



City of San Antonio

Agenda Memorandum

File Number:14-228

Agenda Item Number: 6.

Agenda Date: 3/20/2014

In Control: City Council A Session

DEPARTMENT: Transportation and Capital Improvements

DEPARTMENT HEAD: Mike Frisbie

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT: Contract Award: (Professional Services) Hemisfair Civic Park

SUMMARY:

An ordinance authorizing the execution of a Professional Design Services contract in an amount not-to-exceed \$2,918,237.00, payable to Gustafson Guthrie Nichol, LTD, to provide design and construction administration services for the Hemisfair Civic Park Project. The funds for these design services were included within the 2012 General Obligation Bond.

BACKGROUND INFORMATION:

Project Background

The vision of Hemisfair is to create a series of urban parks embraced by a vibrant and pedestrian oriented neighborhood. Hemisfair will consist of several parks including the Play Escape, Tower Park and Civic Park. The Civic Park will be at the northwest corner (bounded by Market Street, S. Alamo Street, Goliad, and the Convention Center). Hemisfair's Civic Park will be an uncommonly beautiful urban green space in the heart of San Antonio. This park will offer enriching and captivating experiences that draw people together and strengthen our community.

On May 12, 2012, San Antonio voters approved the 2012 - 2017 Bond Program, consisting of five propositions totaling \$596 Million. As part of the program, funds in the amount totaling \$15,000,000.00 were included in the Parks, Recreation and Open Space Improvements proposition of the bond for improvements at Hemisfair, including 1) the Hemisfair Play Escape Project; 2) the Magik Theater Restoration; 3) Restoration of Historic Homes; and 4) the Design of the Civic Park. All are located within Hemisfair.

The scope of Professional Design Services in this contract includes an iterative design approach, with programming, design, public outreach and coordination, multi-graphical and character renderings, cost

estimating, and scheduling. Features to be designed may include a great lawn area/city square, water features, a potential amphitheatre, various courtyards and other park amenities.

The schematic design will be one of the first major deliverables under this design contract and Hemisfair Conservancy, the fundraising arm of the Hemisfair Park Area Redevelopment Corporation (HPARC), will use this document in their effort to fundraise approximately \$40 to \$50 million for the construction of the Civic Park. The Civic Park will be designed to a scope and cost consistent with the amount that the Hemisfair Conservancy is able to successfully fundraise. The final amount paid under this design services contract will depend on the amount raised for construction. If the fundraising effort does not cover the anticipated \$40-\$50 million construction cost, then the park design will be adjusted to be consistent with the amount raised, and the fees paid to Gustafson Guthrie Nichol may be adjusted accordingly.

Construction of the Civic Park is scheduled to start after the demolition of the Convention Center west wing in early 2016 with completion anticipated prior to San Antonio's Tri-centennial celebration in 2018.

Procurement of Services

A Request for Qualifications (RFQ) for Hemisfair Civic Park was issued in October 2013 soliciting for Professional Design Services. The RFQ was advertised in the San Antonio Hart Beat, on the City's website, on TVSA and the Texas Electronic State Business Daily. Eighteen (18) firms responded and submitted their Statement of Qualifications (SOQs).

A selection committee, made up of representatives from Transportation and Capital Improvements (TCI), HPARC, City Parks & Recreation and the City Manager's Office evaluated and scored the SOQs based on the published evaluation criteria. The criteria included the background, experience and qualifications of the key personnel's experience, their understanding of the project and their project management approach. The selection committee recommends that the contract for the design of the Hemisfair Civic Park be awarded to Gustafson Guthrie Nichol.

This contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract in an effort to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee applied the Small and Minority/ Women-Owned Business Enterprise Prime Contract Program with twenty (20) evaluation preference points. Gustafson Guthrie Nichol did not receive SBEDA evaluation preference points as they are not certified SBE or M/WBE. The Goal Setting Committee also set a 24% Small Business Enterprise (SBE) subcontracting goal. Gustafson Guthrie Nichol has committed to 24% SBE subcontractor participation.

ISSUE:

This ordinance authorizes the execution of a professional design services contract in the amount not-to-exceed \$2,918,237.00, authorized payable to Gustafson Guthrie Nichol, LTD to provide design services and public outreach for the Hemisfair Civic Park. Funds for these design services were included in the 2012-2017 General Obligation Bond Program.

The scope of Professional Design Services in this contract includes an iterative design approach and collaboration, programming, public outreach and coordination, multi-graphical and character renderings, cost estimating, and scheduling. Features to be designed may include a great lawn area/city square, water features, a potential amphitheatre, various courtyards and other park amenities.

The construction of the Civic Park will require \$40-\$50 million that has not been identified. Hemisfair's Conservancy has been given the charge of fundraising for this project.

ALTERNATIVES:

As an alternative, City Council could choose not to award this contract and require staff to re-advertise this Project. Considering the additional time required for another solicitation and evaluation process, this would adversely affect the timely completion of the Project.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in the amount not to exceed \$2,918,237.00, authorized payable to Gustafson Guthrie Nichol. Funds are available from 2012-2017 General Obligation Bond Program and are included in the FY 2014-2019 Capital Improvement Budget.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing execution of a Professional Design Services contract for an amount not to exceed \$2,918,237.00, authorized payable to Gustafson Guthrie Nichol, for the design of the Hemisfair Civic Park.