



# City of San Antonio

## Agenda Memorandum

**File Number:**18-2905

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**Agenda Item Number:** 15.

**Agenda Date:** 6/21/2018

**In Control:** City Council A Session

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**DEPARTMENT:** Transportation & Capital Improvements

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

**COUNCIL DISTRICTS IMPACTED:** Council District 1

### **SUBJECT:**

Contract Award: (Design-Build) Zoo Parking Garage

### **SUMMARY:**

An ordinance authorizing the negotiation and execution of a Design-Build Services Agreement in an amount not-to-exceed \$10,800,000.00 for the design and construction of the San Antonio Zoo Parking Garage Project, a 2017-2022 General Obligation Bond-funded project located in Council District 1.

### **BACKGROUND INFORMATION:**

This project provides for the construction of a new parking garage on City-owned property, near the Zoo. The parking garage project will provide for up to (600) new parking spaces, divided over three (3) parking levels, and will include associated site work, utilities, landscaping and irrigation improvements. The new structure will benefit all of San Antonio by providing increased parking accommodation to the Zoo and the neighboring institutions.

The parking garage will be a City asset located within the leased premises of the Zoo; the City will retain ownership of the garage. The Zoo will maintain and operate the parking garage. Parking will be free except for special events. Any parking revenue collected will be retained by the Zoo for maintenance.

Specific Design-Build services include, but are not limited to, design, environmental and historical permitting, right-of-way acquisition, and procurement for construction and inspections.

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 San Antonio Zoo Parking Garage Project. A Request for Qualifications (RFQ), the first phase of the two-phase solicitation process, was released on December 22, 2017. The RFQ was advertised in the San Antonio Hart Beat, the Texas Electronic State Business Daily and posted on the City's website. Responses were due on January 24, 2018. Seven firms responded to the RFQ and submitted their Statement of Qualifications (SOQs), and all were deemed responsive. A selection committee made up of staff from the City's Transportation & Capital Improvements Department, Parks and Recreation Department, San Antonio Zoo, and City Manager's Office evaluated and ranked the SOQs.

Based on the evaluation process, four respondents were short-listed and asked to submit responses to Request for Proposals (RFP) by May 18, 2018. The same selection committee evaluated and scored the interview and the proposals of the shortlisted firms. Scoring was based on the published evaluation criteria which included proposed design plan, proposed construction plan, context sensitive design, overall evaluation of firm/team and the ability to provide required services, participation in the SBE and M/WBE Prime Contract Program and proposed fees for general conditions/overhead and profit. Based on the evaluations and rankings made in the selection process, staff recommends Guido Brothers Construction Company be awarded the Design-Build contract 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 emerging, small, minority, and women-owned business participation on the contract. The Goal Setting Committee established the following criteria: Small Business Enterprise Prime Contract Program (5 points) and Minority/Women-Owned Prime Contract Program (5 points). Also, there were requirements of nineteen (19%) percent M/WBE Subcontracting and two (2%) percent AABE Subcontracting. Guido Brothers Construction Company has committed to satisfying the 19% Minority/Women-Owned Business Enterprise (M/WBE) subcontracting goal and the 2% African American Business Enterprise (AABE) subcontracting goal. Guido Brothers Construction Company has also committed to meeting the mentorship requirement as part of this contract.

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 the negotiation and execution of a Design-Build Services Agreement in an amount not-to-exceed \$10,800,000.00 for the design and construction of the San Antonio Zoo Parking Garage Project, a 2017-2022 General Obligation Bond-funded project located in Council District 1.

This project provides for the construction of a new parking garage on City-owned property, near the Zoo. The parking garage project will provide for up to (600) new parking spaces, divided over three (3) parking levels, and will include associated site work, utilities, landscaping and irrigation improvements. The new structure will benefit all of San Antonio by providing increased parking accommodation to the Zoo and the neighboring institutions.

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Project design is anticipated to begin in June 2018 with Project construction expected to begin September 2018 and estimated to be complete by May 2019.

**ALTERNATIVES:**

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

**FISCAL IMPACT:**

This is a one-time capital improvement expenditure in an amount not-to-exceed \$10,800,000.00, payable to Guido Brothers Construction Company. Funds are available from 2017-2022 General Obligation Bonds and are included in the FY 2018 - 2023 Capital Improvement Program Budget.

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing the negotiation and execution of a Design-Build Services Agreement in the amount not-to-exceed \$10,800,000.00, payable to Guido Brothers Construction Company.