

Audit and Accountability Committee



Pre Solicitation Briefing Design-Build Services for SAPD Facility Project 2020 N. St. Mary's Street

Date: January 21, 2020

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

Project & Solicitation Overview

- 2017 Bond Program project located at 2020 N. St. Mary's Street
- Two-story facility, approximately 23,800 square feet
- SAPD patrol, SAFFE, property crimes, crisis response team currently located at Central Substation on Frio Street
- Small community room for neighborhood and SAPD events
- Parking available to the public

Solicitation Type

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

Estimated Contract Value

\$10,550,000

Proposed Term

Estimated Construction
Completion: June 2022

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• 91457 Metal Work• 91468 Construction, Plumbing
Number of Vendors to be Notified	<ul style="list-style-type: none">• Central Vendor Registry: 309• 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

María Villagómez, Deputy City Manager

Luis Maltos, Assistant Director, TCI

Gopinath Akalkotkar, City Architect, TCI

Robert Blanton, Deputy Chief, SAPD

James Flavin, Assistant Chief of Police, SAPD

Bridgett White, Director, Planning

Jay Loudon, AIA Member

Solicitation Requirements

- SBEDA Prime 20 Points
 - SBE 10 pts
 - M/WBE 10 Pts
- SBEDA Subcontracting Goals
 - M/WBE 27%
 - AABE 3%
- Goal Setting Members
 - ✓ Linda Lopez-George (Citizen)
 - ✓ Anita Kurian (Metro Health)
 - ✓ Luis Maltos (TCI)
 - ✓ Shuchi Nagpal (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

