



City of San Antonio

Agenda Memorandum

File Number:19-4015

Agenda Item Number: 13.

Agenda Date: 6/6/2019

In Control: City Council A Session

DEPARTMENT: Center City Development and Operations Department

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Professional Services Agreement: Tower of the Americas Condition Assessment

SUMMARY:

This ordinance authorizes the execution of a Professional Services Agreement in the amount of \$331,000.00 authorized payable to Lundy & Franke Engineering, Inc. to provide a Tower of the Americas Condition Assessment. Funding is available from certificates of obligation as included in the FY 2019 - FY 2024 Capital Improvement Program.

BACKGROUND INFORMATION:

City Council approved within the FY 2019 Budget an allocation of \$331,000.00 in Deferred Maintenance Program funds to complete a conditions assessment for the Tower of the Americas. The assessment shall provide projected costs to correct deficiencies and prioritize repairs in the immediate, 1 year, 5 year, and 10 year horizons.

The scope of the assessment includes the Tower's fire suppression systems, building enclosure, concrete shaft, mechanical systems, electrical systems, and plumbing systems.

A Request for Qualifications (RFQ) was released on November 28, 2018 and due January 8, 2019. The RFQ was advertised in the San Antonio Hart Beat, City's website, Texas Electronic State Business Daily, and on TVSA. Six firms responded to the RFQ. A selection committee consisting of representatives from Center City Development & Operations Department, Building & Equipment Services Department, Transportation & Capital

Improvements Department, Aviation Department, and Parks and Recreation Department evaluated, scored, and ranked the submissions.

Scoring was based on the published criteria, which included Experience and Qualifications of Prime firm and key sub-consultants, Team's experience with Texas regional issues and past experience with City of San Antonio contracts on similar projects, and Project Understanding.

This contract is within the scope of the SBEDA Program. However, due to a lack of available firms and/or subcontracting opportunities, the Goal Setting Committee was unable to apply a SBEDA tool this agreement.

ISSUE:

Based on the evaluation and rankings made in the selection process, staff recommends: Lundy & Franke Engineering, Inc.

This ordinance authorizes the execution a Professional Services Agreement in the amount of \$331,000.00 authorized payable to Lundy & Franke Engineering, Inc. to provide a Tower of the Americas Condition Assessment.

Approval of this ordinance will be a continuation of City Council policy to complete previously approved FY 2019 Deferred Maintenance Program projects.

ALTERNATIVES:

As an alternative, City Council could choose not to execute this contract and require staff to re-advertise this project. Considering the additional time required for another solicitation process, this would adversely affect the timely completion of the project.

FISCAL IMPACT:

This ordinance authorizes the execution of a Professional Services Agreement in the amount of \$331,000.00 authorized payable to Lundy & Franke Engineering, Inc. to provide a Tower of the Americas Condition Assessment. Funding is available from certificates of obligation as included in the FY 2019 - FY 2024 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of this ordinance, authorizing the execution of a Professional Services Agreement with Lundy & Franke Engineering, Inc. in the amount of \$331,000.00 to provide a Tower of the Americas Condition Assessment.