

Audit and Accountability Committee



Pre-Solicitation Briefing

Design-Build Services for Park Police Headquarters & SAPD Services Facility Project

Date: October 16, 2018

Presented by: Christie Chapman, Assistant Director, Transportation & Capital Improvements

Project & Solicitation Overview

- 2017 Bond Program project
- Facility is anticipated to be approximately 36,000 square feet
- Provides a new Park Police Headquarters and will house other police functions
- Includes community room available to neighborhood groups and SAPD to host outreach events
- Parking Lot will accommodate approximately 300 Vehicles

Solicitation Type

Design Build 2-Step Process

- 1) Request for Qualification
- 2) Request for Proposal

Estimated Value

\$17.6 million

Proposed Term

Estimated Construction

Completion: December 2021

Current Contract Status

New Contract

Solicitation Overview

Outreach	
Primary NIGP Codes Identified	<ul style="list-style-type: none"> • 90638 Architectural Services • 91438 Construction, Electrical • 91450 Construction, HVAC • 91468 Construction, Plumbing • 91479 Metal Work
Number of Vendors to be Notified	<ul style="list-style-type: none"> • Central Vendor Registry: 1,471 • Targeted Vendor Outreach: 2,000 Weekly
Advertising	<ul style="list-style-type: none"> • TVSA Channel 21 • COSA Bidding Opportunities Website • Hart Beat • Express News

Evaluation Voting Members
Erik Walsh, Deputy City Manager, City Manager's Office
Christie Chapman, Assistant Director, TCI
Randy Matyear, Assistant Capital Programs Manager, TCI
Francisco Garcia, Facilities Manager, SAPD
Robert Blanton, Deputy Chief, SAPD
Brady Wise, Captain, Park Police
Marcello Martinez, AIA Member

Solicitation Requirements

- SBEDA Prime 20 Points
 - SBE 10 pts
 - M/WBE 10 Pts
- SBEDA Subcontracting Goals
 - SBE 28%
 - M/WBE 24%
 - AABE 3%
- Mentorship Requirement
- Goal Setting Members
 - ✓ Linda Lopez-George (Citizen)
 - ✓ 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: *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. SBEDA: *20 points* (SBE 10 points & M/WBE 10 points)

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. SBEDA: *20 points* (SBE 10 points & M/WBE 10 points)

Project Timeline

