

# Audit and Accountability Committee



May 24, 2018

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## Post Solicitation Briefing for Design-Build Services

### Zoo Parking Garage

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Presented by

Christie Chapman, Assistant Director  
Transportation & Capital Improvements

# Zoo Parking Garage Project Scope



- \$10.1 Million Contract Value
- May 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

# Zoo Parking Garage Contract Timeline



# Zoo Parking Garage

## Solicitation Requirements

- SBEDA Prime 10 Points
  - SBE 5 pts
  - M/WBE 5 Pts
- SBEDA Subcontracting Goals:
  - M/WBE 19%
  - 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: *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: *10 Points* (SBE 5 points & M/WBE 5 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: *10 Points* (SBE 5 points & M/WBE 5 points)

# Zoo Parking Garage Evaluation Committee

## Voting Members

Maria Villagomez, Assistant City Manager, City Manager's Office

Xavier Urrutia, Director, Parks and Recreation

Christie Chapman, Assistant Director, TCI

Mark Beavers, Senior Architect, TCI

Tim Morrow, CEO, San Antonio Zoo



# Zoo Parking Garage Score Matrix

REQUEST FOR QUALIFICATIONS: DESIGN BUILD SERVICES FOR SAN ANTONIO ZOO PARKING GARAGE		Firm 1	Firm 2	Firm 3	Firm 4	Firm 5	Firm 6	Firm 7
A. Experience, Background and Qualifications of DB Firm, Key Personnel, Key Sub-Consultants	30	26.25	22.25	18.00	22.25	20.00	16.25	18.75
B. Experience with San Antonio Region Issues & past experience with City of San Antonio Contracts	20	17.75	15.50	13.75	12.50	14.75	12.25	11.00
C. Understanding of the Project and Proposed Management Plan	30	27.25	23.25	18.75	24.25	17.50	19.50	18.50
D. DB Team's past experience working together as a team	10	7.75	7.75	6.75	6.25	5.75	5.50	5.00
E. SBEDA Prime Contractor Program	10	0.00	0.00	10.00	0.00	0.00	0.00	0.00
<b>TOTAL SCORE</b>	<b>100</b>	<b>79.00</b>	<b>68.75</b>	<b>67.25</b>	<b>65.25</b>	<b>58.00</b>	<b>53.50</b>	<b>53.25</b>
<b>RANK</b>		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>

Summary Scoring		FIRM NAMES			
REQUEST FOR PROPOSALS: DESIGN BUILD SERVICES FOR SAN ANTONIO ZOO PARKING GARAGE	MAXIMUM POINTS	Firm 1	Firm 2	Firm 3	Firm 4
		A. Proposed Design Plan	25	23.80	14.00
B. Proposed Construction Plan	25	24.20	12.40	15.80	11.20
C. Context Sensitive Design	10	9.00	6.20	6.20	4.20
D. Overall Evaluation of the Firm/Team and its ability to provide the required services	10	9.40	5.80	6.80	4.40
Subtotal	70	66.40	38.40	45.40	30.40
E. Proposed Fees	20	8.08	20.00	7.16	6.00
F. SBEDA Prime Contractor Program	10	0.00	10.00	0.00	0.00
<b>TOTAL SCORE</b>	<b>100</b>	<b>74.48</b>	<b>68.40</b>	<b>52.56</b>	<b>36.40</b>
<b>RANK</b>		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>

# Procurement Overview

## Due Diligence

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Christie Chapman, Assistant Director, TCI  
Kevin Barthold, City Auditor

# Due Diligence

## Zoo Parking Garage

Vendors notified: 2,000  
Central Vendor Registry: 533  
Vendors at Pre-submittal: 80  
Responses received: 7

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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