

Audit and Accountability Committee



May 24, 2018



Post Solicitation Briefing for Design-Build Services

Zoo Parking Garage

Presented by

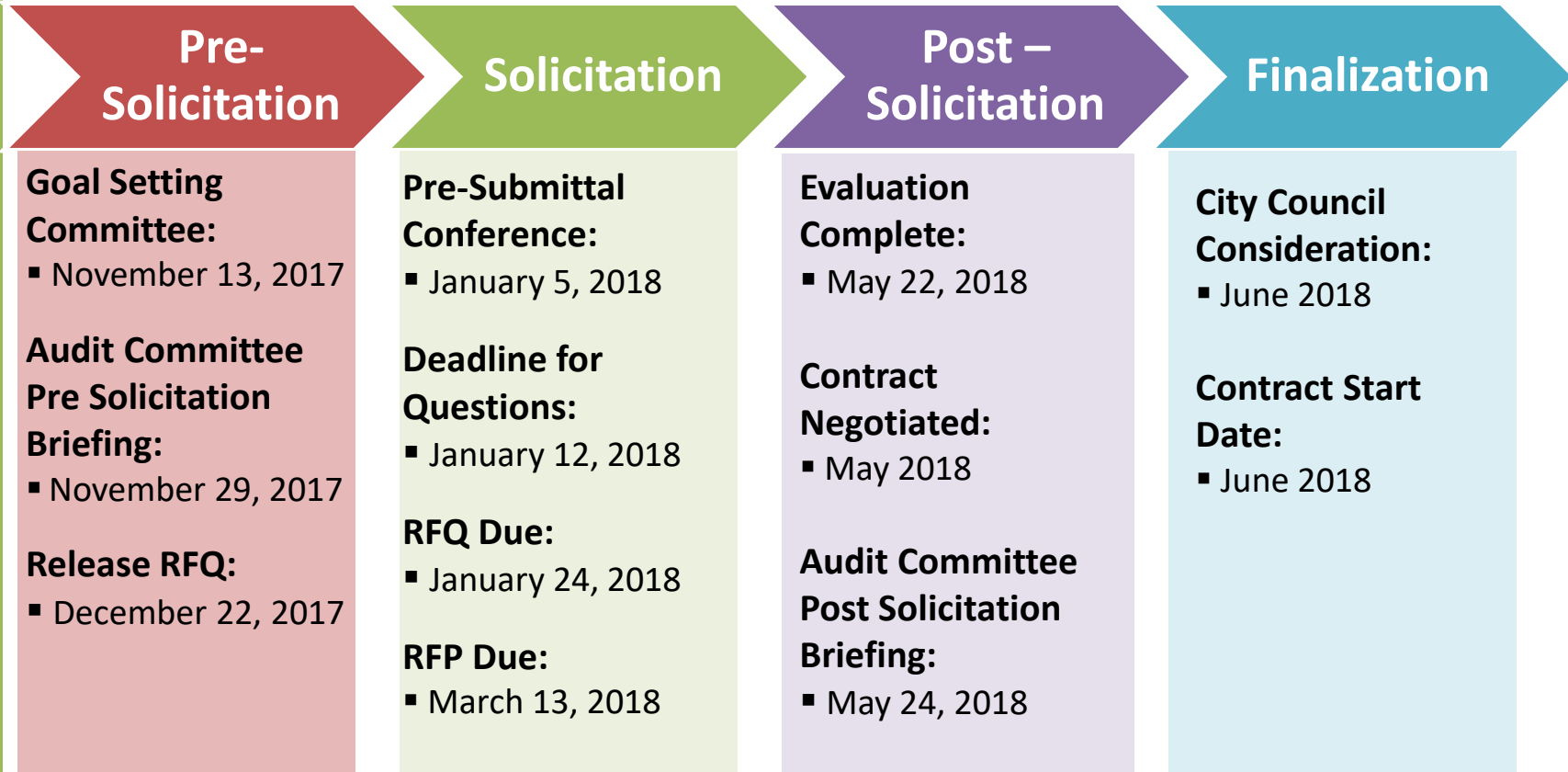
Christie Chapman, Assistant Director
Transportation & Capital Improvements

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
TOTAL SCORE	100	79.00	68.75	67.25	65.25	58.00	53.50	53.25
RANK		1	2	3	4	5	6	7

Summary Scoring		MAXIMUM POINTS	FIRM NAMES			
REQUEST FOR PROPOSALS: DESIGN BUILD SERVICES FOR SAN ANTONIO ZOO PARKING GARAGE			Firm 1	Firm 2	Firm 3	Firm 4
A. Proposed Design Plan		25	23.80	14.00	16.60	10.60
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
TOTAL SCORE		100	74.48	68.40	52.56	36.40
RANK			1	2	3	4

Procurement Overview

Due Diligence

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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