



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** 10

**Agenda Date:** October 8, 2024

**In Control:** Audit Committee

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**DEPARTMENT:** Public Works Department

**DEPARTMENT HEAD:** Razi Hosseini

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

Post-Solicitation High Profile Briefing for Ella Austin Community Center Renovation

**SUMMARY:**

The Public Works Department solicited proposals for one contract to provide a Construction Manager At Risk (CMAR) for pre-construction and construction phase services for the Ella Austin Community Center located in District 2. Pre-construction and construction phase services to include development of design optimization considerations, development and management of the project construction schedule, risk mitigation and construction to assist the City in the execution of this project.

**BACKGROUND INFORMATION:**

On January 2, 2024, a Construction Manager at Risk (CMAR), Request for Qualifications (RFQ) Step I was released for the Ella Austin Community Center Renovation project. The estimated total contract value is not to exceed \$17,200,000 for anticipated project completion in October 2026.

On February 16, 2024, four submittals were received for Request for Qualifications (RFQ) Step I. The four submittals were deemed responsive and moved forward for full proposal evaluation. The evaluation committee representatives were Lori Houston, Assistant City Manager, City Manager's Office; Byron Smith, City Architect, Public Works Department; Cathleen Crabb, Senior Architect, Public Works Department; Jessica Dovalina, Assistant Director, Department of Human Services; Eric Teague, Facilities Manager, Department of Human Services; and Laurie McKinney, Senior Associate, Marmon Mok Architecture.

On March 13, 2024, based on the initial evaluation process of Step I, the evaluation committee requested three respondents to submit a response to the Request for Proposals (RFP) Step II with the intent for an interview to follow.

The evaluation committee reconvened and conducted interviews on May 23, 2024, and recommended awarding the contract to the highest-ranked respondent. After final scoring was completed, an updated Campaign Finance Report revealed that prohibited campaign contributions were made by the highest-ranked respondent during the "blackout" period as defined by the San Antonio City Code, Chapter 2, Article VII, Municipal Campaign Finance Code, Section 2-309, therefore respondent was disqualified for award consideration. The Public Works Department agreed to move forward with the second highest-ranked respondent.

This item is scheduled for Council consideration in November 2024.

**ISSUE:**

For briefing purposes only

**FISCAL IMPACT:**

**For briefing purposes only**

**ALTERNATIVES:**

For briefing purposes only

**RECOMMENDATION:**

Staff recommends approval to proceed with scheduling one contract for City Council consideration to provide a Construction Manager At Risk (CMAR) for pre-construction and construction phase services for the Ella Austin Community Center located in District 2 in the estimated total value not to exceed \$17,200,000.