

# AUDIT COMMITTEE

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**INDIVIDUAL PRE-SOLICITATION BRIEFING FOR  
CONSTRUCTION MANAGER AT RISK (CMR)  
SERVICES FOR THE TERMINAL A/B CONNECTOR  
AND SECURITY SCREENING CHECKPOINT  
EXPANSION**

**September 20, 2016**

**Mike Frisbie  
Director & City Engineer  
Transportation and Capital  
Improvements**

# Solicitation Overview



**Originating Department: Transportation and Capital Improvements for Aviation**



**Solicitation Type: Request for Qualification**



**High Profile Designation: Contract Value over \$1 million**



**Estimated Value: \$40.5 million in construction**



**Current Contract Status: Pre-Solicitation**



**Proposed Term: 24 Month Construction**

# Project Overview

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- Funded through Airport Capital Improvement Funds and Airport Funds
- Total Project Value: \$40.5M
- Construction Manager at Risk (CMR) delivery Method



- Build a post-security connector between concourses
- Expand and relocate the security screening checkpoint in Terminal "A" with up to 12 operational lanes
- Demo and relocate existing offices



- Accommodate additional turn-key retail and/or food and beverage concessions area
- Design to begin November 2016

# Solicitation Requirements

## Evaluation Criteria

- Experience and Qualifications of Prime Firm and Key Subcontractors: 40 Points
- Understanding of the Project and Project Management Plan: 35 Points
- Team's Experience with San Antonio Region Issues and Past Experience with City of San Antonio Contracts: 10 Points
- Proposed Costing Methodology: 10 Points
- SBEDA Mentorship Incentive: 5 Points

## Additional Requirements

- SBE Subcontracting Program – 23%
- M/WBE Subcontracting Program – 15%
- Segmented M/WBE Goal – 2% AABE
- Audited Financial Statements: Not Required

## Goal Setting Committee Members

- Nikki Ramos – Assistant Director, Parks & Recreation
- Loyce Clark – Assistant Director, Aviation
- Christie Chapman – Interim Assistant Director, Transportation & Capital Improvements
- Michael Sindon – Assistant Director, Economic Development

# Outreach Efforts

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## NIGP Codes Identified

- 57076 Steel, Reinforcing Bars and Rods
- 75070 Ready Mix Concrete
- 90937 Building Construction Services Doors and Finishes
- 90945 Building Construction Services Flooring, Wall and Ceiling
- 91020 Escalator and Moving Walkway
- 91438 Construction Services Trade Electrical

## Number of Vendors notified

- Central Vendor Registry: 590
- Targeted Vendor Outreach: 1750 Weekly vendor notification

## Advertising

- TVSA channel 21
- COSA Bidding Opportunities website
- SA Hart Beat
- Electronic State Business Daily

# Project Evaluation Committee

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## Voting Members

Carlos Contreras – City Manager’s Office, Assistant City Manager

Tom Jones – Aviation, Director

Loyce Clark – Aviation, Chief of Asset and Planning Officer

Curt Van De Walle – TCI, Capital Programs Manager

Mark Rodriguez – TCI, Project Manager

Janet Howard – Aviation; Senior Architect

David Sellers – Southwest Airlines

Debra Omowale – Airport Advisory Commission

# Project Timeline

## Pre-Solicitation

### Goal Setting Committee:

- Sept 8, 2016

### Audit Pre-Solicitation Briefing:

- Sept 20, 2016

### Release RFQ:

- October 3, 2016

## Solicitation

### Pre-Submittal Conference:

- October 14, 2016

### Deadline for Questions:

- October 20, 2016

### RFQ Due:

- November 1, 2016

## Post – Solicitation

### Evaluation Complete:

- December 2016

### Contract Negotiated:

- January 2017

### Audit Post-

### Solicitation Briefing:

- February 2017

## Finalization

### City Council Consideration:

- March 2017

### Contract Start Date:

- March 2017



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