

# **AUDIT COMMITTEE MEETING**

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## **POST-SOLICITATION BRIEFING FOR CMR SERVICES FOR EARLY WORKS AND UTILITIES INFRASTRUCTURE AT HEMISFAIR CIVIC PARK**

**November 15, 2016**

**Christie Chapman  
Interim Assistant Director  
Transportation and Capital  
Improvements**

# Solicitation Overview

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**Originating Department: Transportation and Capital Improvements**



**Solicitation Type: Request for Qualifications – Two Phase**



**High Profile Designation: Contract Value in Excess of \$1 million**



**Estimated Value: \$13,000,000**



**Current Contract Status: New Contract**



**Proposed Term: Duration of the Project**

# Project Timeline

## Pre-Solicitation

Goal Setting Committee:

- August 8, 2016

**Audit Committee Pre Solicitation Briefing:**

- **August 16, 2016**

Release RFQ:

- August 24, 2016

## Solicitation

Pre-Submittal Conference:

- August 29, 2016

Deadline for Questions:

- August 29, 2016

**RFP Due: September 23, 2016**

Issue RFP to Shortlisted Firms:

- October 14, 2016

## Post – Solicitation

Evaluation Complete:

- November 7, 2016

Contract Negotiated:

- November, 2016

**Audit Committee Post Solicitation Briefing:**

- **November 15, 2016**

## Finalization

**City Council Consideration:**

- **December 2016**

Contract Start Date:

- December 2016

# Project Overview

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- Pre-construction and construction services through a Construction Manager at Risk (CMR) delivery method for the construction of Early Works and Utilities Infrastructure for Hemisfair Civic Park



- CMR is a delivery method which entails a commitment by the **Construction Manager (CM)** to deliver the project within a Guaranteed Maximum Price (GMP) which is based on the **construction** documents and specifications at the time of the GMP.



- Selected CRM respondent shall work with the design consultant in the preparation of the design and will coordinate with TCI, HPARC and other entities involved in the project

# Solicitation Requirements

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## Evaluation Criteria Phase 1

- Experience, Background, Qualifications: 30 Points
- Proposed Plan: 25 Points
- Experience with COSA and San Antonio Region: 10 Points
- Costing Methodology: 10 Points
- Experience with CPS, SAWS & AT&T: 5 Points
- SBEDA Program: 20 Points (10 points MWBE, 10 points ESBE)

## Additional Requirements

- SBEDA Subcontracting Requirements: 19% M/WBE, 3% AABE
- Local Preference Program: Not Applicable
- Veteran Owned Small Business Preference Program: Not Applicable
- Audited Financial Statements: Not Required

# Project Evaluation Committee Members

Voting Members	Advisory Members
Lori Houston, Assistant City Manager	Gary Boyd, Hemisfair Park Area Redevelopment Corporation
Omar Gonzales, Hemisfair Park Area Redevelopment Corporation	
Jeffry Knipple, Capital Manager, TCI	
Jamaal Moreno, Project Manager – Landscape Architect, TCI	
Melinda Cerda, Manager, Parks & Recreation	
Razi Hosseini, Assistant Director, TCI	

# Score Matrix

<b>Interview Score Summary</b>	<b>Maximum Points</b>	<b>Firm 1</b>	<b>Firm 2</b>
<b>A. Background of the Firm, Key Personnel, and Key Sub-Consultants</b>	<b>15</b>	14.50	12.67
<b>B. Proposed Approach to Meeting Project Schedule</b>	<b>20</b>	18.33	17.00
<b>C. Project Understanding</b>	<b>15</b>	12.17	13.17
<b>D. Experience with CPS, SAWS, &amp; ATT</b>	<b>10</b>	7.17	9.33
<b>EXHIBIT B - Proposed Fees</b>	<b>20</b>	20.00	10.83
<b>TOTAL SCORE</b>	<b>80</b>	<b>72.17</b>	<b>63.00</b>
<b>RANK</b>		<b>1</b>	<b>2</b>

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Interim Assistant Director, TCI  
and  
Kevin Barthold  
City Auditor**

# Procurement Overview - Due Diligence

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Number of vendors notified:	639
Number of vendors at pre-submittal conference:	6
Number of responses received:	6
Results of Minimum Requirements Review	No Findings
Results of Due Diligence Review	No Findings
Respondent Background Check	No Findings
Financial Statement Review	Not Applicable
References, Proof of Insurability Review and Litigation Disclosure	No Findings
Contracts Disclosure Form	No Findings

# Procurement Overview - Due Diligence

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## City Auditor Briefing on Due Diligence Review

No results found

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