



City of San Antonio

Agenda Memorandum

File Number:15-6246

Agenda Item Number: 10.

Agenda Date: 3/10/2016

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council Districts 2 and 6

SUBJECT:

Contract Award: (Design-Build) Leslie Road and Southeast Service Centers

SUMMARY:

An ordinance authorizing a Design-Build Services Agreement with SpawGlass in the amount not to exceed \$55,760,000.00 for the design and construction of the Leslie Road Service Center and Southeast Service Center, Certificates of Obligation funded projects located in Council District 6 and Council District 2.

BACKGROUND INFORMATION:

Project Background

In a move to more efficiently provide City services, the City of San Antonio developed a service center master plan vision for FY2020, which was completed in July 2012 and presented to City Council. In this plan, the existing service centers, with the exception of the Toolyard and Callaghan, were to be closed and consolidated to one of four locations in each quadrant of the City. Solid Waste and Transportation and Capital Improvements would distribute assets and personnel among the four quadrants (Northeast-Toolyard; New Northwest-Leslie Road; Southwest-Callaghan; and New Southeast-SE Loop 410).

Procurement of Services

As required by state law, a two part solicitation process was used to select a Design-Build firm to complete design and construction services for the Leslie Road and Southeast Service Centers.

A Request for Qualifications (RFQ), the first phase of the two-phase solicitation process, was released in August 2015. This RFQ was advertised in the San Antonio Hart Beat, on the City's website and the Texas

Electronic State Business Daily in August 2015. In addition, the bid announcement was made on TVSA and through the TCI Contract Services. Responses were due on October 2, 2015. Eight (8) firms responded to the RFQ and submitted their Statement of Qualifications (SOQs). A selection committee consisting of representative from the City Manager's Office, Transportation and Capital Improvements, Solid Waste Management, Building and Equipment Services Departments and a representative from Freese and Nichols, an engineering firm with expertise in design-build, evaluated and ranked the SOQs.

Based on the evaluation process of SOQs, four respondents were asked to submit proposals by November 3, 2015. The same selection committee evaluated, interviewed and scored the proposals on November 10, 2015. Scoring was based on the published evaluation criteria, which included Background, Experience and Qualifications of Key Personnel, Project Understanding and Approach, Experience with San Antonio Region, Budget and Costing Methodology and Proposed fee for General Conditions. Based on the evaluations and rankings made in the selection process, staff recommends the execution of Design-Build contract with SpawGlass for the two Projects.

SpawGlass proposed a Small Business Enterprise subcontractor participation of 17% and 2% AABE to be completed by certified small businesses located within the San Antonio Metropolitan Statistical Area. In addition, SpawGlass is received five (5) points for the Mentorship Incentive Commitment program.

This contract was developed utilizing a formal request for qualifications and proposal process; therefore, as required by the Ethics Ordinance, a Discretionary Contracts Disclosure Form is included herein as an attachment.

ISSUE:

This ordinance authorizes a Design-Build Services Agreement with SpawGlass in the amount not to exceed \$55,760,000.00 for the design and construction of the Leslie Road Service Center and Southeast Service Center, a Certificates of Obligation funded projects located in Council District 6 and Council District 2.

The Leslie Road Project will provide multiple buildings to include a crew quarters building with offices, a vehicle maintenance building to service heavy-duty vehicle and equipment; storage warehouses and materials storage yards. The Leslie Road center will feature over 167,000 square feet of enclosed buildings and service bays. Site improvements will include private and employee parking, tractor trailer parking, heavy-duty vehicle and equipment parking, fuel islands and storage, wash islands, water filling stations, and ice and water stations, and public art. In addition, work will include information technology infrastructure to provide a comprehensive telecommunications network to support the facility. Project construction is anticipated to begin September 2016 and estimated to be completed by December 2017.

The Southeast Service Center Project will provide for multiple buildings, to include a crew quarters building with offices for Solid Waste Management, TCI Streets and Fleet Acquisitions; a vehicle maintenance building to service heavy-duty vehicle and equipment; SWMD Air Park warehouse, storage warehouses and materials storage yards. Site improvements to include private and employee parking, tractor trailer parking, heavy-duty vehicle and equipment parking, fuel islands and storage, wash islands, water filling stations, ice and water stations, concrete paving, pavement striping, sidewalks, utilities, fences and gates, landscaping, irrigation, detention basin, lighting, fire protection, electrical, mechanical, plumbing, security, signage and associated improvements, and public art. The Southeast center will feature over 167,000 square feet of enclosed buildings and service bays. In addition, work to include information technology infrastructure that will provide a comprehensive telecommunications network to support the facility. Project construction is anticipated to begin September 2016 and estimated to be completed by June 2018.

In the process of evaluating the best options for soliciting the Design-Build contracts, staff evaluated both the pros and cons of using one firm versus two. City staff determined that selecting one firm would result in potential time savings on design, potential cost savings on design, cost savings on material purchases, maintenance efficiency for same systems, and an opportunity to learn from any obstacles that arose during the construction of the Leslie Road center before beginning on the Southeast center due to the construction schedules being staggered. Additionally the City will realize a cost savings on the two projects of up to 20% of the total project budgets.

ALTERNATIVES:

As an alternative, these projects could be delivered utilizing another delivery method. However, considering the additional time required for another solicitation process, this adversely would affect the timely completion of the projects.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in the amount of \$55,760,000.00 payable to SpawGlass. Funds are available from Certificates of Obligation and are included in the FY 2016-2021 Capital Improvement Budget. The FY 2016 spending plans for these projects only include funding for design and mobilization. Construction costs will be paid in FY 2017 with the funding that is included in the FY 2017 spending plan amounts.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing a Design-Build Services Agreement in the amount not to exceed \$55,760,000.00 for the Leslie Road Service Center and the Southeast Service Center.