



# City of San Antonio

## Agenda Memorandum

**File Number:**20-6049

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**Agenda Item Number:** 11.

**Agenda Date:** 10/20/2020

**In Control:** Audit and Accountability Committee

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**CITY OF SAN ANTONIO  
PUBLIC WORKS DEPARTMENT  
INTERDEPARTMENTAL CORRESPONDENCE**

**TO:** Erik Walsh, City Manager

**FROM:** Razi Hosseini, P.E., R.P.L.S., Director/City Engineer, Public Works

**COPIES:** Audit and Accountability Committee; Ben Gorzell, Jr., CPA, Chief Financial Officer; Kevin Barthold, City Auditor; Roderick J. Sanchez, AICP, CBO, Assistant City Manager; Luis Maltos, Assistant Director, Public Works; Troy Elliott, CPA, Deputy Chief Financial Officer

**SUBJECT:** Post-Solicitation Briefing for the Design Build Services for Police Station at St. Mary's

**DATE:** October 20, 2020

The Public Works Department will present a post-solicitation briefing on the procurement process for the Design Build Services for the Police Station at St. Mary's, a 2017 Bond Program project approved by voters on May 6, 2017. Originally, the project was planned for a police station to house both SAPD operations and the Park Police Headquarters. However, due to the amount of land needed and the limited available properties within the City's core boundaries, it was decided to split the operations and house the SAPD Station project at the 2020 N. St. Mary's Street location and the Park Police Headquarters within Hemisfair Park.

The new police station at 2020 N. St. Mary's Street will be two stories and approximately 24,000 square feet with associated parking for police officers and the public. The new station will house several SAPD operations currently located at the Central Substation at 515 South Frio St. Additionally, there will be a small community room available to neighborhood groups or for SAPD outreach events. Once constructed, the new SAPD Station will provide additional police presence and support to the citizens of San Antonio, particularly in the downtown area. The station will provide increased police services for the central city area and function as a crime deterrent while the City continues to renew and revitalize this vital city corridor.

The project was solicited as a design build project on January 29, 2020 and statement of qualifications were due on March 11, 2020. Six firms submitted their statement of qualifications in response to the Request for

Qualifications (RFQ) and five were deemed eligible for evaluation. One response received was deemed non-responsive for not meeting the terms and conditions of the project. The evaluation committee representatives were Roderick J. Sanchez, AICP, CBO, Assistant City Manager, City Manager's Office; Luis Maltos, P.E., Assistant Director, Public Works Department; Gopinath Akalkotkar, City Architect, Public Works Department; James Flavin, Assistant Police Chief, San Antonio Police Department; Robert Blanton, Deputy Chief, San Antonio Police Department; Bridgett White, Director, Planning Department; and Jay Loudon, American Institute of Architects (AIA) Member.

The evaluation committee met to discuss and score the five responsive proposals on May 29, 2020 based on the published criteria for Phase I which included: experience, background and qualifications of design build firm, key personnel, key sub-consultants; experience with issues in the San Antonio region and past experiences with the City of San Antonio; understanding of the project and proposed management plan; and design build team's past experience working together as a team. The committee short-listed the two top-ranked respondents for interviews. The evaluation committee reconvened on August 28, 2020 for interviews and final discussion of Phase II utilizing the following criteria, proposed design plan; proposed construction plan; context sensitive design; overall evaluation of the firm/team and its ability to provide the required services; proposed fees for general conditions/overhead and profit. The committee recommends awarding the contract to the highest-rank respondent. The value of the contract is estimated at \$10.5 Million.

This item is scheduled for Council consideration in November 2020. The new police station construction is estimated to be completed by February 2023.