

Audit and Accountability Committee



November 29, 2017

Pre Solicitation Briefing for Design-Build Services

Prue Road
Historic City Hall Renovations
Broadway Corridor
Zoo Parking Garage

Presented by

Christie Chapman, Assistant Director, TCI

Design-Build Alternative Delivery Method

- Ideal for large, complex projects with short duration
- Single contract, Design-Build team provides design and construction simultaneously, for faster project delivery and lower project cost
- Close coordination between designer and contractor
- Quicker delivery method
- Two-step process
 - 1) RFQ
 - 2) RFP



Design-Build Projects



Prue Road



Historic
City Hall
Renovations



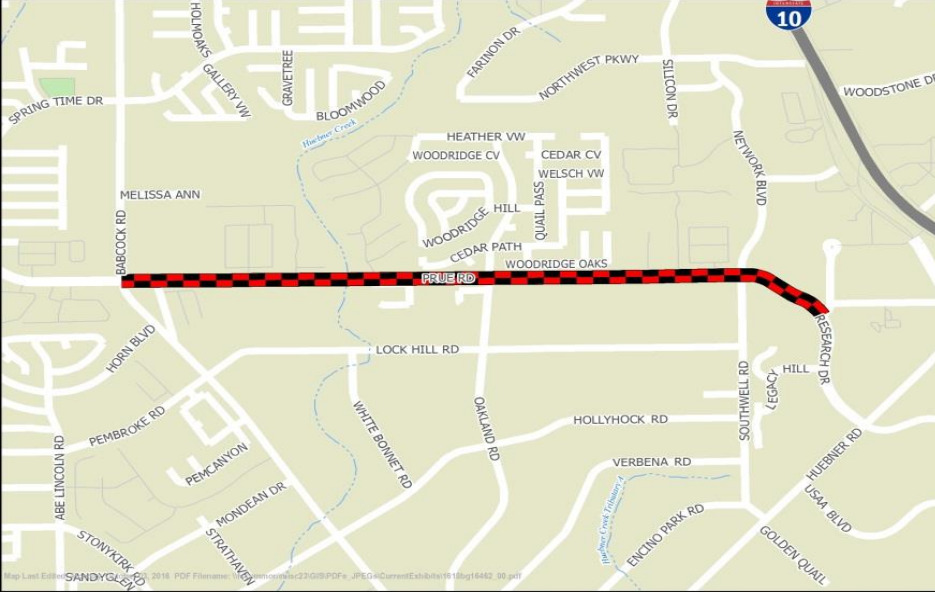
Broadway
Corridor



Zoo Parking
Garage

Prue Road

Project Overview



- \$23.9 Million Contract Value (City Portion)
- 2017 Bond Program Project, D8
- Completion June 2021
- Widen and reconstruct roadway with curbs, sidewalks, driveway approaches, intersection, traffic signal and drainage improvements as needed.



22% M/WBE
2% AABE
Mentorship

NIGP Codes

- Steel: fabricated, reinforcing, bars, rods and mesh
- Concrete: precast, ready-mix, testing services
- Clearing and grubbing services
- Construction: general, curb and gutter, sewer and storm drain, sidewalk and driveway, streets (major and residential)
- Excavation services
- Cable construction, installation and maintenance
- Hauling Services
- Traffic: Sign installation and removal; signal installation; control services, including placement and removal of control devices
- Erosion control services
- Asphalt Sampling and inspection services
- Landscaping, including design
- Right of way services, including title, relocation, condemnation, etc.
- Public Information Services
- Overhead (bonding, insurance, etc.)

Prue Road

Small Business Requirements

Goal Setting Committee Members

- Lester Bryant – Citizen
- Michael Sindon, Asst. Director
Economic Development
- Nikki Ramos, Asst. Director, Parks
and Recreation
- Razi Hosseini P.E. , Asst. Director, TCI

Prue Road

Evaluation Requirements

Two-Step Process

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*

Project Evaluation Committee

Peter Zanoni, Deputy City Manager
Razi Hosseini, Assistant Director TCI
Luis Maltos, Assistant City Engineer TCI
Richard Grochowski, Senior Engineer TCI
Nina Bittle, SAWS
Mike Denning, CPS Energy

Prue Road *Timeline*





City Hall Renovations

Project Overview

- \$30.0 Million Contract Value
- February 2020 completion
- Originally constructed in 1891
- Four floors, 44,500 square feet
- Scope includes new MEP systems, HVAC, elevators, exterior masonry repair, new windows and entrances, exterior drainage

City Hall Renovations

Small Business Requirements

40% SBE
30% M/WBE
5% AABE
Mentorship

NIGP Codes

90625 Design Build, Architectural Services
90652 Interior Design, Decorating, Space Planning,
Exhibits and Displays
92567 Mechanical Engineering
91040 Inspection, Monitoring of Insulation and
Asbestos Installation and Removal Services
90945 Finishes, Flooring, Wall and Ceilings, etc.
91240 Demolition Services
91450 Heating, Ventilating and Air Conditioning
(HVAC)
91468 Plumbing

- Goal Setting Committee Members
- Lester Bryant – Citizen
 - Michael Sindon, Asst. Director,
Economic Development
 - Richard Keith, Asst. Director,
Neighborhood & Housing Services
 - Razi Hosseini P.E. , Asst. Director, TCI

Historic City Hall Renovations *Evaluation Requirements Two-Step Process*

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*

Project Evaluation Committee

Ben Gorzell, Chief Financial Officer
Shanon Shea Miller, Director Historic Preservation
Jorge Perez, Director BESD
Razi Hosseini, Assistant Director TCI
Carol Warkoczewski, Senior Architect TCI
Madeline Slay, AIA Member

Historic City Hall Renovations *Timeline*



Broadway Corridor Phase 1

Project Overview



- \$25.0 Million Contract Value (City Portion)
- Completion December 2021
- Houston Street to IH-35
- Complete street concept to include roadway reconstruction, sidewalks, bicycle amenities, lighting, traffic and drainage improvements.



22% M/WBE
2% AABE
Mentorship

Broadway Corridor

Small Business Requirements

Goal Setting Committee Members

- Lester Bryant – Citizen
- Michael Sindon, Asst. Director, Economic Development
- Nikki Ramos, Asst. Director, Parks and Recreation
- Razi Hosseini P.E. , Asst. Director, TCI

NIGP Codes

57076 Steel, Reinforcing, Bars and Rods

75030 Concrete, Precast

75070 Ready-Mix Concrete

91223 Construction, General: backfill services, digging, ditching, road grading, rock stabilization, etc.

91350 Construction, Streets, Major and Residential, including reconstruction

96884 Traffic Control Services, including placement and removal of control devices

96882 Traffic Signal Installation

90625 Design Build, Architectural Services

92517 Civil Engineering

XXXXX Overhead (bonding, insurance, etc.)

Broadway Corridor

Evaluation Requirements

Two-Step Process

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*

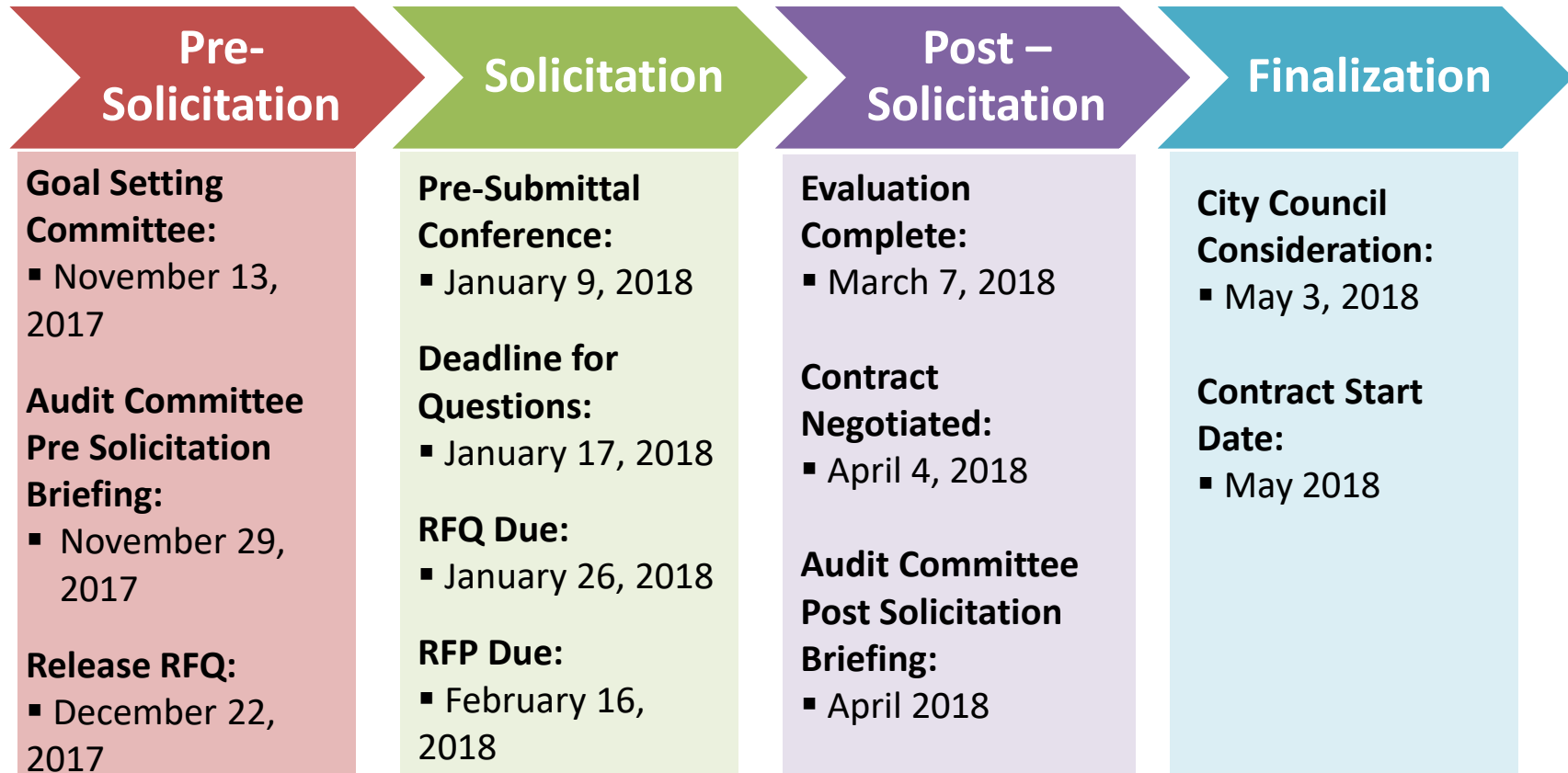
Phase II - RFP Evaluation Criteria

- 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*

Project Evaluation Committee

Peter Zanoni, Deputy City Manager
Razi Hosseini, Assistant Director TCI
David McBeth, Capital Programs Manager TCI
Bianca Thorpe, Capital Programs Manager TCI
Bill Shown, Silver Ventures
Gail Hamrick-Pigg, SAWS
Mike Denning, CPS Energy

Broadway Corridor *Timeline*



SA Zoo Parking Garage

Project Overview

- \$9.4 Million Contract Value
- March 2019 Completion
- Development of new parking garage with 600 spaces to serve San Antonio Zoo, Brackenridge Park and other venues.
- Provide needed parking, alleviate vehicular congestion, & improve pedestrian safety.



19% M/WBE
2% AABE
Mentorship

NIGP Codes

57076 Steel, Reinforcing, Bars and Rods
90610 Buildings, Architectural Design Services
90630 Fire Protection, Architectural Services
91336 Construction, Parking Lot and Alley
91430 Concrete
91438 Electrical
91457 Metal Work
91468 Plumbing
98852 Landscaping, including design, fertilizing,
planting, etc.
XXXXX Overhead (bonding, insurance, etc.)

SA Zoo Parking Garage

Small Business Requirements

Goal Setting Committee Members

- Michael Sindon, Asst. Director, Economic Development
- Nikki Ramos, Asst. Director, Parks and Recreation
- Razi Hosseini P.E. , Asst. Director, TCI
- Lester Bryant - Citizen

Zoo Parking Garage

Evaluation Requirements

Two-Step Process

Phase I - RFQ Evaluation Criteria

- A. Experience, Background, Qualifications of DB Firm, Key Personnel, Key Sub-Consultants: *30 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*
- E. SBEDA: SBE 5 points & M/WBE 5 Points: *10 Points*

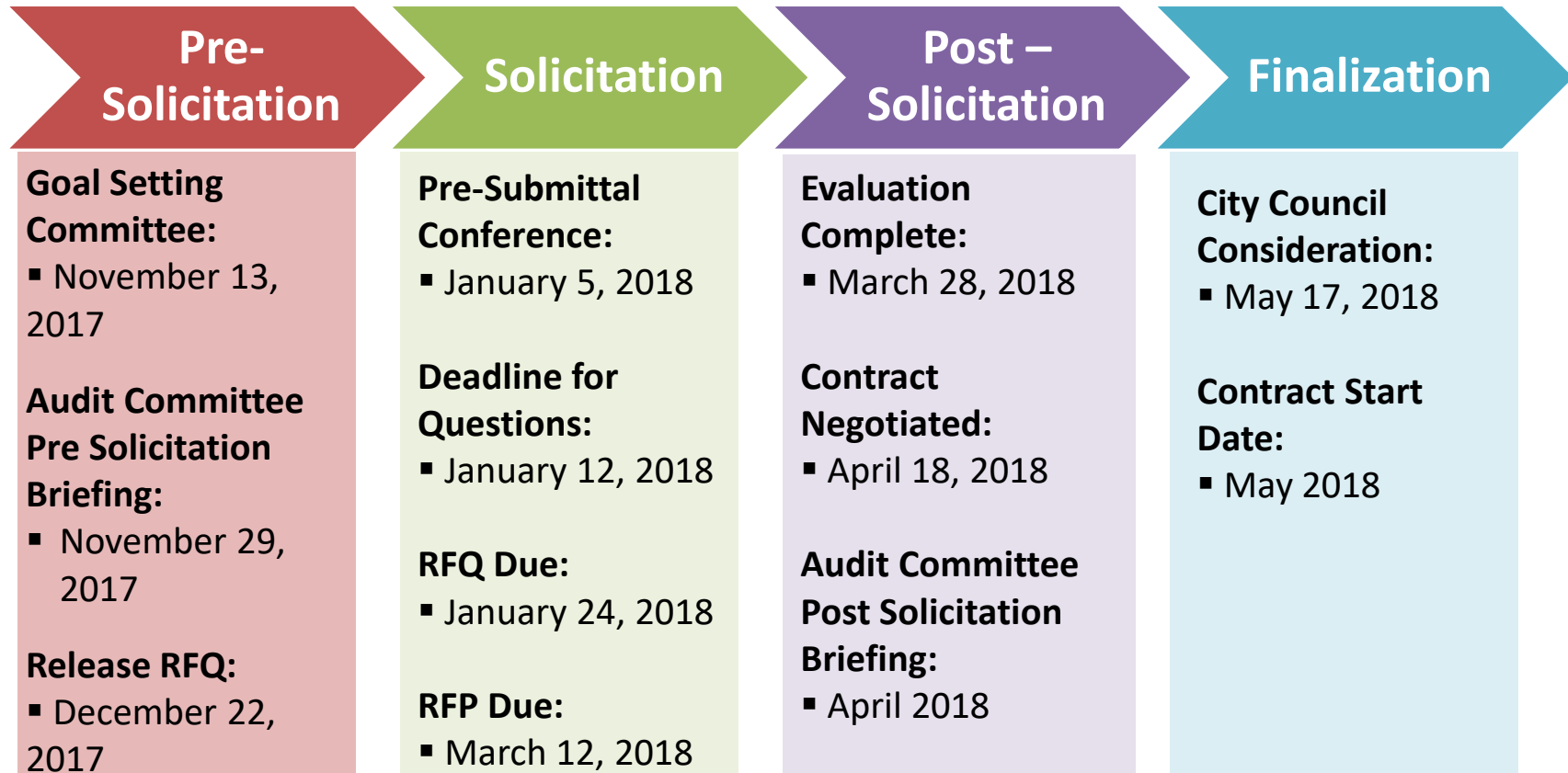
Phase II - RFP Evaluation Criteria

- A. Proposed Design Plan: *25 Points*
- B. Proposed Construction Plan: *25 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*
- F. SBEDA: SBE 5 points & M/WBE 5 Points: *10 Points*

Project Evaluation Committee

Maria Villagomez, Assistant City Manager
Xavier Urrutia, Director Parks
Christie Chapman, Asst Director TCI
Mark Beavers, Senior Architect TCI
Tim Morrow, CEO San Antonio Zoo

Zoo Parking Garage *Timeline*



Outreach Efforts

32 NIGP Codes

Design Build Services, Civil
Engineering, Streets, Concrete
Landscaping, Construction,
Architectural Design
Building Demo, MEP, HVAC, Fire,
Metal Work

Number of Vendors Notified

Central Vendor Registry: 1,990
Targeted Vendors: 2,000

Advertising

TVSA Channel 21
City Bidding Website
Hart Beat
Electronic State Business Daily



Audit and Accountability Committee



November 29, 2017

Pre Solicitation Briefing for Design-Build Services

Prue Road
Historic City Hall Renovations
Broadway Corridor
Zoo Parking Garage

Presented by

Christie Chapman, Assistant Director, TCI