



City of San Antonio

Legislation Details (With Text)

File #: 13-1167
Type: Capital Improvements
In control: City Council A Session
On agenda: 1/9/2014
Title: An Ordinance authorizing the negotiation and execution of a Construction Manager at Risk (CMR) contract with Guido Brothers Construction Company Inc., in the amount not to exceed \$2,250,000.00 for the River Walk Capital Improvements Phase 5 Project, an authorized Certificates of Obligation and River Walk Capital Improvement funded project, located in Council District 1; and amending the Capital Improvement Budget with the appropriation of an additional \$1,010,000.00 in River Walk Capital Improvements funds to the River Walk Capital Improvements Project. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]
Sponsors:
Indexes: CIMS - Contract
Code sections:
Attachments: 1. River Walk Phase 5 Map.pdf, 2. River Walk Ph 5 Score Matrix.pdf, 3. Guido River Walk V Contracts Disclosure Form_v, 4. Draft Ordinance, 5. Ordinance 2014-01-09-0015

| Date | Ver. | Action By | Action | Result |
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DEPARTMENT: Transportation and Capital Improvements

DEPARTMENT HEAD: Mike Frisbie

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT: Contract Award: River Walk Improvements Phase 5

SUMMARY:

An ordinance authorizing the negotiation and execution of a Construction Manager at Risk (CMR) contract with Guido Brothers Construction Company Inc., in the amount not to exceed \$2,250,000.00 for the River Walk Capital Improvements Phase 5 Project, an authorized Tax Notes and River Walk Capital Improvement funded project, located in Council District 1; and amending the Capital Improvement Budget with the appropriation of an additional \$1,010,000.00 in River Walk Capital Improvements funds to the River Walk Capital Improvements Project.

BACKGROUND INFORMATION:

Project Background

A River Walk Master Plan was completed in August 2008, which identifies specific needed priority capital

improvements throughout the River Bend and River Extension. The projects generally include the following: Repairs to stairs (handrails, treads, risers and code concerns); Repairs to historic paving; Repairs to river retaining walls; Add new accessible ramps where deemed necessary; New painting and landscaping; Upgrades to electrical lighting and power.

A five-phase project timeline was developed to implement this master plan.

Construction of Phase 1 began in January 2009 and was completed in April 2010. Construction work was completed on five (5) different areas along the River Walk, which included the Marriott River Walk, the Briscoe Museum, Casa Rio, and the floodgate, by the Drury Inn and Suites to the La Mansion water fountain.

Construction of Phase 1A began in July 2010 and was completed in November 2010. Construction work was completed in three different areas along the River Walk, which included: Presa Street Bridge, Tower Life building and Rain Forest Café.

Construction of Phase 2 began in March 2011 and was completed in September 2012. Construction work was completed on seven different areas along the River Walk historic bend and extension including: north flood-gate area by Drury Inn, Hyatt Hotel to the pedestrian bridge near Zuni Grill, La Mansion Fountain to Hyatt Hotel, South Bank Complex to Commerce Street Bridge, Zuni Grill to Commerce Street Bridge, Peak's Park and Hotel Contessa to Navarro Bridge.

Construction of Phase 3 began in August 2012 and was completed in September 2013. Construction work was completed on four (4) different areas along the River Walk historic bend and extension including: (1) the Rio Cruises ticket booth area of the River (between Commerce Street bridge to SAWS water tower), (2) the inner walk of the bend between the North Gate 3 and the South Bank Complex, (3) the area between Lone Star restaurant to just short of the Chamber of Commerce, and (4) in the river extension between the Hilton Palacio del Rio and Market Street bridge.

Construction of Phase 4 began in October 2013 and will be completed in November 2014. Construction work will be completed on two (2) different areas along the River Walk historic bend including: (1) the inner walk of the south leg of the bend between South Gate and the St. Mary's bridge, and (2) the outer walk of the south leg of the bend between the Navarro street bridge and the Hilton Palacio Del Rio.

Construction improvements for all of these phases were kept consistent with the approved master plan and included: staircase and stair well improvements as well as removal of tripping hazards, replacement or repair of guard rails, staircases, handrails, pavers, benches, sidewalks, river and planter walls, lighting and electrical services upgrades (as necessary), ADA modifications and upgrades, landscape irrigation and pedestrian bridge improvements.

Procurement of Services

A one-step solicitation process was used to select a Construction Manager at Risk (CMR) for Phase 5 of the River Walk Capital Improvements project. On October 21, 2013, a Request for Qualifications (RFQ) was released. The CMR request was advertised in the San Antonio Hart Beat, on the City's website and the Texas Electronic State Business Daily. Two firms responded and submitted their qualifications. A selection committee consisting of representatives from the Downtown Operations and Capital Improvements Management Services Departments as well as the project's Architect evaluated and scored the proposals.

Scoring was based on the published evaluation criteria, which included the experience of the firm/team, their qualifications, the experience of key personnel to be assigned to this project, their understanding of the project,

and their approach to performing the required services, their overall responsiveness, and ability to provide the required services. Based on the evaluations and scoring, the selection committee recommends executing the Construction Manager at Risk (CMR) with Guido Brothers Construction Company Inc., for this project.

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 set a 27% Small Business Enterprise (SBE) subcontracting goal and a 15% Minority/Women Business Enterprise (M/WBE) subcontracting goal. Guido Brothers Construction Company, Inc. has committed to 27% SBE and 15% M/WBE subcontractor participation. In addition, Guido Brothers Construction Company, Inc. is also a certified small, women-owned business.

A stakeholder meeting is to be held to inform the River Walk operators and downtown residents of the proposed work. Individual meetings with impacted business owners also will also be held. Additionally, staff will continue to coordinate with the River Walk operators to minimize impacts of the proposed improvements.

This contract was developed utilizing a discretionary solicitation process; therefore, as required by the Ethics Ordinance, included herein as an attachment is a completed Discretionary Contracts Disclosure Form.

ISSUE:

This ordinance authorizes the negotiation and execution of a Construction Manager at Risk (CMR) contract with Guido Brothers Construction Company Inc., in the amount not to exceed \$2,250,000.00 for the River Walk Capital Improvements Phase 5 Project, an authorized Tax Notes and River Walk Capital Improvement funded project, located in Council District 1; and amends the Capital Improvement Budget with the appropriation of an additional \$1,010,000.00 in River Walk Capital Improvements funds to the River Walk Capital Improvements project.

Guido Brothers Construction Company Inc. will collaborate with the City and Beaty Palmer Architects, Inc. during finalization of design and construction documents. Guido Brothers Construction Company Inc. will provide constructability reviews, budgeting, cost estimating, scheduling, and value engineering.

Construction work will be completed on three different areas along the River Walk. The areas of work will include (1) the outer walk of the south leg of the bend between South Gate and the Navarro St. Bridge, (2) the outer walk of the south leg of the bend between the Market street bridge and the Little Rhein Steakhouse, and (3) The easternmost portion of the River Walk Extension from the Rivercenter Mall Lagoon to the Marriott River Walk. Work will include similar improvements as completed for prior phases including but not limited to: staircase and stair well improvements as well as removal of tripping hazards, replacement or repair of guard rails, staircases, handrails, pavers, benches, sidewalks, river and planter walls, lighting and electrical services upgrades (as necessary), ADA modifications and upgrades. Construction of Phase 5 is estimated to begin July 2014 and is estimated to be completed in July 2015.

ALTERNATIVES:

The CMR method is best suited for the complex and multi-project nature of this project. As an alternative, City Council could reject this CMR and request services be re-advertised using other delivery method such as Competitive Sealed Proposal (CSP) for this project. However, re-advertising the project would not guarantee an experienced or as qualified contractor and would negatively impact the schedule.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in the amount not to exceed \$2,250,000.00 authorized payable to Guido Brothers Construction Company, Inc. Funds in the amount of \$1,800,000.00 are available from Tax Notes and are included in the FY 2014 - 2019 Capital Improvement Budget. Additional funds in the amount of \$1,010,000.00 from the River Walk Capital Improvements funds will be appropriated and amended into the FY 2014 - 2019 Capital Improvement Budget to be used for Phase 5 of the River Walk Capital Improvements project.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing the negotiation and execution of a Construction Management at Risk contract with Guido Brothers Construction Company, Inc., in the amount not to exceed \$2,250,000.00 for the River Walk Improvement Project Phase 5; and, amending the Capital Improvement Budget with the appropriation of an additional \$1,010,000.00 in River Walk Capital Improvements funds to the River Walk Capital Improvements Project.