



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 10

Agenda Date: November 18, 2021

In Control: City Council A Session

DEPARTMENT: Center City Development & Operations

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

An ordinance authorizing a contract amendment to the Skanska Nunnelly, a joint venture, design-build services agreement in amount up to \$885,000, to allow for the build-out of a suite for the Police Department's Internal Affairs Unit within the City Tower office building.

SUMMARY:

An ordinance authorizing 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 \$885,000, to buildout a suite on the 12th floor of City Tower for the San Antonio Police Department's Internal Affairs Unit ("Internal Affairs"). Internal Affairs will occupy 8,195 rentable Sq. Ft. within City Tower. Funding is available and included in the FY 2022 – FY 2027 Capital Improvement Program.

BACKGROUND INFORMATION:

Internal Affairs currently offices in the Washington Square Building at 800 Dolorosa. The building is expected to be redeveloped in the future, preventing the City from entering a long-term lease extension at this property. City staff evaluated other opportunities to keep the division in close proximity to the Public Safety Headquarters, a significant priority for the department, while also improving the quality of their office space, which is currently very dated. After

assessing the options available for lease within the area, it was determined that building out an office space within the City Tower building is the best option. The unit will be located on a floor that does not host other City departments or divisions in order to maintain separation and privacy.

Internal Affairs' formal complaint process includes bringing complaints before a Complaint and Administrative Review Board. That board includes seven resident members. The move to City Tower will provide a significantly improved hearing room for the board, with updated AV and technology. The design will also provide appropriate separation between sworn officers and complainants.

On December 17, 2020, City Council authorized a contract amendment in an amount not to exceed \$75,089,891. Staff subsequently finalized the Guaranteed Maximum Price ("GMP") at the same funding amount. This item will authorize staff to amend the contract and the GMP by up to \$885,000, or up to \$75,974,891. The Skanska Nunnally contract includes the build-out of 10 tower floors, a suite on the street level, and the concourse. This space will house approximately 1,400 City staff in an open office environment. Many building systems are being modernized through the project, and the building will include an employee gym, bike storage, HR training lab, ITSD help desk, and significant meeting space for internal and public meetings. It will also consolidate a number of other internal and external services in one convenient location. Within future tenant spaces, the scope is more limited, and largely focuses on abatement activities, modernizing HVAC components to more efficient digital controls from pneumatics, and in some cases bringing back new ceilings. The buildout of a standalone suite for Internal Affairs is a significant addition to the project's scope, and it is expected to move the substantial completion date from the end of February 2022 to the beginning of May.

ISSUE:

The Internal Affairs Unit's lease has expired and they are in a holdover period. The Unit would benefit from the stability of a long-term lease or office location. After reviewing the available lease opportunities within proximity to the Public Safety Headquarters, staff recommends that a space be built-out for Internal Affairs within tenant space within City Tower.

ALTERNATIVES:

Should City Council not authorize the contract amendment, staff will need to identify an alternative location for Internal Affairs. However, the costs to bring the City's network and to install the necessary physical security infrastructure to support is significant, and will likely be required at any facility identified to house the division. Given that the City already owns an office building where these systems exist, and we can guarantee that Internal Affairs has a long-term office location and will not need to move again at the completion of a lease term, the City Tower is believed to be the best location for Internal Affairs.

FISCAL IMPACT:

An ordinance authorizing 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 \$885,000, to buildout a suite on the 12th floor of City Tower for the San Antonio Police Department's Internal Affairs Unit ("Internal Affairs"). Internal Affairs will occupy 8,195 rentable Sq. Ft. within City Tower. Funding is available and included in the FY 2022 – FY 2027 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of the Skanska Nunnelly contract amendment to facilitate the buildout of a suite for Internal Affairs.