



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 7

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: Construction Service for the Alamodome Structural Repair Project

SUMMARY:

An 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.

BACKGROUND INFORMATION:

Project Background

The Alamodome's roof structural system is an innovative use of stay-cable bridge technology. This allows the interior of the dome to be free from columns and other obstructions. However, this building system does not have the inherent redundancy of more traditional construction. It is imperative to regularly monitor the condition of structural members considered to be Fracture Critical Members (FCM) that support the roof structure. The system has been inspected as recommended by a licensed structural engineering firm every five years since 1993, with the last

assessment occurring in 2019. The study observed no structural deficiencies of an immediate safety concern. However, conditions were found that should be remedied to avoid further deterioration of the Alamodome's structural system.

This project will provide for remediation work repairs to the major structural components at the Alamodome. Work areas will include the four concrete masts, exterior and interior structural steel trusses and stay cables, and masonry walls at the field level.

Procurement of Services

A Request for Competitive Sealed Proposals (RFCSP) was issued on March 17, 2023, 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 March 29, 2023, and responses were due on April 18, 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 & 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.

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.

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 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. 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.

This project will provide for remediation work repairs to the major structural components at the Alamodome. Work areas will include the four concrete masts, exterior and interior structural steel trusses and stay cables, and masonry walls at the field level.

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. Furthermore, this would allow for continued deterioration of identified structural conditions leading to potential future safety and failure concerns.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in an amount not to exceed \$9,159,100.00, payable to Turner Construction for the construction of structural repairs at Alamodome. 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.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing 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. 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.