

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

**ORDINANCE**

**AWARDING A CONSTRUCTION CONTRACT TO SKANSKA USA BUILDING, INC IN AN AMOUNT OF \$19,890,000.00 FOR CONSTRUCTION OF THE ALAMODOME IMPROVEMENTS PROJECT IN COUNCIL DISTRICT 2. FUNDING IN THE AMOUNT OF \$16,995,200 IS AVAILABLE FROM CERTIFICATES OF OBLIGATION AND \$1,545,534 IS AVAILABLE FROM THE HOTEL OCCUPANCY TAX REDEMPTION AND CAPITAL FUND AND INCLUDED IN THE FY 2023 – FY 2028 CAPITAL IMPROVEMENTS PROGRAM. THE REMAINING AMOUNT OF \$1,349,266 IS CONTINGENT UPON CITY COUNCIL APPROVAL OF THE FY 2024 BUDGET.**

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**WHEREAS**, the Alamodome opened in May 1993 and is owned and operated by the Convention Sports Entertainment Facility (CSEF), and 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; and

**WHEREAS**, in 2022, the Alamodome underwent extensive renovations and expansion to the H-E-B Plaza, adding a 24,000-square-foot, state-of-the-art field-level multi-purpose room specially designed for post-game interviews and press conferences. Other improvements included an additional 26,000 square feet to the east and west concourse areas consisting of the Beer Gardens that complimented the renovated concession areas; and

**WHEREAS**, in preparation for the upcoming NCAA Men’s Final Four in 2025, the City of San Antonio committed to additional improvements to the Alamodome; and

**WHEREAS**, a Request for Competitive Sealed Proposals (RFCSP) was issued on November 7, 2022, 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 November 16, 2022, responses were due on February 10, 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 and Sports Facilities Department, Public Works, and San Antonio Sports evaluated and ranked the proposals, scoring them based on the published evaluation criteria, which included Experience, Background, and 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 the SBE Prime Contract Program with five (5) evaluation preference points and M/WBE Prime Contract Program with five (5) evaluation preference points. Additionally, the Goal Setting Committee set a 30% M/WBE subcontracting goal and a 2% African American Business Enterprise (AABE) subcontracting goal. Skanska USA Building, Inc. has committed to 9% M/WBE subcontractor participation goal. Economic Development Department approved a Subcontracting-Goal waiver for the 2% AABE subcontracting goal and partial M/WBE subcontracting goal as Skanska USA Building, Inc. demonstrated a good faith effort for their outreach; and

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

**WHEREAS**, this ordinance awards a construction contract to Skanska USA Building, Inc. in an amount of \$19,890,000.00 for the construction of the Alamodome Improvements Project; and

**WHEREAS**, funding in the amount of \$16,995,200.00 is available from Certificates of Obligation, \$1,545,534.00 is available from the Hotel Occupancy Tax Redemption and Capital Fund and included in the FY 2023 – FY 2028 Capital Improvements Program, and the remaining amount of \$1,349,266.00 is contingent upon city council approval of the FY 2024 budget; and

**WHEREAS**, the project will include the addition of 18 suites to the southern end of the club level, similar in size and capacity as 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; 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 to Skanska USA Building, Inc in an amount of \$19,890,000 for the construction of the Alamodome Improvements Project in Council District 2.

**SECTION 2.** Payment not to exceed \$18,540,734.00 is authorized to be encumbered with a purchase order and made payable to Skanska USA Building, Inc.. Payment is in support of the Alamodome Improvements Project using WBS 45-00038-05-02-01 with GL 5201140. Funding

for this project is from Certificates of Obligation and 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 \$1,349,266.00, 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:**

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Debbie Racca-Sittre, City Clerk

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Andrew Segovia, City Attorney