

# Design-Build for New Parking Structure & Ground Transportation Center

Item 9

Jesus H. Saenz, Jr., IAP

Director, Aviation Department

June 12, 2025



# Design-Build for New Parking Structure & Ground Transportation Center



- Accommodate parking for 2,000 vehicles
- Access to taxis, rideshares, shuttle services & public transportation

# Phase 1: Evaluation

Design-Build Services - RFQ for New Parking Structure and Ground Transportation Center (GTC) 25-012  Score Summary STEP 1 EVALUATION February 7, 2025	Maximum Points	J.E. Dunn Construction Company 1601 S. Mopac Expressway, Barton Skyway 2, Suite 450 Austin, TX, 78746	Austin Commercial, LP 1301 S. Mopac Expressway, Suite 300 Austin, TX, 78746	Bartlett Cocke General Contractors, LLC 8706 Lockway St. San Antonio, TX, 78217	Swinerton/Byrne, a Joint Venture 5851 Sebastian Place San Antonio, TX, 78249
A - Experience, Background, & Qualifications including Key Sub-consultants	45	39.29	38.43	34.00	30.29
B - Understanding of the Project and Proposed Management Plan	25	21.71	21.71	18.57	16.71
C - Design-Build Team's Past Experience Working Together as a Team	10	8.00	8.71	5.71	5.71
A - C Sub-Total	80	69.00	68.85	58.28	52.71
D - Small Business Economic Development Advocacy	20	0.00	0.00	0.00	0.00
TOTAL SCORE	100	69.00	68.85	58.28	52.71
RANK BASED ON TOTAL SCORE		1	2	3	4

# Phase 2: Interviews

<b>Design-Build Services - RFP for New Parking Structure and Ground Transportation Center (GTC) 25-012</b>  <b>Score Summary</b> <b>*STEP 2 EVALUATION</b> <b>March 25, 2025</b>	<b>Maximum Points</b>	<b>J.E. Dunn Construction Company</b> <b>1601 S. Mopac Expressway,</b> <b>Barton Skyway 2, Suite 450</b> <b>Austin, TX, 78746</b>	<b>Austin Commercial, LP</b> <b>1301 S. Mopac Expressway,</b> <b>Suite 300</b> <b>Austin, TX, 78746</b>	<b>Bartlett Cocke General Contractors, LLC</b> <b>8706 Lockway St.</b> <b>San Antonio, TX, 78217</b>
A - Proposed Design Plan	25	24.14	19.57	16.86
B - Proposed Construction Plan	25	22.14	21.29	17.71
C - Design-Build Team & its Ability to Provide Required Services	10	9.57	8.29	7.43
A - C Sub-Total	60	55.85	49.15	42.00
D - Proposed Fees for General Conditions/Overhead & Profit	20	19.28	19.93	20.00
E - Small Business Economic Development Advocacy	20	0.00	0.00	0.00
<b>TOTAL SCORE</b>	<b>100</b>	<b>75.13</b>	<b>69.08</b>	<b>62.00</b>
<b>RANK BASED ON TOTAL SCORE</b>		<b>1</b>	<b>2</b>	<b>3</b>
*Three firms were shortlisted for interviews. Final scoring was conducted upon completion of interviews.				





### JE Dunn/Marmon Mok

University Health Women & Children's Hospital



### JE Dunn

Kansas City Airport Parking Garage



### JE Dunn

Nashville Parking Garage 2

## J.E. Dunn Design-Builder

- 8<sup>th</sup> largest domestic general contractor
- Previous experience with Marmon Mok
- Similar projects at airports in Kansas City & Nashville

## Marmon Mok Architect

- Leading architectural firm HQ'd in San Antonio
- Similar projects for Tobin Center, University of the Incarnate Word & San Antonio International Airport

# Fiscal Impact

- The design-build contract is in the amount not to exceed \$110 million, with funding coming from interim debt financing and is included in the FY 2025 Capital Budget.

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