



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 13

Agenda Date: June 13, 2024

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Contract Amendment: Alamodome Improvements

SUMMARY:

An ordinance approving a contract amendment in the increased amount of \$285,635.74 for a total construction contract value of \$20,175,635.74 with Skanska USA Building, Inc. for additional construction services related to the Alamodome Improvements Project, located in Council District 2 and authorizing the reallocation of funds in the amount of \$400,000.00 from the Alamodome Expansion Joints Project to the Alamodome Improvements Project. Funds are available from previously authorized Hotel Occupancy Tax Redemption and Capital Funds included in the FY 2024 – FY 2029 Capital Improvement Program.

BACKGROUND INFORMATION:

The Alamodome opened in May 1993 and is owned and operated by the Convention Sports Entertainment Facility (CSEF). This multi-purpose facility is the preferred venue for many trade shows and sporting events, such as the 2018 Men's Final Four games and for the NBA World Champion San Antonio Spurs from 1993 to 2002.

In preparation for the upcoming NCAA Men's Final Four in 2025, the City of San Antonio

committed to additional improvements to the Alamodome, consisting of the addition of 18 suites to the southern end of the club level, similar in size and capacity to the existing suites, upgrades to the fifth level concession and circulation area, upgrades to kitchen equipment and point of sales areas, new flooring, wall painting, LED monitor, signage and sound system in selected areas. These improvements are presently under construction and are anticipated to be completed in early 2025, before the 2025 NCAA games.

Previous Council Action

On August 31, 2023, the City Council approved the construction contract with Skanska USA Building, Inc. in the amount of \$19,890,000.00 for the construction of the Alamodome Improvements project through Ordinance 2023-08-31-0587. This proposed amendment will be the first amendment to the contract and will increase the contract by \$285,635.74 to a revised contract amount of \$20,175,635.74.

The following table illustrates the proposed contract amendment to the construction contract:

Item	Amount
Original Contract Value	\$19,890,000.00
Proposed Contract Amendment	\$285,635.74
Revised Contract Value	\$20,175,635.74

This proposed contract amendment will compensate the contractor, Skanska USA Building, Inc., for the work and costs associated with installing expansion joints throughout the Alamodome.

ISSUE:

This ordinance approves a contract amendment in the increased amount of \$285,635.74 for a total construction contract value of \$20,175,635.74 with Skanska USA Building, Inc. for additional construction services related to the Alamodome Improvements Project, located in Council District 2; and authorizes the reallocation of funds in the amount of \$400,000.00 from the Alamodome Expansion Joints Project to the Alamodome Improvements Project. Funds are available from previously authorized Hotel Occupancy Tax Redemption and Capital Funds included in the FY 2024 – FY 2029 Capital Improvement Program.

The existing facility floor expansion joints were installed as part of the original construction of the Alamodome. While constructing the current Alamodome improvements, it was identified that the expansion joints are in need of replacement. To ensure cost efficiencies, continuity of services, and completion before the NCAA games, staff recommends the replacement and installation of new expansion joints be completed by Skanska USA Building, Inc., the contractor currently constructing improvements at the Alamodome.

This proposed contract amendment will compensate the contractor, Skanska USA Building, Inc., for the work and costs associated with installation of expansion joints throughout the Alamodome facility.

ALTERNATIVES:

Alternatively, the City Council could not approve this contract amendment and require staff to bid this work. However, a bidding this work could lead to further project delays and potentially an increased cost to the City. The most cost-effective option is to approve this contract amendment.

FISCAL IMPACT:

This is a one-time capital improvement expenditure of \$285,635.74, payable to Skanska USA Building, Inc. for additional construction services related to the Alamodome Improvements Project. This ordinance also authorizes the reallocation of funds in the total amount of \$400,000.00 from the Alamodome Expansion Joints Project to the Alamodome Improvements Project. Funds are available from previously authorized Hotel Occupancy Tax Redemption and Capital Funds included in the FY 2024 – FY 2029 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of executing a contract amendment in the amount not to exceed \$285,635.74 for additional construction services related to the Alamodome Improvements Project located in Council District 2 and authorizing the reallocation of funds in the total amount of \$400,000.00 from the Alamodome Expansion Joints Project.