissioned as a prerequisite for the project's Certificate of Occupation. To keep the project on schedule this additional scope was executed as a contingency. In order to ensure the project's completion in support of the Final Four in Spring 2018, funds are needed to complete testing, investigate the numerous control and mechanical issues, and conduct repairs.

Sound System

Additional funding also is provided to make improvements to the Alamodome sound system. By replacing system amplifiers in the current sound system the Alamodome will improve not only the reliability of the system but also its sound quality. As a necessary improvement for the upcoming CONCACAF Gold Cup Tournament, the project costs are eligible for reimbursement from the State's Events Trust Fund. The CSF Department will bring a subsequent item for City Council's consideration late this summer to seek approximately \$782,242.00 in reimbursement from the Events Trust Fund.

ALTERNATIVES:

As an alternative, if City Council chooses not to authorize this amendment for smoke control improvements, the Alamodome will not be able to meet Certificate of Occupation requirements preventing the use of the Alamodome for future events. If the funds are not appropriated for audio improvements, the CSF Department will lose the opportunity to receive reimbursement from the State's Event Trust Fund program for the necessary improvements related to the CONCACAF Gold Cup tournament.

FISCAL IMPACT:

An ordinance for the Alamodome Renovation Project authorizing an amendment to the existing Design-Build Contract and payment to Turner Construction Company, increasing the contract amount by \$1,275,000.00 for a total contract value not to exceed \$51,024,924.00 for testing, investigation and repairs to the Alamodome smoke control system, and sound system improvements. This ordinance amends the FY 2017 Capital Improvement Program.

Of the \$1,275,000, \$525,000 will be funded through the Community & Visitor Facilities Fund Operating Budget and will be used to test the smoke control system.

The remaining \$750,000, to be used for the sound system improvements, is a reimbursable expense and will be appropriated from the Hotel Occupancy Tax Redemption & Capital Reserve Fund into the Convention Sports Facilities State Reimbursement Fund. Upon receipt of the reimbursement of up to \$750,000 from the State, the Hotel Occupancy Tax Redemption & Capital Reserve Fund will be reimbursed.

RECOMMENDATION:

Staff recommends approval of this ordinance for the Alamodome Renovation Project authorizing an amendment to the existing Design-Build Contract and payment to Turner Construction Company, increasing the contract amount by \$1,275,000.00 for a total contract value not to exceed \$51,024,924.00 for testing, investigation and repairs to the Alamodome smoke control system, and sound system improvements.

