



AUDIT COMMITTEE MEETING

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



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

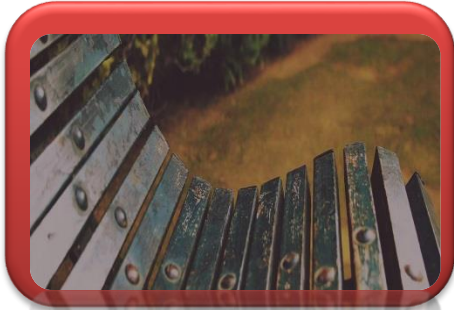
City Council Consideration:

- **December 2016**

Contract Start Date:

- December 2016

Project Overview



- 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

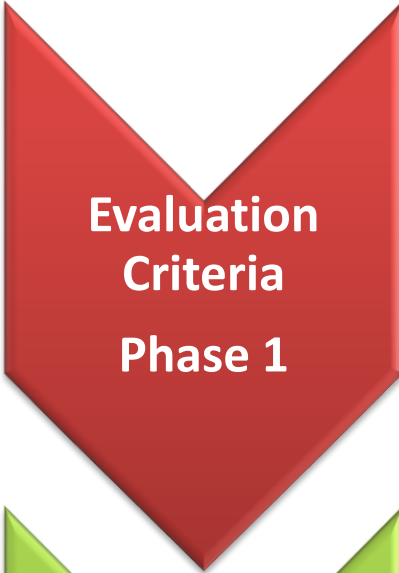


- CMR is a delivery method which entails a commitment by the **Construction Manager (CM)** to deliver the project within a Guaranteed Maximum Price (GMP) which is based on the **construction** documents and specifications at the time of the GMP.



- 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



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

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



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

Procurement Overview - Due Diligence

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

City Auditor Briefing on Due Diligence Review

No results found



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