

Audit and Accountability Committee



4/26/18



Post Solicitation Briefing for Design-Build Services

Broadway Corridor
Renovation of Historic City Hall

Presented by

Christie Chapman, Assistant Director
Transportation & Capital Improvements

Design-Build Alternative Delivery Method

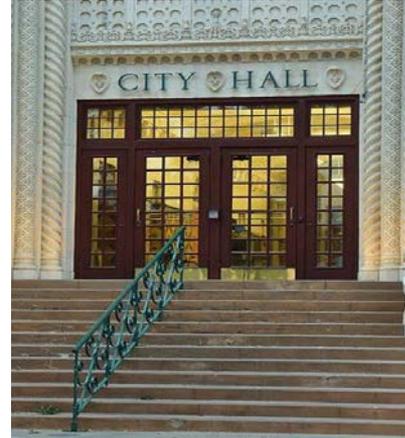
- Ideal for complex, high profile projects with compressed schedule
- Single contract and point of accountability, Design-Build team provides design and construction
- Close collaboration between design consultant and construction contractor
- Quicker delivery method due to streamlined process
- Two-step procurement process
 - 1) RFQ
 - 2) RFP



Design-Build Projects



**Broadway
Corridor**



**Renovation
of Historic
City Hall**

Broadway Corridor Project Scope



- \$24.0 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.

Broadway Corridor Contract Timeline



Broadway Corridor Solicitation Requirements

- 
- SBEDA Subcontracting:
 - M/WBE 22%
 - AABE 2%
 - Mentorship Requirement
 - Goal Setting Members
 - ✓ Lester Bryant (Citizen Member)
 - ✓ Nikki Ramos (Parks and Recreation)
 - ✓ 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*

Broadway Corridor Evaluation Committee

Voting Members

Peter Zanoni, Deputy City Manager, City Manager's Office

Razi Hosseini, Assistant Director, TCI

David McBeth, Capital Programs Manager, TCI

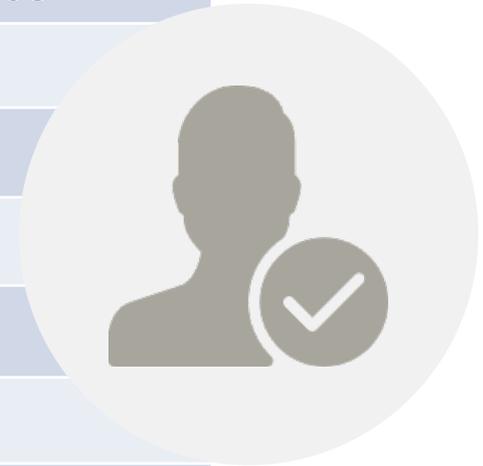
Bianca Thorpe, Capital Programs Manager, TCI

Gail Hamrick-Pigg, San Antonio Water System

Mike Denning, CPS Energy

Suzanne Scott, General Manager, San Antonio River Authority

Bill Shown, Managing Director of Real Estate, Silver Ventures



Broadway Score Matrix

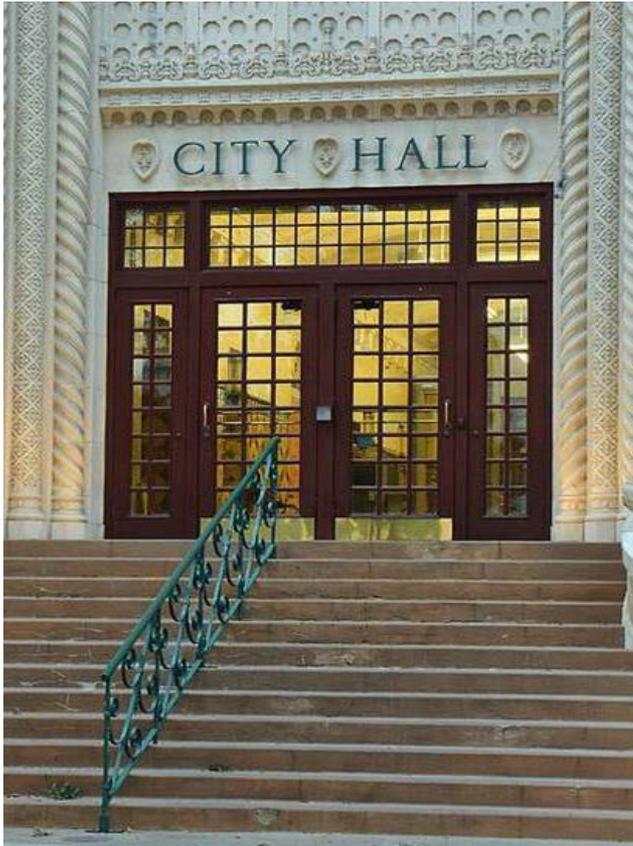
Phase I Summary Scoring

REQUEST FOR QUALIFICATIONS: DESIGN BUILD SERVICES FOR BROADWAY STREET		MAXIMUM POINTS	FIRM 1	FIRM 2
A.	Experience, Background and Qualifications of DB Firm, Key Personnel, Key Sub-Consultants	40	35.38	28.50
B.	Experience with San Antonio Region Issues & past experience with City of San Antonio Contracts	20	18.63	15.13
C.	Understanding of the Project and Proposed Management Plan	30	26.13	22.00
D.	DB Team's past experience working together as a team	10	8.88	5.50
TOTAL SCORE		100	89.02	71.13
RANK			1	2

Phase II Summary Scoring

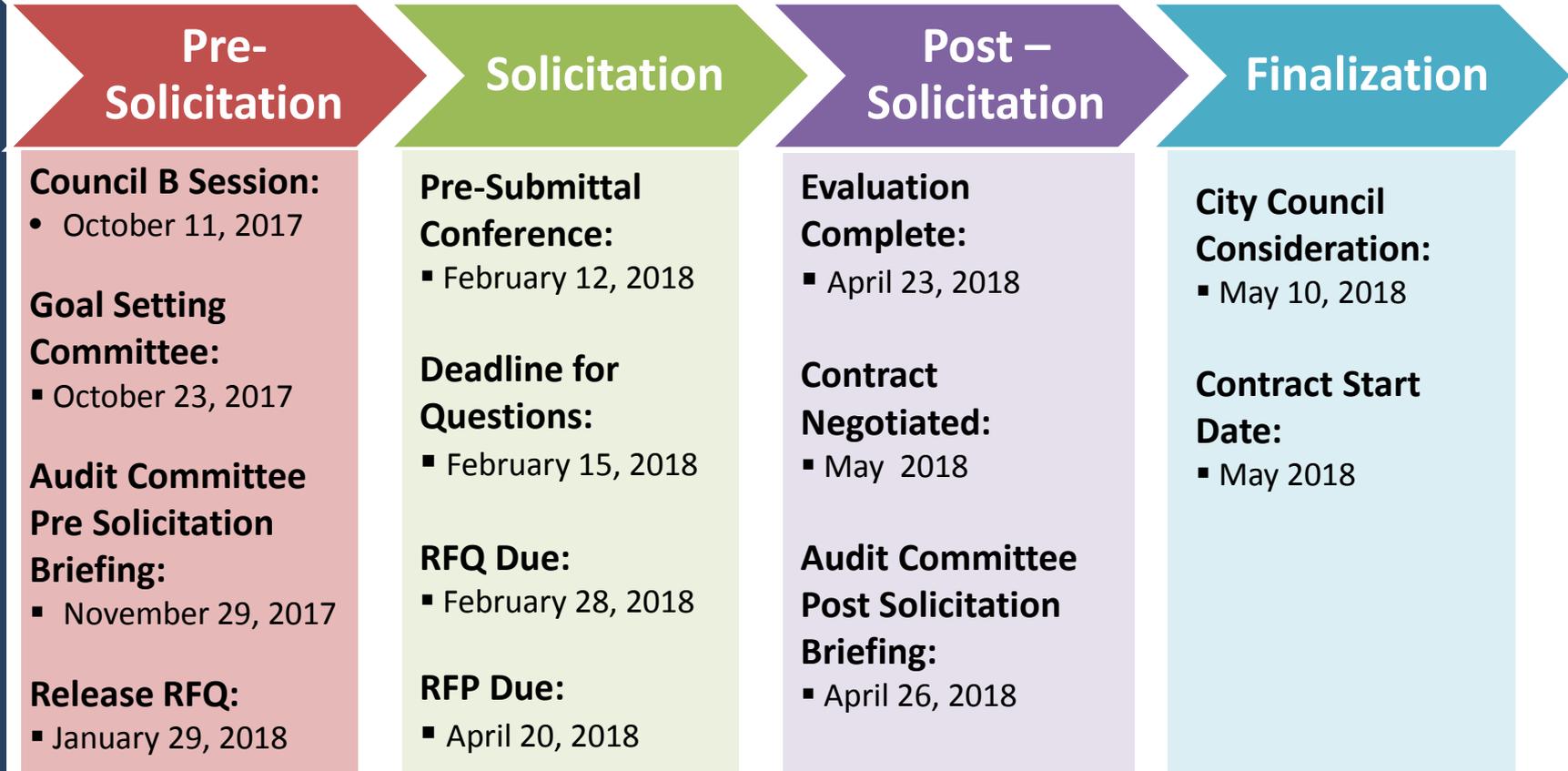
REQUEST FOR PROPOSAL: DESIGN BUILD SERVICES FOR BROADWAY STREET		MAXIMUM POINTS	FIRM 1	FIRM 2
A.	Proposed Design Plan	30	27.25	18.38
B.	Proposed Construction Plan	30	28.50	18.25
C.	Context Sensitive Design	10	5.63	7.75
D.	Overall Evaluation of the Firm/Team and its ability to provide the required services	10	9.13	5.63
Subtotal		80	70.50	50.00
E.	Proposed Fees	20	20.00	10.29
TOTAL SCORE		100	90.50	60.29
RANK			1	2

City Hall Renovation Project Scope



- \$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, new accessible east entrance, and exterior drainage

City Hall Renovation Contract Timeline



City Hall Renovation 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*

City Hall Renovation Evaluation Committee

Voting Members

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

Shanon Shea Miller, Director, Office of Historic Preservation

Jose Correa, Assistant Director, Building & Equipment Services

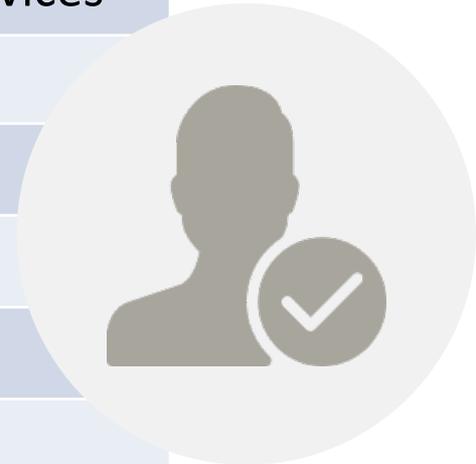
Razi Hosseini, Assistant Director, TCI

Jeff Knippel, Capital Programs Manager, TCI

Carol Warkoczewski, Senior Architect, TCI

Brooke Matula, Straps Sports

Madeline Slay, AIA Member



City Hall Renovation Score Matrix

Phase I Summary Scoring

		Firm 1	Firm 2	Firm 3	Firm 4	Firm 5	Firm 6
REQUEST FOR QUALIFICATIONS: DESIGN BUILD SERVICES 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

Phase II Summary Scoring

REQUEST FOR PROPOSALS: DESIGN BUILD SERVICES FOR RENOVATION OF HISTORIC CITY HALL	MAXIMUM POINTS	Firm 1	Firm 2
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
Subtotal	80	68.75	59.63
E. Proposed Fees	20	20.00	15.50
TOTAL SCORE	100	88.75	75.12
RANK		1	2

Procurement Overview

Due Diligence

Troy Elliott, Deputy Chief Financial Officer
Kevin Barthold, City Auditor

Due Diligence

Broadway Corridor

Vendors notified: 2,000
Central Vendor Registry: 495
Vendors at Pre-submittal: 30
Responses received: 2

City Hall Renovations

Vendors notified: 2,000
Central Vendor Registry: 448
Vendors at Pre-submittal: 58
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	NA
References, Proof of Insurability Review and Litigation Disclosure	No Findings
Contracts Disclosure Form	No Findings

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