

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

**ORDINANCE**

**APPROVING A CONTRACT AMENDMENT TO THE SKANSKA  
NUNNELLY, A JOINT VENTURE, DESIGN-BUILD SERVICES  
AGREEMENT IN AN AMOUNT UP TO \$5,008,974, TO ALLOW FOR THE  
BUILD-OUT OF AN ADDITIONAL FLOOR IN CITY TOWER FOR  
METRO HEALTH, AND APPROPRIATES \$5,897,583 FROM THE  
HEALTH IMPLEMENTATION PLAN TO THE CITY TOWER  
RENOVATION PROJECT.**

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**WHEREAS**, Metro Health has outgrown its space needs at several facilities, the department's personnel count has increased by 91 positions between FY19 and FY22, with the bulk of the positions added in response to the pandemic and other community priorities; and

**WHEREAS**, the Epidemiology Program ("Epidemiology") and the Immunizations Information Systems and Vaccines for Children ("Immunizations") teams have grown with the Epidemiology team expanded to 30 employees and the Immunizations team expanded to 37 employees, thus their current locations of Brooks City Base and the Eastside Branch Clinic do not provide sufficient space to accommodate the additional staff; and

**WHEREAS**, Metro Health is in need of an additional floor at the City Tower to accommodate increase in staff, collaboration between these teams and the organization's leadership; and

**WHEREAS**, City Council awarded the design-build contract to Skanska-Nunnelly on September 6, 2018; and

**WHEREAS**, on December 17, 2020, City Council authorized a contract amendment with Skanska Nunnelly that set a guaranteed maximum of an amount not to exceed \$75,089,891,

**WHEREAS**, on November 18, 2021, Council approved a contract amendment in order to fund the buildout of a suite for the Internal Affairs department, bringing the contract amount to \$75,974,891; and

**WHEREAS**, approval of this item will increase the Skanska-Nunnelly contract by \$5,008,974, bringing the total contract amount to \$80,983,865; and

**WHEREAS**, the additional buildout of an additional floor is a significant addition to the project's scope, and it is expected to move the substantial completion date from the end of May 2022 to January 2023; and

**WHEREAS**, the annual rent for FY23 will be \$321,552, as the rent will be budgeted for 9 months, FY24 rent will be \$450,441, and rent will escalate 2.5% annually; and

**WHEREAS**, this item will also appropriate \$5,897,583 from the Health Implementation Plan to the City Tower Renovation project; and

**WHEREAS**, this ordinance authorizes the negotiation and execution of an amendment to the design-build services contract with Skanska Nunnelly, a Joint Venture ("Skanska Nunnelly") in an amount not to exceed \$5,008,974, for the build-out of an additional floor in City Tower for Metro Health's Immunizations and Epidemiology divisions and authorizes appropriate funds in the amount of \$5,897,583 from the Health Implementation Plan, **NOW THEREFORE:**

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

**SECTION 1.** The City Manager or his designee is hereby authorized to negotiation and execution of an amendment to the design-build services contract with Skanska Nunnelly, a Joint Venture ("Skanska Nunnelly") in an amount not to exceed \$5,008,974, to build-out an additional floor in City Tower for Metro Health and appropriate funds in the amount of \$5,897,583 from the Health Implementation Plan to the City Tower Renovation project.

**SECTION 2.** Reserved for Fiscal Language.

**SECTION 3.** 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 Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

**SECTION 4.** This Ordinance shall be effective upon passage by eight affirmative votes; otherwise it shall be effective on the tenth day after passage.

**PASSED AND APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2022.

**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Debbie Racca-Sittre, Acting City Clerk

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Andrew Segovia, City Attorney