



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-5623

**Type:** Capital Improvements

**In control:** City Council A Session

**On agenda:** 12/8/2016

**Title:** An Ordinance authorizing the execution of a Construction Manager at Risk contract with Guido Brothers Construction Company Inc., in the amount not to exceed \$13,000,000.00 for the Hemisfair Civic Park Project's Utility Infrastructure Phase, a Certificates of Obligation funded project, located in Council District 1. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. RFCA Project Map, 2. RFQ\_Guido\_Early Wks\_Hemisfair Civic Park 1295, 3. Guido Discretionary Contracts Disclosure Form, 4. Copy of Interview Score Summary - Civic Park (2), 5. Draft Ordinance, 6. Ordinance 2016-12-08-0959

Date	Ver.	Action By	Action	Result
12/8/2016	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie, P.E.

**COUNCIL DISTRICT(S) IMPACTED:** Citywide

**SUBJECT:** Contract Award: Hemisfair Civic Park Project (Utility Infrastructure Phase )

### SUMMARY:

An ordinance authorizing the execution of a Construction Manager at Risk (CMR) contract with Guido Brothers Construction Company Inc., in the amount not to exceed \$13,000,000.00 for the Hemisfair Civic Park Project's Utility Infrastructure Phase, a Certificates of Obligation funded project, located in Council District 1.

### BACKGROUND INFORMATION:

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 (now Yanaguana Garden); 2) the Magik Theater Restoration; 3) Restoration of Historic Homes; and 4) the Design of the Civic Park. All are located within the Hemisfair district.

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 already-built Yanaguana Garden, Tower Park and Civic Park. The Civic Park will be in the northwest zone (bounded by Market Street, S. Alamo Street, E. Nueva Street, and the Convention Center). Hemisfair's Civic Park will be an urban green space in the heart of San Antonio.

The Civic Park will be constructed in two phases. Phase one, the Utility Infrastructure Phase, will focus on providing initial subgrade utilities and structures in the park area prior to the City's hosting of the 2018 NCAA Final Four Games in March of 2018. Phase 2 will complete the project and is scheduled to start in June 2018 with completion in January 2021

#### Previous Council Action

In June 2016, City Council approved Ordinance 2016-06-30-0530 which provided Certificates of Obligation for funding of this project in the FY 2017-2022 Capital Improvement Budget.

#### **PROCUREMENT OF SERVICES:**

A Request for Qualifications (RFQ) solicitation process was released in September 2016. This RFQ was advertised in the San Antonio Hart Beat, as well as on the City's website and the Texas Electronic State Business Daily. In addition, the bid announcement was made on TVSA and through the Transportation and Capital Improvement Small Business Office. Responses were due on September 23, 2016. Six (6) firms responded to the RFQ and submitted Statements of Qualifications (SOQs). A selection committee consisting of representatives from the Office of the City Manager, Hemisfair Park Area Redevelopment Corporation (HPARC), Transportation and Capital Improvements, and Parks and Recreation ranked the SOQs. Two respondents were identified as qualified and asked to provide a proposal and participate in an interview. As a result of the evaluation, Guido Brothers Construction Company Inc. was the highest ranked firm and is recommended to perform Construction Manager at Risk Services for the Hemisfair Civic Park Utility Project's Infrastructure Phase.

This contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program The SBEDA Goal Setting Committee has set, and Guido Brothers Construction Company Inc. has committed to meet, a 22% Small Business Enterprise (SBE) subcontracting goal with a 19% Minority/Women Business Enterprise (M/WBE) subcontracting goal, and a 3% African American Business subcontracting goal

**ISSUE:**

This ordinance authorizes the execution of a Construction Manager at Risk (CMR) contract with Guido Brothers Construction Company Inc., in the amount not to exceed \$13,000,000.00 for the Hemisfair Civic Park Project's Utility Infrastructure Phase, located in Council District 1, and funded from Certificates of Obligation.

Project construction is anticipated to begin in April 2017 and is estimated to be complete by February 2018. The schedule of this work has been coordinated in conjunction with the NCAA Final Four events to be held in April 2018.

**ALTERNATIVES:**

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

**FISCAL IMPACT:**

This ordinance approves a one-time capital improvement expenditure for a Construction Manager at Risk (CMR) contract with Guido Brothers Construction Company Inc., in the amount not to exceed \$13,000,000.00 for the Hemisfair Civic Park Project's Utility Infrastructure Phase, located in Council District 1, and funded from Certificates of Obligation as approved by City Council through Ordinance 2016-06-30-0530, and this project is included in the FY 2017-2022 Capital Improvement Budget.

**RECOMMENDATION:**

Staff recommends approval of this ordinance to negotiate and execute a Construction Manager at Risk (CMR) contract with Guido Brothers Construction Company Inc., in the amount not to exceed \$13,000,000.00 for the Hemisfair Civic Park Project's Utility Infrastructure Phase.