



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 6

Agenda Date: August 31, 2023

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Contract Award: Alamodome Improvements Project

SUMMARY:

An ordinance awarding 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. 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.

BACKGROUND INFORMATION:

Project Background

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 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.

In preparation for the upcoming NCAA Men's Final Four in 2025, the City of San Antonio committed to additional improvements to the Alamodome, which 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.

Procurement of Services

A Request for Competitive Sealed Proposals (RFCSP) was issued on November 7, 2022, for this project. This RFCSP 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. A pre-submittal conference was held on November 16, 2022, and responses were due on February 10, 2023. Two responsive proposals were received, evaluated, and scored based on published evaluation criteria, including price proposal. 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 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.

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.

This contract was developed utilizing a formal RFCSP process; therefore, as required by the Ethics Ordinance for all projects where subjective criteria are used to select the contractor or consultant rather than by low bid, a Contracts Disclosure Form has been included herein as an attachment.

A post-solicitation briefing was held with the Audit and Accountability Committee on August 8, 2023.

ISSUE:

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. 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.

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.

Construction is anticipated to begin in Fall 2023 and is estimated to be completed in Winter 2025.

ALTERNATIVES:

As an alternative, City Council could choose not to award this contract and require staff to readvertise the project; however, considering the additional time needed for another solicitation process, this would adversely affect the project's timely completion and the City's commitment to the NCAA Final Four Organization and potentially jeopardize future consideration of the City hosting other events.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in an amount not to exceed \$19,890,000.00, payable to Skanska USA Building, Inc for construction renovations for the Alamodome Improvements Project. 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.

RECOMMENDATION:

Staff recommends approving a construction contract to Skanska USA Building, Inc in an amount of \$19,890,000.00 for construction renovations of the Alamodome Improvements Project. Funds in the amount of \$18,540,734 are available from Certificates of Obligation and Hotel Occupancy Tax Redemption and Capital Fund included in FY 2023 – FY 2028 Capital Improvements Program. The remaining amount of \$1,349,266.00 is contingent upon city council approval of the FY 2024 Budget.