



City of San Antonio

Agenda Memorandum

File Number:17-5082

Agenda Item Number: 6.

Agenda Date: 11/2/2017

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Alamodome Renovation Project

SUMMARY:

An ordinance authorizing an amendment to the existing Design-Build Contract with Turner Construction Company, increasing the contract amount by \$225,075.00 for a total contract value not to exceed \$51,249,999.00 for the Alamodome Renovation Project, located in Council District 2 to repair critical unforeseen requirements to existing drainage, hoist and sound systems.

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.

Construction began in January of 2016 with 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 (Substantially Completed September 2017)
- Locker Room Renovations (Completed June 2017)
- North Plaza Expansion (Completed September 2016)
- Concourse Expansion (Substantially Completed June 2017)
- Concourse Concession Equipment Upgrades (Substantially Completed June 2017)

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)
Amendment 6	Smoke Control /Sound	June 8, 2017	\$1,275,000.00
Proposed	Sound/Drain/Hoist		\$225,075.00
TOTAL			\$51,249,999.00

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. The original estimates for the Alamodome project were based on a study completed in 2012; however, significant inflationary cost increases in labor and materials that had occurred by 2016 made it necessary to provide additional funding to accomplish the committed project scope. Additionally, the new concessions contractor provided \$1.6M for concession stand infrastructure needs not included in the original scope.

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. The improvements were funded by the Energy Efficient Fund to increase the existing Turner contract allowing them to use the more efficient LED lights instead of halide lights included in the original scope. This effort was in part to increase the overall foot candles within the arena.

On March 9, 2017 through Ordinance 2017-03-09-0153 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

On June 8, 2017 through Ordinance 2017-06-08-0420 City Council authorized a \$1,275,000.00 amendment to the existing \$49,749,924.00 Design-Build Contract with Turner Construction Company for repairs to the smoke control system and sound system improvements for a total contract value not to exceed \$51,024,924.00. These funds were necessary for testing, investigation and repairs to the Alamodome smoke control system and sound system improvements. The smoke control and sound systems were the original systems and upon detailed testing to confirm the systems still operated as commissioned, it was determined a detailed investigation and

repairs were warranted to ensure the project's completion in support of the Final Four in the Spring of 2018. The project was funded with \$525,000.00 sourced from the Community & Visitor Facilities Fund Operating Budget and \$750,000.00 from the Convention and Sports Facilities (CSF) State Reimbursement Fund.

ISSUE:

This ordinance authorizes an amendment to the existing Design-Build Contract with Turner Construction Company and increases the contract amount by \$225,075.00 for a total contract value not to exceed \$51,249,999.00 for the Alamodome Renovation Project, located in Council District 2 to repair critical unforeseen requirements to existing drainage and sound and hoist systems.

As the project nears substantial completion three critical unforeseen repairs discovered during recent construction are required to provide a fully functional and sustaining facility. First, corrections must be made to the Alamodome's existing north storm drainage system in order to alleviate damaging ponding that is affecting the structural integrity of the new North Plaza subgrade. Secondly, key components of exiting hoists used to lift the Alamodome's new video boards have deteriorated to the point that they must be rebuilt and replaced in order to ensure both personnel and systems safety. This also includes providing an interim cable system to statically hang the video boards while the hoist components are being replaced. Lastly, during the recent overall sound system improvement effort several of the existing speakers essential to the planned improvements were found not be functional and must be replaced to ensure adequate sound distribution across the entire arena in order to achieve the preferred level sound quality that was originally modeled.

ALTERNATIVES:

As an alternative, if City Council chooses not to authorize this change order these three critical condition will result in impacts that will affect facility and equipment sustainability as well as significant safety concerns for them and personnel. Failure to correct the storm drainage issue will and has already led to failing sub-base and pavers and failure to fix hoist will essentially eliminate the full functionality of the two new arena video boards and finally failure to fix the existing speakers will leave the arena with an incomplete sound system.

FISCAL IMPACT:

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 \$225,075.00, not to exceed \$51,249,999. Funding for this project is included in the FY 2018-2023 Capital Improvement Program Budget.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing an amendment to the existing Design-Build Contract with Turner Construction Company, increasing the contract amount by \$225,075.00, for a total contract value not to exceed \$51,249,999.00 for the Alamodome Renovation Project.