



City of San Antonio

Agenda Memorandum

File Number:18-3049

Agenda Item Number: 5.

Agenda Date: 4/26/2018

In Control: Audit and Accountability Committee

**CITY OF SAN ANTONIO
TRANSPORTATION & CAPITAL IMPROVEMENTS
INTERDEPARTMENTAL MEMO**

TO: Sheryl Sculley, City Manager

FROM: Mike Frisbie, P.E., Director/City Engineer, Transportation & Capital Improvements

COPY: Audit and Accountability Committee; Peter Zanoni, Deputy City Manager; Ben Gorzell, Jr., CPA, Chief Financial Officer; Kevin Barthold, City Auditor; Troy Elliott, CPA, Deputy Chief Financial Officer

SUBJECT: Post-Solicitation Briefing for Design/Build Services for Broadway Corridor and Renovation of Historic City Hall

DATE: April 26, 2018

The Broadway Corridor from Houston Street to Interstate 35 Project is a complete street concept to include roadway reconstruction with curbs, sidewalks, driveway approaches, bicycle amenities, lighting, drainage, and traffic improvements as appropriate and within available funds.

On January 5, 2018, a Request for Qualifications (RFQ) was released seeking qualified and experienced firms to provide Design-Build Services for the Broadway Street from E Houston Street to IH-35 Project. The estimated cost for design and construction for this project is \$24 Million.

The RFQ was advertised in the Hartbeat and on the City's website on January 5, 2018. Responses were due February 9, 2018, and a total of two (2) firms responded to the RFQ. A selection committee consisting of staff from the City Manager's Office, Transportation and Capital Improvements, San Antonio Water System, CPS Energy, the San Antonio River Authority, and Silver Ventures evaluated and ranked the submissions.

The selection committee evaluated and scored the proposals based on a two-step process. The published criteria for Phase I included: Experience, Background, Qualifications of DB Firm, Key Personnel, Key Sub-Consultants; Experience with issues in San Antonio Region & past experience with City of San Antonio; Understanding of Project and Proposed Management Plan, and DB Team's past experience as a Team.

Phase II evaluation criteria consisted of the Proposed Design Plan, Proposed Construction Plan, Context Sensitive Design, Overall Evaluation of Firm/Team and Ability to Provide Required Services, and Proposed

Fees for General Conditions/ Overhead & Profit.

This item is tentatively scheduled for Council consideration in May 2018.

San Antonio's City Hall, located downtown in City Council District 1, was first constructed in 1891 and underwent renovations in 1927. The facility is approximately 44,500 square feet and is used as a City office building to house the Mayor's office, City Council Members, City Clerk's Office, Executive Team Members, City Attorney and staff. In the spring of 2017, engineering assessments were completed, which included a building condition assessment, infrastructure & code analysis, high-level spatial program, and an estimate of probable cost. The assessments resulted in recommendations and project scope to upgrade the structural, mechanical, electrical and plumbing.

On January 29, 2018, a Request for Qualifications (RFQ) was released seeking qualified and experienced firms to provide Design-Build Services for the Renovation of Historic City Hall Project. The estimated cost for design and construction for this project is \$30 Million.

The RFQ was advertised in the Hartbeat and on the City's website on January 29, 2018. Responses were due February 28, 2018, and a total of six (6) firms responded to the RFQ. A selection committee consisting of staff from the City Manager's Office, Office of Historic Preservation, Building & Equipment Services, Transportation and Capital Improvements, STRAPS Sports, and an AIA member evaluated and ranked the submissions.

The selection committee evaluated and scored the proposals based on a two-step process. The published criteria for Phase I included: Experience, Background, Qualifications of DB Firm, Key Personnel, Key Sub-Consultants; Experience with issues in San Antonio Region & past experience with City of San Antonio; Understanding of Project and Proposed Management Plan, and DB Team's past experience as a Team.

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