



Renovation of Historic City Hall

City Council A-Session, Item 11
May 10, 2018



Lori Houston, Assistant City Manager



Mike Frisbie, P.E., Director/City Engineer

Background

Lori Houston, Assistant City Manager



Project Background

- City purchased current Frost Tower office building as a component of a Public-Private Partnership (P3)
- Facilitated construction of Frost's new office tower; and
- Result in redevelopment of Municipal Plaza as residential housing, and renovation of current Frost Tower to consolidate City offices in a modernized office space



Key Benefits

- Elimination of approximately \$3.8 million annually in rent
- Streamlined City Operation processes and improved collaboration
- Centralization of key public services
- Close proximity to City Hall and Council Chambers



Efficiency
Consolidates City
Operations



Growth
First Downtown Office
Tower in 27 Years



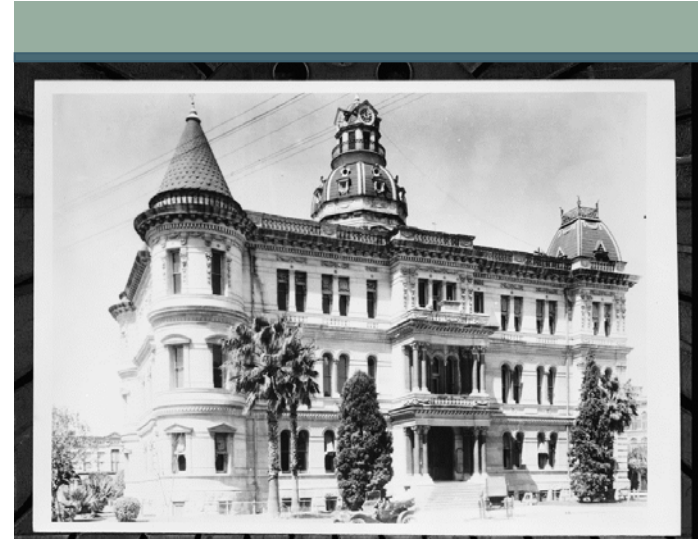
Livability
265 Downtown
Housing Units

24
City
Departments
1,440 Employees

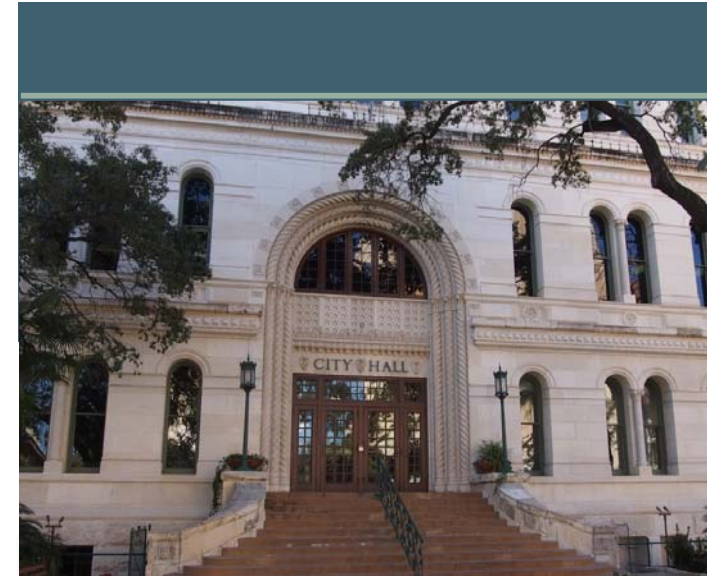
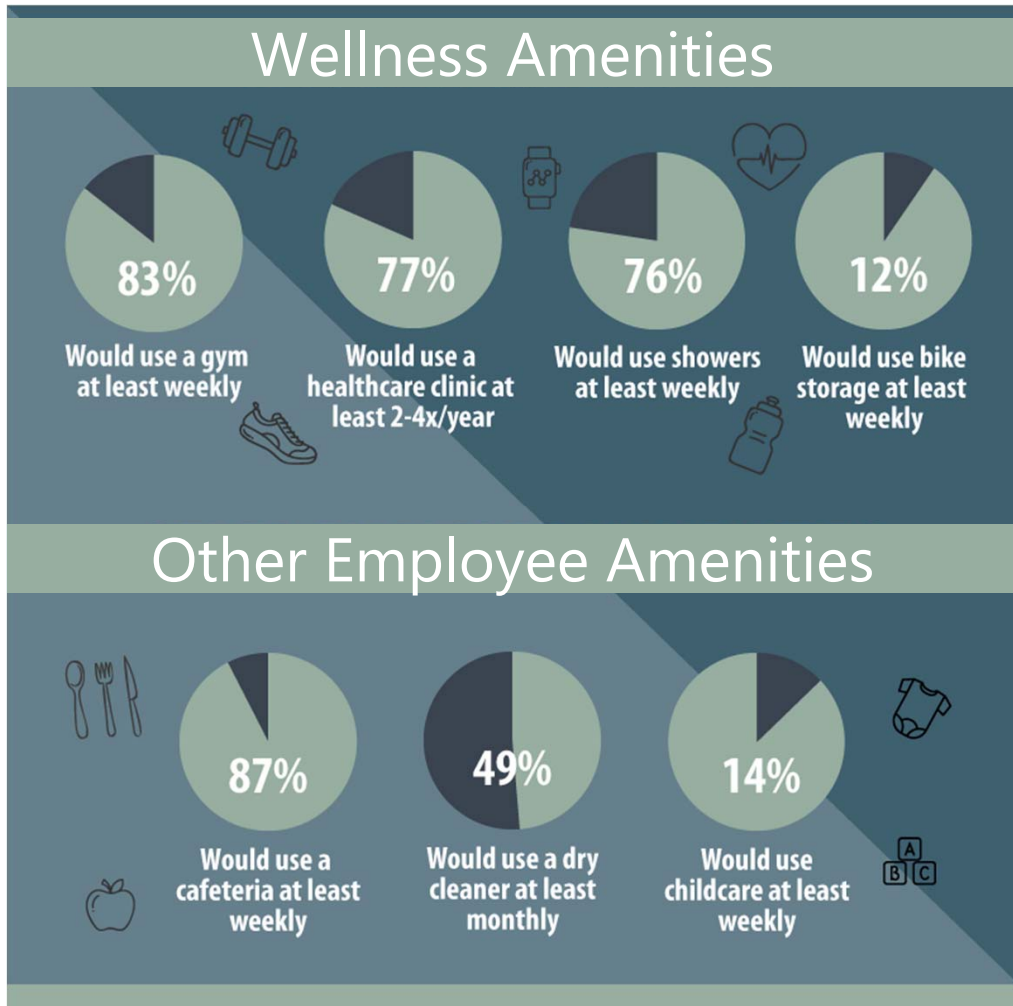
Departments moving to renovated City Office Tower currently office in 7 locations across City.

City Hall - History

- City Hall was built in 1889
- Prominent architect Otto Kramer designed the Italianate Renaissance Revival building
- Major renovation in 1927:
 - added the fourth floor
 - removed the tower, corner turrets, and ornate clock
 - Increased the building size to the current 52,000 Sq. ft.



Potential Amenities



Project Timelines

	City Hall Renovation	Tower Renovation
Advertise Design-Build (DB) RFQ	January 2018	April 2018
Council Approval DB Contract	May 2018	September 2018
Design Commences	May 2018	September 2018
Vacate City Hall	July 2018	N/A
Start Construction	August 2018	July 2019
Move-In	January 2020	October 2020 - March 2021

Renovation of Historic City Hall

Mike Frisbie, P.E., TCI Director/City Engineer



Facility Assessment

✍ Last year a detailed facility assessment conducted by third-party consultants



- Exterior & Interior Condition
- Mechanical, Electrical & Plumbing
- Structural
- Fire Protection
- Storm Drainage

✍ Evaluated and identified required upgrades

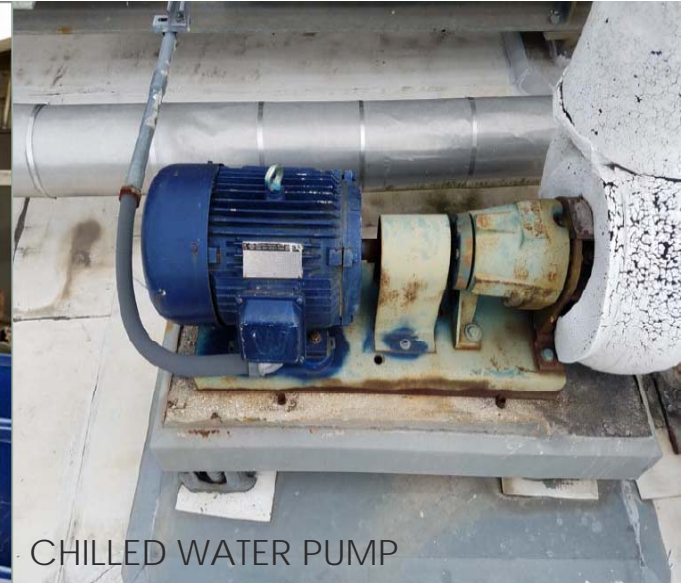


Mechanical

- Mildew
- Piping
- Aged chilled water pump & HVAC units



MILDEW GROWTH



CHILLED WATER PUMP



HOT WATER PIPING



HVAC UNIT

Electrical & Plumbing

- Old fuse panels
- Unsealed floor and ceiling penetrations
- Corroded cast iron pipes



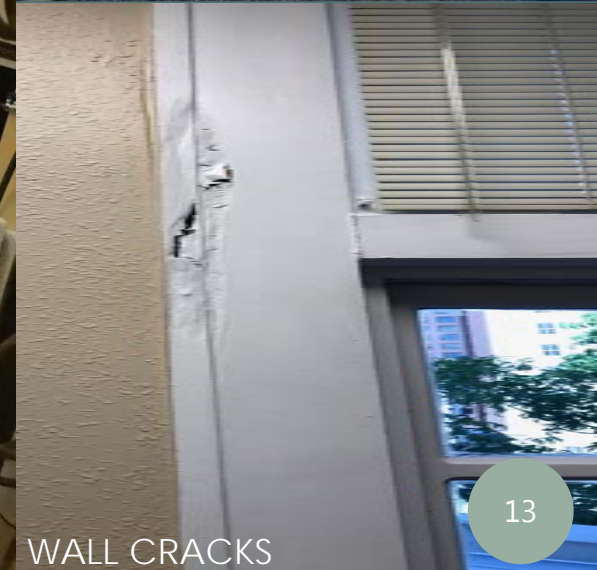
Exterior Condition

- Cracking exterior
- Aging & crumbling facade
- Deteriorating window casings



Interior Condition

- Cracking
- Aging interior structure
- Leaks and water penetration



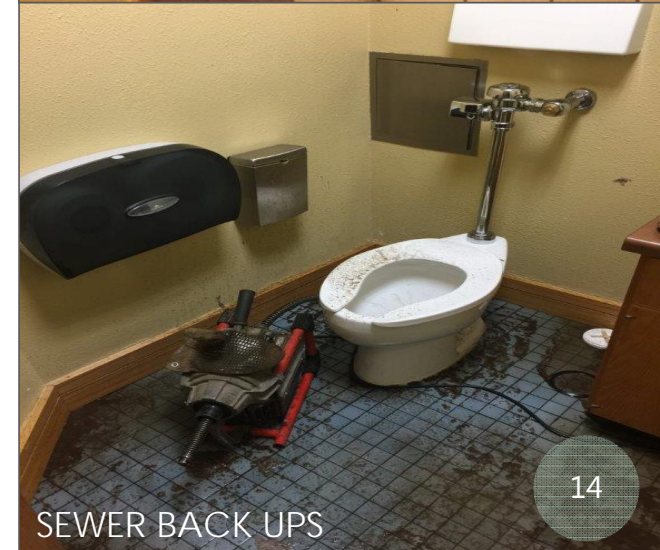
Summary of Building Issues

City Hall building continues to experience significant problems with the mechanical, electrical, water and sewer systems such as:

- Flooding in lower levels of the building
- Sewer back ups
- Aging and crumbling facade
- Deteriorating exterior/interior conditions
- Continuing electrical, HVAC and elevator issues



BASEMENT FLOODING



SEWER BACK UPS

Additional ADA Accessible Entrance Design Contest

- In Spring 2017, Councilmember Trevino and Gordon Hartman initiated design competition led by the American Institute of Architects
- Competition generated 22 concepts
- Juried selection of one concept design

Project Scope

- Renovation of all five floors to include new mechanical/electrical/plumbing systems, HVAC, elevators, exterior masonry repair, new windows and utility upgrades
- Including design and construction of east accessibility entrance

\$38M

TO DESIGN & CONSTRUCT
ALL OF CITY HALL RENOVATIONS
INCLUDING NEW EAST
ENTRANCE

Why?



Efficiencies



Timeliness



Cost Savings



Equal Access

Anticipated City Hall Occupants

4 th Level	Council Office Suites, Reception
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3 rd Level	Council Office Suites, Reception
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2 nd Level	Mayor, City Manager, City Attorney, City Clerk
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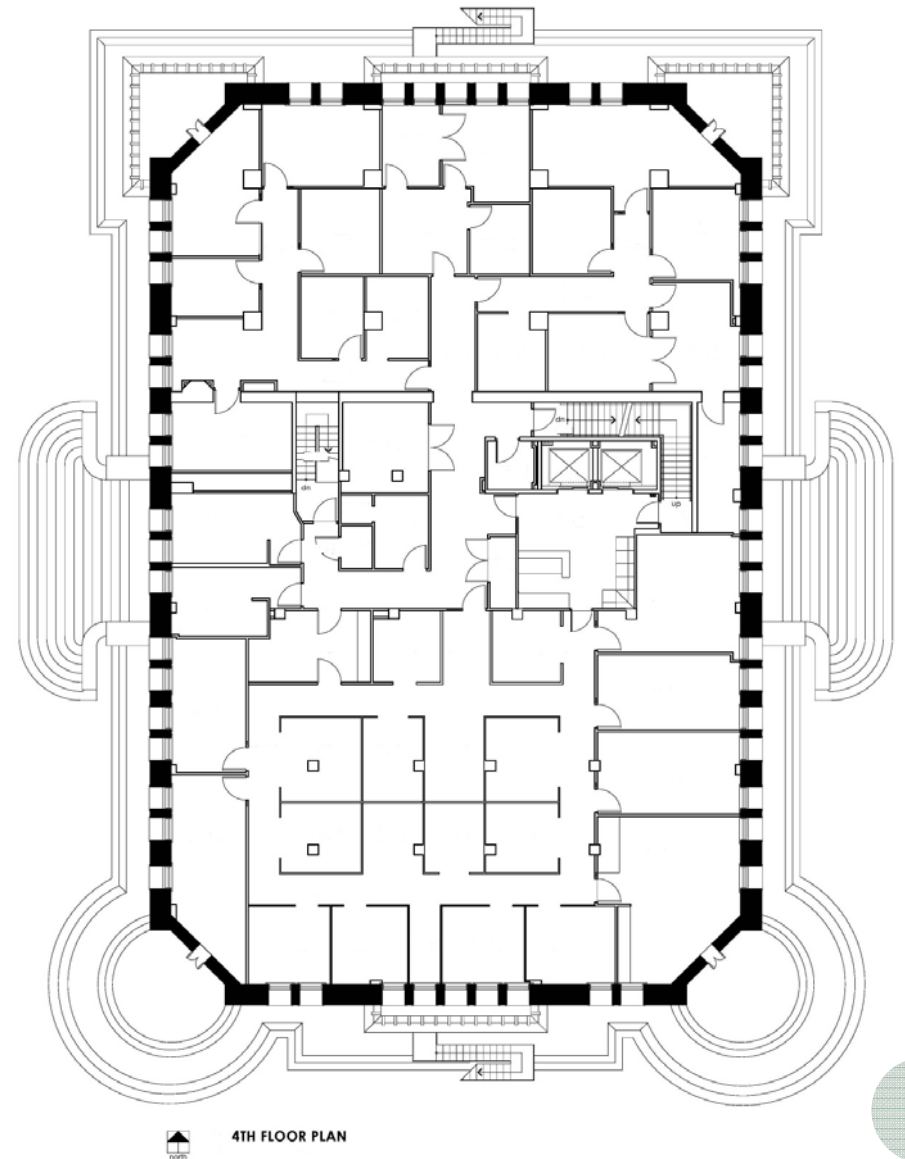
1 st Level	Entrances, Security, Media & Conference/Public Meeting Rooms
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Basement	Conference Rooms
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Existing City Hall City Council Floor Plan

- Varying office square footage and furniture
- Open cubicle office space
- Difficult way-finding
- Limited and inefficient use of space



Conceptual City Hall Council Office Suite Plan

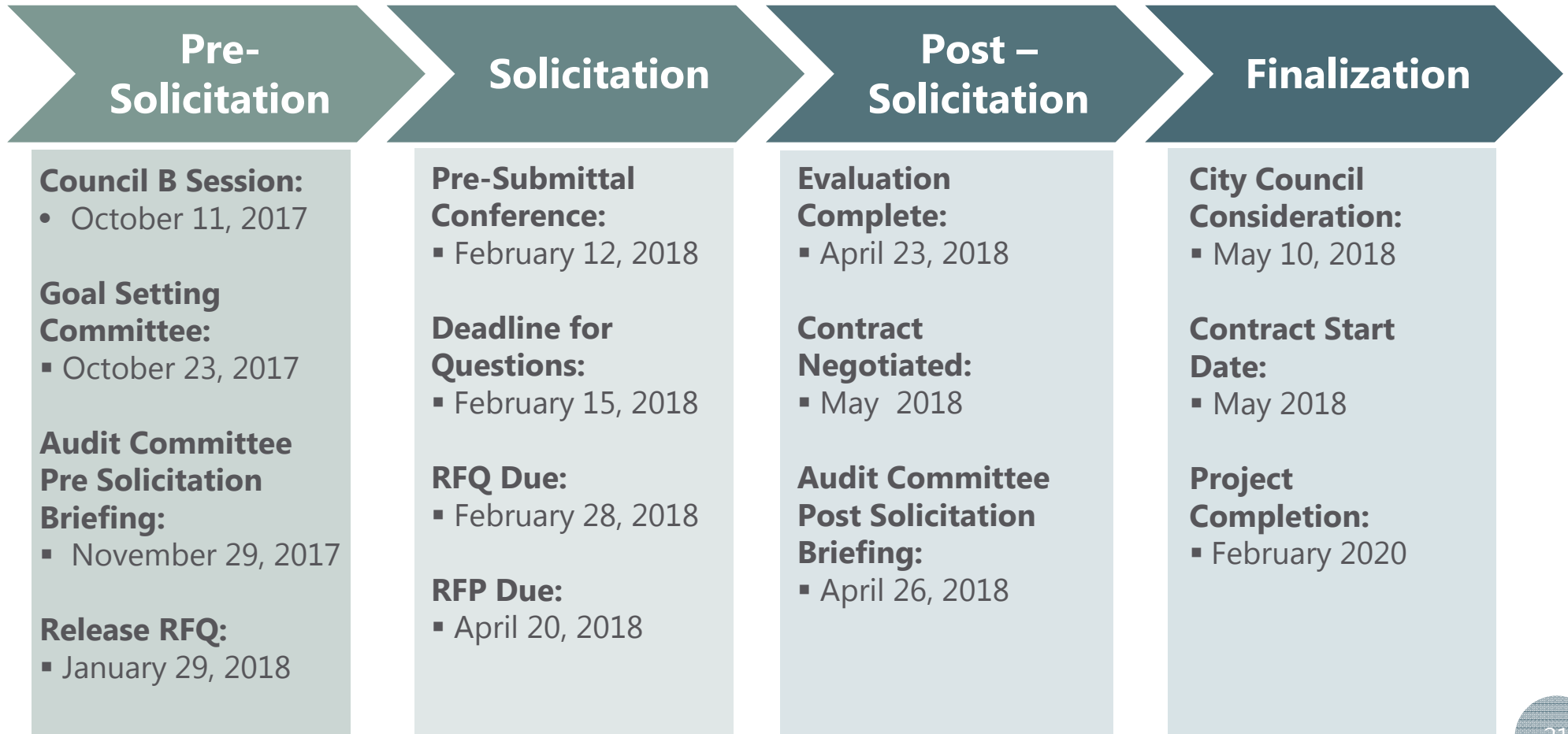
- Square footage and furniture standard
- Consistent and more efficient use of office space and location
- Individual accessibility but co-working space
- Up to 6 suites on 3rd & 4th Floors



Project Delivery – Design Build

- Alternative Project Delivery Method
- Two-step solicitation process (RFQ/RFP)
- **Request For Qualification (RFQ)** solicited first and used to short-list respondents based on qualifications
- **Request For Proposals (RFP)** issued to short-listed respondents for fee proposal
- Short-list respondents participated in interview process

Design-Build Timeline



Solicitation Requirements

- SBEDA Subcontracting:
 - SBE 40%
 - M/WBE 30%
 - AABE 5%
- Mentorship Requirement
- Goal Setting Members
 - ✓ Lester Bryant (Citizen Member)
 - ✓ Richard Keith (Neighborhood & Housing Services)
 - ✓ Razi Hosseini (TCI)
 - ✓ Michael Sindon (EDD)

Phase I - RFQ Evaluation Criteria

- A. Experience, Background, Qualifications of DB Firm, Key Personnel, Key Sub-Consultants: *40 Points*
- B. Experience with issues in San Antonio Region & past experience with City of San Antonio: *20 Points*
- C. Understanding of Project and Proposed Management Plan: *30 Points*
- D. DB Team's past experience as a Team: *10 Points*

Phase II - RFP Evaluation Criteria

- A. Proposed Design Plan: *30 Points*
- B. Proposed Construction Plan: *30 Points*
- C. Context Sensitive Design: *10 Points*
- D. Overall Evaluation of Firm/Team and Ability to Provide Required Services: *10 Points*
- E. Proposed Fees for General Conditions/ Overhead & Profit: *20 Points*

Recommendation

Execution of Design-Build Services Agreement with Guido Brothers Construction Company in an amount not-to-exceed \$30 million.



Project Schedule

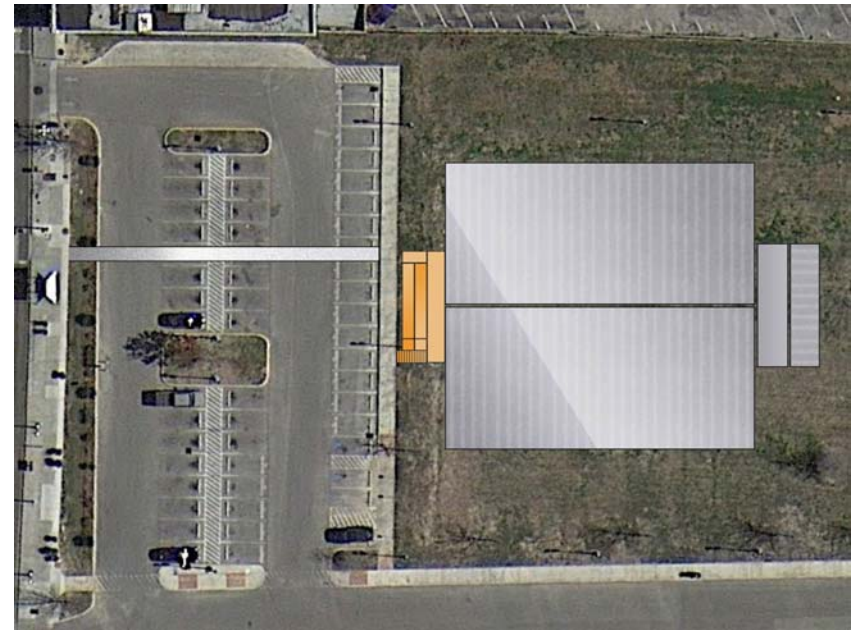
DATE	ACTIVITY
October 2017	B-Session Policy Discussion
October 2017 – April 2018	Design-Build Team Selection Process
May 2018	Council Approval of Design-Build Contract
May 2018	Design Start
July 2018	Relocation of City Hall Occupants
August 2018	Construction Start (Interior Asbestos Abatement)
November 2019	Substantial Completion
January 2020	City Hall Occupants Move In
February 2020	Fully Operational

Temporary Relocation



Plaza de Armas

City Council Offices



Modular Building Complex

Mayor, City Manager, City Attorney's Office

Financing

City Hall

\$38M Certificates of Obligation
Issue Summer 2018

Recommendation

Approval of the following in connection with Renovation of Historic City Hall Project:

- Amending Capital Improvement Budget with the appropriation of \$38 million in Certificates of Obligation to Renovation of Historic City Hall Project.
- Execution of Design-Build Services Agreement with Guido Brothers Construction Company not-to exceed \$30 million.
- Approving related contracts and ratification of expenses to the project in amount of \$290,748.





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Back Up Slides

Design-Build Scoring Matrix

Step 1 – RFQ Scoring

		Firm 1	Firm 2	Firm 3	Firm 4	Firm 5	Firm 6
REQUEST FOR QUALIFICATIONS: Design Build for Renovation of Historic City Hall							
A. Experience, Background and Qualifications of DB Firm, Key Personnel, Key Sub-Consultants (40 Points)	40	32.00	29.29	28.14	26.00	25.71	23.57
B. Experience with San Antonio Region Issues & past experience with City of San Antonio Contracts (20 Points)	20	16.86	16.14	13.14	15.57	13.86	9.14
C. Understanding of the Project and Proposed Management Plan (30 Points)	30	22.43	23.00	22.57	21.43	18.00	17.00
D. DB Team’s past experience working together as a team (10 Points)	10	8.14	7.43	6.29	5.00	4.71	5.29
TOTAL SCORE	100	79.43	75.86	70.14	68.00	62.29	55.00
RANK		1	2	3	4	5	6

Step 2 – RFP Scoring

		Firm 1	Firm 2
REQUEST FOR PROPOSALS: Design Build for Renovation of Historic City Hall			
A. Proposed Design Plan	30	25.63	22.00
B. Proposed Construction Plan	30	25.63	22.63
C. Context Sensitive Design	10	8.50	7.75
D. Overall Evaluation of the Firm/Team and its ability to provide the required services	10	9.00	7.25
E. Proposed Fees	20	20.00	15.50
TOTAL SCORE	100	88.75	75.12
RANK		1	2