

**THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL,
SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.**

ORDINANCE

**APPROVING THE AWARD OF A CONSTRUCTION CONTRACT IN
AN AMOUNT NOT TO EXCEED \$9,159,100.00 PAYABLE TO
TURNER CONSTRUCTION TO PROVIDE CONSTRUCTION
SERVICES FOR THE ALAMODOME STRUCTURAL REPAIRS
PROJECT IN COUNCIL DISTRICT 2. FUNDS IN THE AMOUNT OF
\$4,339,990.00 ARE AVAILABLE FROM THE HOTEL OCCUPANCY
TAX REDEMPTION AND CAPITAL FUND INCLUDED IN FY 2023
– FY 2028 CAPITAL IMPROVEMENTS PROGRAM. THE
REMAINING AMOUNT OF \$4,819,110.00 IS CONTINGENT UPON
CITY COUNCIL APPROVAL OF THE FY 2024 BUDGET**

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WHEREAS, the Alamodome's roof structural system is an innovative use of stay-cable bridge technology, and it is imperative to regularly monitor the condition of structural members considered to be Fracture Critical Members (FCM) that support the roof structure; and

WHEREAS, the system has been inspected as recommended by a licensed structural engineering firm every five years since 1993; and

WHEREAS, the last assessment, occurring in 2019, observed no structural deficiencies of an immediate safety concern, but conditions were found that should be remedied to avoid further deterioration of the Alamodome's structural system; and

WHEREAS, a Request for Competitive Sealed Proposals (RFCSP) was issued on March 17, 2023, for this project, which was advertised in the San Antonio Hart Beat, on the City's website, the Texas Electronic State Business Daily, TVSA, and through the electronic bidding site CivCast; and

WHEREAS, a pre-submittal conference was held on March 29, 2023, responses were due on April 18, 2023, and two responsive proposals were received, evaluated, and scored based on published evaluation criteria, including price proposal; and

WHEREAS, a selection committee made up of representatives from the City Manager's Office, Convention & Sports Facilities Department, Public Works Department and San Antonio Sports evaluated and ranked the proposals. Scoring was based on the published evaluation criteria, which included Experience, Background, Qualifications of Prime Firm, Key Personnel, and Key Sub-Contractors; Understanding of the Project and Proposed Management Plan; Experience with the San Antonio Region and Past Performance; Price Proposal; Small Business Economic Development Advocacy (SBEDA) Small Business Enterprise (SBE) and Minority/Women Business Enterprise (M/WBE) Prime Contract Programs; and

WHEREAS, this contract shall be awarded in compliance with the 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 women-owned business participation on the contract. The Goal Setting Committee applied for the SBE Prime Contract Program with five (5) evaluation preference points and M/WBE Prime Contract Program with five (5) evaluation preference points. The Goal Setting Committee also set a 25% M/WBE subcontracting requirement and a 2% African American Business Enterprise (AABE) subcontracting goal. Turner Construction has committed to meeting the M/WBE and AABE subcontractor participation goals; and

WHEREAS, a post-solicitation briefing was held with the Audit and Accountability Committee on August 8, 2023; and

WHEREAS, this ordinance approves the award of a construction contract in an amount not to exceed \$9,159,100.00, payable to Turner Construction, to provide construction services for the Alamodome Structural Repairs Project in Council District 2; and

WHEREAS, funds in the amount of \$4,339,990.00 are available from the Hotel Occupancy Tax Redemption and Capital Fund included in FY 2023 – FY 2028 Capital Improvements Program. The remaining amount of \$4,819,110.00 is contingent upon city council approval of the FY 2024 Budget; and

WHEREAS, this project will provide for remediation work repairs to the major structural components at the Alamodome, including the four concrete masts, exterior and interior structural steel trusses and stay cables, and masonry walls at the field level; and

WHEREAS, construction is anticipated to begin in Fall 2023 and is estimated to be completed in Winter 2025; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Manager or designee, or the Director of the Public Works Department or designee, is authorized to execute a construction contract in an amount not to exceed \$9,159,100.00, payable to Turner Construction to provide construction services for the Alamodome Structural Repairs Project.

SECTION 2. Payment not to exceed \$4,339,990.00 is authorized to be encumbered with a purchase order and made payable to Turner Construction. Payment is in support of the Alamodome Structural Repairs Project using WBS 45-00076-05-02-01 with GL 5201140. Funding for this project is from the HOT/Alamodome Improvements Fund and is in the FY2023-FY2028 CIP Budget.

Payment is limited to the amounts budgeted in the Operating and/or Capital Budget funding sources identified. All expenditures will comply with approved operating and/or capital budgets for current and future fiscal years.

SECTION 3. Additional funding in the amount of \$4,819,110.00 for subsequent years is contingent upon City Council approval of subsequent budgets within the term length of this contract.

SECTION 4. The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Fund Numbers, Project Definitions, WBS Elements, Internal Orders, Fund Centers, Cost Centers, Functional Areas, Funds Reservation Document Numbers, and GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 5. This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 31st day of August, 2023.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney