

City Council B-Session

Pre-Solicitation Briefing for Hemisfair Civic Park



February 10, 2021

Presented by: Razi Hosseini, P.E., R.P.L.S., Director/City Engineer
Public Works Department



Where San Antonio Meets

- ❖ Hemisfair Park Area Redevelopment Corporation (HPARC) established in 2009 as a nonprofit local government corporation
- ❖ Long-standing partnership with City of San Antonio
- ❖ HPARC plans, develops and maintains projects within Hemisfair

Developing the Program

CoSA, HPARC and design consultants facilitated the gathering of public input through:



Focus Group Meetings



Public Workshop



Online Survey



Design Criteria Development



Hemisfair Plan



Hemisfair Development

2012 Bond Program Improvements \$30 Million



Yanaguana Garden

Parks



Historic Homes

Facilities

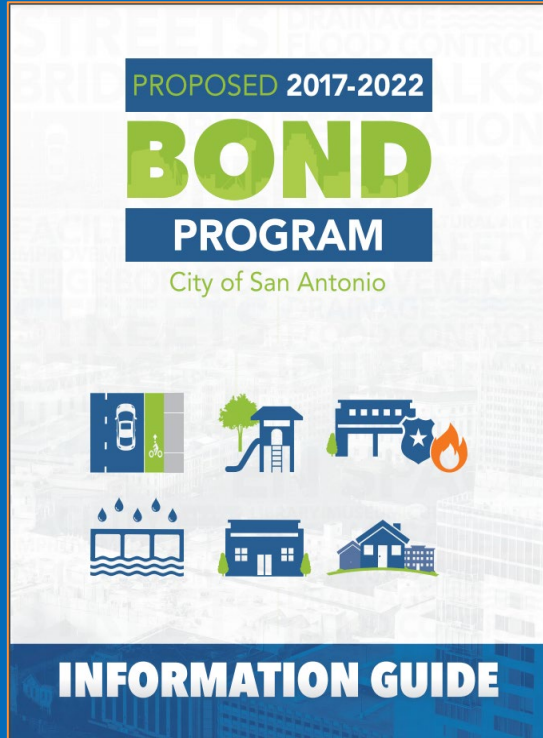


Hemisfair Streets

Streets

Hemisfair Development

2017 Bond Program Improvements \$26 Million



Hemisfair Civic Park

Parks



Hemisfair Streets
Phase 2

Streets

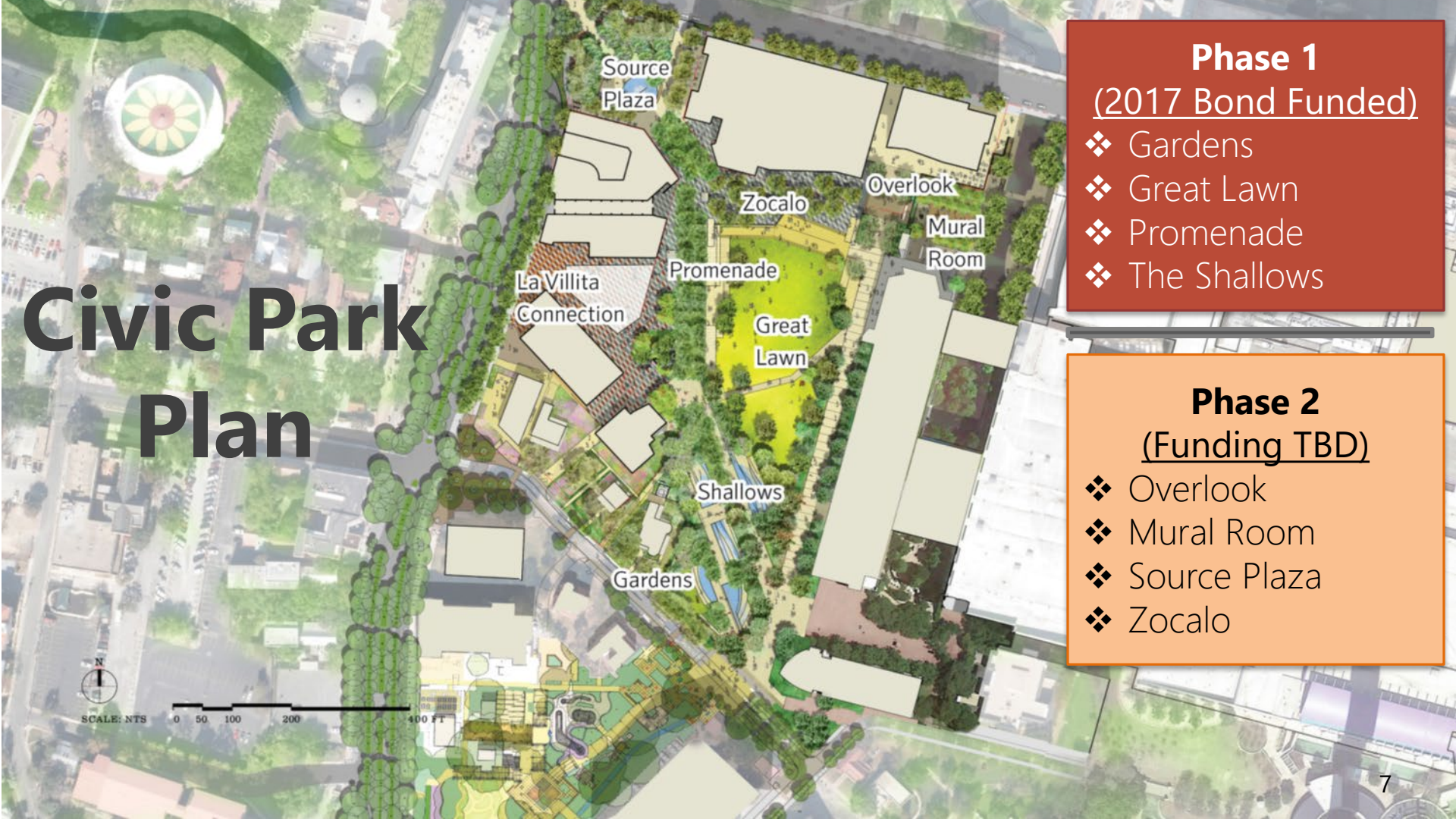


Civic Park
(Delivered in Two Phases)

Tower Park
(Future Project)

Yanaguana Garden
(Completed 2015)

Park Phasing Map



Civic Park Plan

N
SCALE: NTS 0 50 100 200 400 FT

Phase 1

(2017 Bond Funded)

- ❖ Gardens
- ❖ Great Lawn
- ❖ Promenade
- ❖ The Shallows

Phase 2

(Funding TBD)

- ❖ Overlook
- ❖ Mural Room
- ❖ Source Plaza
- ❖ Zocalo

Project Scope



Events Leading to Today



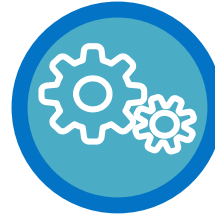
**February
2012**

Master Plan
Approved



**December
2014**

Schematic
Design Completed



**June
2017**

Early Works
Package



**November
2020**

Design
Complete

Project & Solicitation Overview

Public Works Department is seeking to issue a Request for Competitive Sealed Proposal (RFCSP) for the construction of park improvements related to the Hemisfair Civic Park, a 2017 Bond Program and Certificate Obligation funded project. It is located at 210 South Alamo Street, adjacent to the Henry B. Gonzalez Convention Center. Park improvements will include urban plazas, water features, promenades, open green spaces, a courtyard and restrooms.



Solicitation Type: RFCSP



Proposed Term: Project
Completion (Estimated April 2023)



Estimated Value: \$28 Million



Contract Status:
New Contract

Solicitation Overview

Outreach		Evaluation Voting Members
NIGP Codes Identified	13545 - Marble, Building 91345 - Construction/Sewer Storm Drain 91430 - Concrete 91438 - Electrical 91468 - Plumbing 98852 - Landscaping	Lori Houston, Assistant City Manager, City Manager's Office
		Razi Hosseini, P.E., R.P.L.S., Director/City Engineer, Public Works Department
		Jeffrey Knippel, Capital Programs Manager, Public Works Department
Number of Vendors to be Notified	Central Vendor Registry: 2,457	Sandy Jenkins, Parks and Recreation Manager, Parks and Recreation Department
		Omar Gonzalez, Director of Real Estate, Hemisfair Park Area Redevelopment Corporation
Advertising	CivCast TVSA Channel 21 COSA Bidding Opportunities Website The Hart Beat Texas Electronic State Business Daily	Cara DeAnda, CFO, Galaxy Builders and Hemisfair Board Treasurer

Solicitation Requirements

Evaluation Criteria	<ul style="list-style-type: none">*Experience, Background, Qualifications of Prime Firm, Key Personnel & Key Subcontractors: 30 points*Understanding of the Project and Proposed Management Plan: 25 pointsExperience in San Antonio Region & Past Performance: 20 pointsPrice Proposal: 15 pointsSBEDA Program: 10 points (M/WBE – 5 pts; SBE – 5 pts) <p><i>*Criteria will include Low Impact/Sustainable/Green Building Initiative related questions.</i></p>
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Additional Requirements	<p>SBEDA Subcontracting Requirements: 21% M/WBE Subcontracting; 3% AABE Subcontracting</p> <p>Local Preference Program: Not Applicable</p> <p>Veteran-Owned Small Business Preference Program: Not Applicable</p> <p>Audited Financial Statements: Not Required</p>
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Goal Setting Committee Members	<p>Shuchi Nagpal, Interim Economic Development Administrator, Economic Development Department</p> <p>Luis Maltos, P.E., Assistant Director, Public Works Department</p> <p>Norbert Dziuk, Assistant Director, Finance Department</p> <p>Nikki Ramos, Committee Chair & Assistant Director, Parks and Recreation Department</p> <p>Linda Lopez-George, Director, Research Partnerships & Business Development, UT Health San Antonio</p>
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Solicitation Timeline



Public Private Partnership (P3) Update

- **Committed Partnership:** Zachry, HPARC, CoSA
- **Mixed-Use Project Scope:** Residential, Retail, Hotel
- **Pandemic Impacted** financial structure and timing
- **Update Presentation** to Council expected late Spring

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