



City of San Antonio

Agenda Memorandum

File Number:21-3672

Agenda Item Number: 21.

Agenda Date: 6/17/2021

In Control: City Council A Session

DEPARTMENT: Public Works

DEPARTMENT HEAD: Razi Hosseini, P.E., R.P.L.S.

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Contract Award: Architectural Services for Alamodome Improvements Project

SUMMARY:

An ordinance approving the negotiation and execution of a Professional Services Agreement in an amount not to exceed \$1,260,000.00 payable to Marmon Mok, LP for design and construction administration services related to the Architectural Services for Alamodome Improvements Project. Funds are available from Certificates of Obligation and are included in the FY 2021 - FY 2026 Capital Improvement Program.

BACKGROUND INFORMATION:

Project Background

The Alamodome opened on May 15, 1993, at a cost of approximately \$186 million and is owned and operated by the City. This multi-purpose facility is the preferred venue for many trade shows, sporting events and concerts such as Monster Jam, Disney on Ice and the Valero Alamo Bowl. The Alamodome was also home to the NBA World Champion San Antonio Spurs from 1993 to 2002.

As part of the City's commitment to hosting the 2018 NCAA Men's Final Four, the Convention & Sports Facilities Department completed an expansion project at the Alamodome which added a 24,000 square foot, state-of-the-art field level multipurpose room designed for postgame interviews and press conferences. This project also provided an additional 26,000 square foot east and west concourse expansion to include exterior Beer Gardens complementing the renovated concession areas.

As the City continues its success in hosting NCAA events, the City has committed to additional interior improvements at the Alamodome in preparation for the NCAA Men's Final Four in 2025. The improvements included as part of this project will consist of new club and mezzanine-level suites as well as renovations to the concession and circulation areas with similar enhancements as previously completed in the east and west sides of the Plaza Level. This agreement will provide for design services for this project to include basic programming consideration, production of construction drawings and specifications, assessments of probable cost, permitting coordination, bid phase services, construction administration, project closeout and other duties as typically provided by standard architectural and engineering practices. Design and construction are estimated to begin in July 2021 and is anticipated to be completed by June 2024.

Procurement of Services

A Request for Qualifications (RFQ) was released on February 1, 2021 in the San Antonio Hart Beat, on the City's website, on the Texas Electronic State Business Daily on TVSA and through the online bidding website CivCast. Responses were due on March 18, 2021 and six firms submitted their Statement of Qualifications (SOQs). A selection committee made up of City staff from the Public Works Department, City Manager's Office, Convention & Sports Facilities, the Planning Department, and an external firm evaluated, scored, and ranked the submissions. Scoring was based on the published evaluation criteria, which included experience, background, qualifications of the firm, key personnel, and key subconsultants; understanding of the project and proposed management plan; experience in the San Antonio region and Past Performance; and Team's past experience working together as a team.

This contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts to be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract to maximize the amount of small, minority and woman-owned business participation under the contract. The Goal Setting Committee set a 15% Minority/Women Business Enterprise (M/WBE) subcontracting goal. Marmon Mok, LP has committed to meeting this goal.

A post-solicitation briefing to the Audit and Accountability Committee was held on May 18, 2021.

This contract was developed utilizing a formal Request for Qualifications (RFQ) process; therefore, as required by the Ethics Ordinance, a Contracts Disclosure Form is attached for this firm.

ISSUE:

This ordinance approves the negotiation and execution of a Professional Services Agreement in an amount not to exceed \$1,260,000.00 payable to Marmon Mok, LP for design and construction administration services related to the Architectural Services for Alamodome Improvements Project.

This project will provide for 14 new club-level suites, four new mezzanine-level suites and renovations at the fifth-floor level concession and circulation areas with similar enhancements as previously completed in the east and west sides of the Plaza Level at the Alamodome. This agreement provides design and construction administration services, including architecture, structural engineering, mechanical/plumbing, and electrical design. The design services will include basic programming consideration, construction drawings and specifications, assessments of probable cost, permitting coordination, bid phase services, construction administration, project closeout and other duties as typically provided by standard architectural and engineering practices.

Design and construction are estimated to begin in July 2021 and is anticipated to be completed by June 2024.

ALTERNATIVES:

As an alternative, this project could be delivered utilizing another delivery method. However, considering the additional time required for the solicitation process, this would affect the timely completion of the project.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in an amount not to exceed \$1,260,000.00 authorized payable to Marmon Mok, LP for design and construction administration services related to the Architectural Services for Alamodome Improvements Project. Funds are available from Certificates of Obligation and are included in the FY 2021 - FY 2026 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing the negotiation and execution of a professional services agreement in an amount not to exceed \$1,260,000.00 to Marmon Mok, LP for design and construction administration services related to the Architectural Services for Alamodome Improvements Project.