

**CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Sheryl Sculley, City Manager
FROM: Thomas G. Wendorf, P.E., Director of Public Works
SUBJECT: Alamodome 14 Suite Construction
DATE: June 1, 2006

SUMMARY AND RECOMMENDATIONS

An ordinance accepting the best qualified Competitive Sealed Proposal and awarding a construction contract in the amount of \$1,180,000.00 payable to F.A. Nunnelly Company an SBE firm, authorizing funds in an amount not to exceed \$82,600.00 for Capital Administrative Costs, and \$2,000 for advertising expenses for a total ordinance amount of \$1,264,600.00 in connection with the Alamodome Interior Improvements project, an authorized 2005 Certificate of Obligation funded project located in Council District 2. This ordinance will become effective immediately upon eight affirmative votes.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

This project provides for the construction of fourteen (14) multi-use suites at the Alamodome facility on the Club level. This project also provides for upgrades to thirty-eight (38) existing suites. Facility events and operations will be ongoing throughout the duration of the project. Project construction is anticipated to begin in June 2006 and to be completed by August 2006. The contract provides for 85 calendar days to complete the project.

Due to the limited time frame for project completion, this ordinance will become effective immediately upon approval.

This project was advertised for bid in the Commercial Recorder, the San Antonio Informer, and La Prensa in April 2006. In addition, the bid announcement was made on TVSA through the Small Business Economic Development Advocacy (SBEDA) Office. Plans were available for review by potential bidders at the office of Marmon Mok, L.L.P. located at 700 N. St. Mary's Suite 1600, San Antonio, Texas 78205. Competitive Sealed Proposals for the project were opened on May 10, 2006 with six (6) bidders responding. Of these, F.A. Nunnelly Company was the number one ranked firm. A matrix reflecting the outcome of the evaluations is included herein as Attachment 2. F.A. Nunnelly Company currently has one (1) active contract with the City in the amount of \$9,234,000.00. This project was not within budget by \$214,600.00 due to the continued escalating bid prices as a result of higher petroleum products that add to the unit price of construction contracts.

POLICY ANALYSIS

Approval of this ordinance will be a continuation of certain aspects of City Council policy to complete previously approved 2005 Certificate of Obligation funded projects.

FISCAL IMPACT

This is a one-time capital improvement expenditure in the amount of \$1,264,600.00. Funds in the amount of \$1,050,000.00 are included in the FY 06-11 Capital Improvement Program Budget and are available from 2005 Certificate of Obligation funds. A portion of this item in the amount of \$214,600.00 is not included in the FY06-11 Capital Improvement Program Budget but will be covered by funds from the same 2005 Certificates of Obligation issuance. Funding is authorized payable as follows:

\$ 1,180,000.00	payable to F.A. Nunnelly Company for construction expenses
\$ 82,600.00	for capital administrative costs
\$ 2,000.00	for advertising expenses

COORDINATION

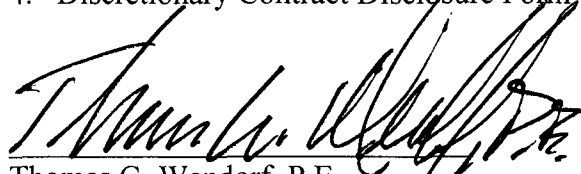
This request for ordinance has been coordinated with the Office of Management and Budget, the Finance Department, and the Alamodome Department.

SUPPLEMENTARY COMMENTS

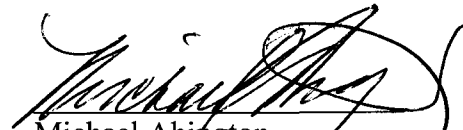
This construction contract was developed utilizing the competitive sealed proposal; therefore, a Discretionary Contracts Disclosure Form is attached.

ATTACHMENTS

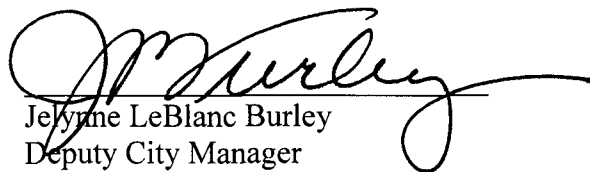
1. Project Map
2. Bid Tabulation
3. Evaluation of Qualification Statements Review Summary
4. Discretionary Contract Disclosure Form




Thomas G. Wendorf, P.E.
Director of Public Works



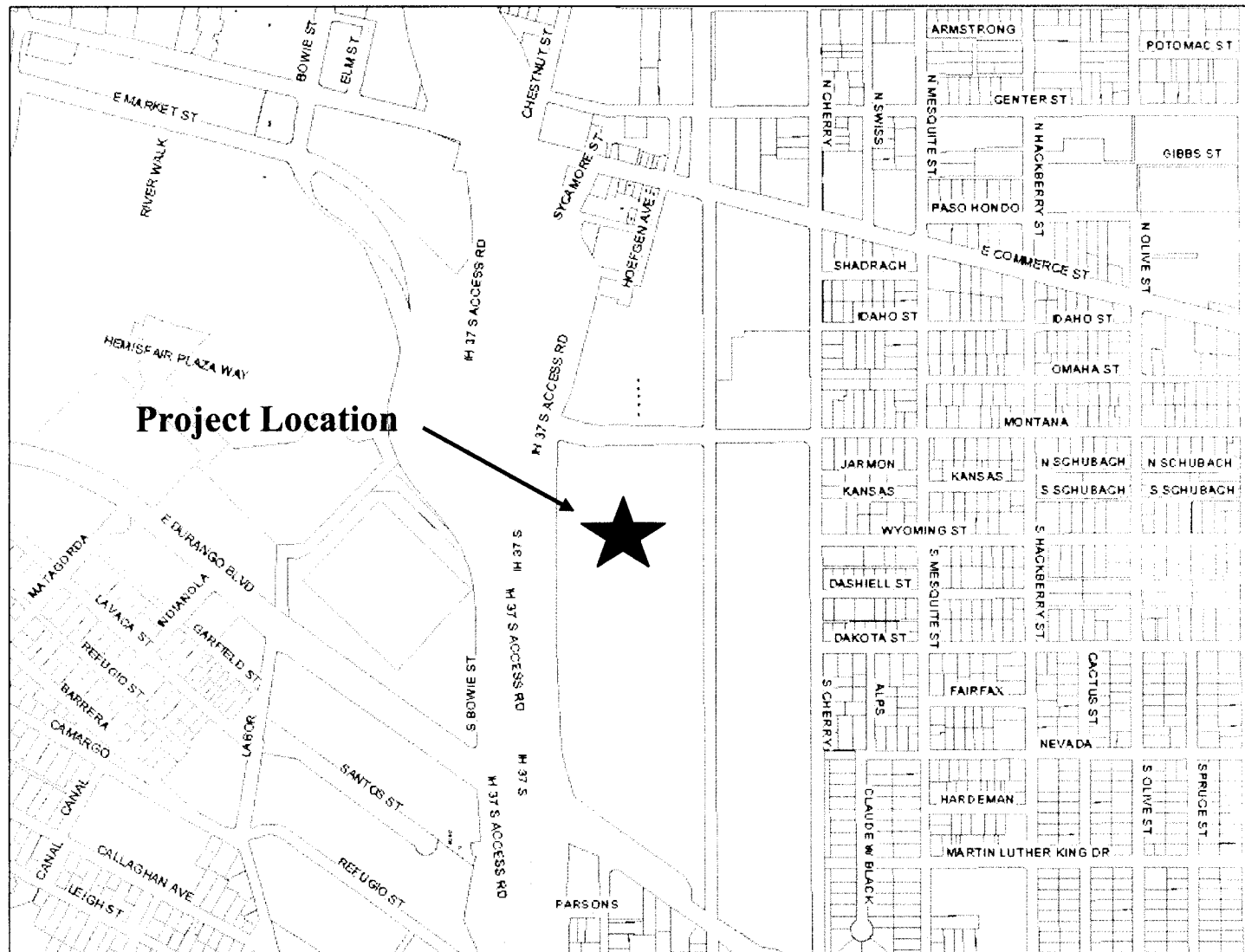
Michael Abington
Director of Alamodome



Jelynn LeBlanc Burley
Deputy City Manager

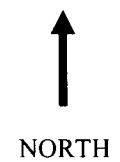


Roland Lozano
Assistant to the City Manager



Alamodome Interior Improvement Project
 100 Montana Street
 Council District No. 2

G.I.S. Location Map



**CITY OF SAN ANTONIO - ARCHITECT/ENGINEER REVIEW COMMITTEE
EVALUATION OF QUALIFICATION STATEMENTS FOR
Competitive Sealed Proposal - Alamodome Selected Exterior Repainting**

[illegible]

NOTE: This form is a local government record and shall be retained in accordance with the provisions of the Local Government Code, Section 201.

[illegible]

City of San Antonio

Discretionary Contracts Disclosure

For use of this form, see Section 2-59 through 2-61 of the City Code (Ethics Code)

Attach additional sheets if space provided is not sufficient.

State "Not Applicable" for questions that do not apply.

Disclosure of Parties, Owners, and Closely Related Persons

For the purpose of assisting the City in the enforcement of provisions contained in the City Charter and the Code of Ethics, an individual or business entity seeking a discretionary contract from the City is required to disclose in connection with a proposal for a discretionary contract:

(1) the identity of any **individual** who would be a party to the discretionary contract:

Philip A. Nunnelly
Doug Nunnelly

and /or

(2) the identity of any **business entity** that would be a party to the discretionary contract:

F.A. Nunnelly Company

and the name of:

(A) any individual or business entity that would be a **subcontractor** on the discretionary contract:

N/A

and the name of:

(B) any individual or business entity that is known to be a **partner** or a **parent** or **subsidiary** business entity of any individual or business entity who would be a party to the discretionary contract:

N/A

(3) the identity of any **lobbyist** or **public relations firm** employed for purposes relating to the discretionary contract being sought by any individual or business entity who would be a party to the discretionary contract:

¹A *business entity* means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust, unincorporated association, or any other entity recognized by law.

Section 00441

N/A

Political Contributions

Any individual or business entity seeking a discretionary contract from the city must disclose in connection with a proposal for a discretionary contract all political contributions totaling one hundred dollars (\$100) or more within the past twenty-four (24) months made directly or indirectly to any current or former member of City Council, any candidate for City Council, or to any political action committee that contributes to City Council elections, by any individual or business entity whose identity must be disclosed under (1), (2), or (3) above. Indirect contributions by an individual include but are not limited to contributions made by the individual's spouse, whether statutory or common-law. Indirect contributions by an individual or an entity include but are not limited to contributions made by the officers, owners, attorneys, or registered lobbyists of the individual or the entity.


By Whom Made:	To Whom Made:	Amount:	Date of Contribution:
Philip A. Nunnelly	AGC, PAC	\$150.00	03/20/2005
Doug Nunnelly	AGC, PAC	\$150.00	03/20/2005

Disclosures in Proposals

Any individual or business entity seeking a discretionary contract with the city shall disclose any known facts which reasonably understood raise a question as to whether any city official or employee would violate Section 2-43 of the City Code (Ethics Code) by participating in official action relating to the discretionary contract.

N/A

This form is required to be supplemented in the event there is any change in the information under (1), (2), or (3) below, before the discretionary contract is the subject of council action, and no later than five (5) business days after any change about which information is required to be filed, whichever occurs first.

Signature: 	Title: Secretary/Treas. Company: F.A. Nunnelly	Date: May 10, 2006
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² For purposes of this rule, facts are "reasonably understood" to "raise a question" about the appropriateness of official action if a disinterested person would conclude that the facts, if true, require recusal or require careful consideration of whether or not recusal is required.