

Audit and Accountability Committee



4/26/18



Design-Build Services for the Downtown City Office Building (Frost Renovation) Project Pre Solicitation Briefing

Presented by

Christie Chapman, Assistant Director
Transportation & Capital Improvements

Solicitation Overview



Originating Department
Transportation and Capital Improvements



Solicitation Type

Design Build 2-Step Process
1) Request for Qualification
2) Request for Proposal



High Profile Designation
Contract value over
\$1 million



Estimated Contract Value
\$57 million



Current Contract Status
New Contract



Proposed Term

Estimated Construction
Completion: February 2021

Project Overview

- Renovation of 22 floors, 381,000 square feet
- Improvements to HVAC, electrical, plumbing, fire protection, abatement, technology, lighting, new security system, and installation of furniture and equipment
- Will hold 23 City Departments, over 1,400 City employees
- Five floors for tenant offices
- Retail space on street level
- Will include other amenities such as a wellness center and cafeteria/food service



Solicitation Requirements

- SBEDA Subcontracting:
 - SBE 30%
 - M/WBE 25%
 - AABE 5%
- SBE Joint Venture Program
- Mentorship Requirement
- Goal Setting Members
 - ✓ Linda Lopez-George (Citizen Member)
 - ✓ Richard Keith (Neighborhood and 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: *35 Points*
- B. Experience with issues in San Antonio Region & past experience with City of San Antonio: *10 Points*
- C. Understanding of Project and Proposed Management Plan: *20 Points*
- D. DB Team's past experience working together: *15 Points*
- E. SBE Joint Venture Program: *20 points* (maximum)

Phase II - RFP Evaluation Criteria

- A. Proposed Design Plan: *20 Points*
- B. Proposed Construction Plan: *20 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. SBE Joint Venture Program: *20 points*

Outreach Efforts

NIGP Codes Identified

- 90625 Design Build Service
- 90945 Finishes: Flooring
- 91038 Insulation & Asbestos Abatement
- 91220 Construction, Fire Protection
- 91240 Demolition
- 91438 Construction, Electrical
- 91450 Construction, HVAC
- 91468 Construction, Plumbing

Number of Vendors to be Notified

- Central Vendor Registry: 481
- Targeted Vendor Outreach: 2,000 Weekly Vendor Notification

Advertising

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



Project Evaluation Committee

Voting Members

Lori Houston, Assistant City Manager, City Manager's Office

Craig Hopkins, Chief Information Officer, Information Technology Services Department

Troy Elliott, Deputy Chief Financial Officer, Finance

Mike Etienne, Director, Office of EastPoint

John Stevens, Interim Assistant to the Director, Center City Development and Operations Department

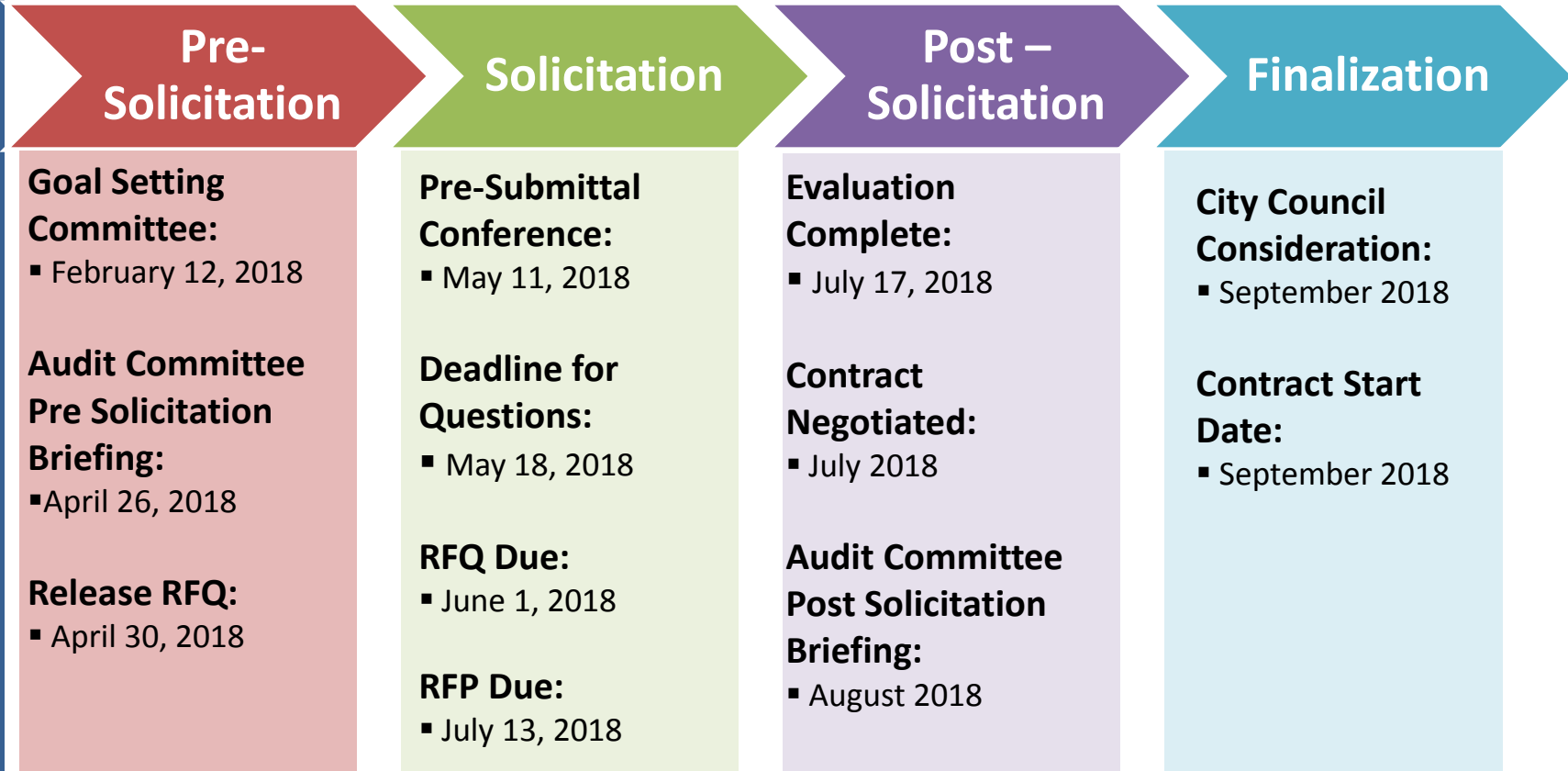
Jeff Knippel, Capital Programs Manager, TCI

Carol Warkoczewski, Senior Architect, TCI

Robert G. Hanley, AIA Member



Project Timeline



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