



2022-2027

BOND

PROGRAM

City of San Antonio

Mass Selection Design Contracts

City Council A Session Item #9

November 10, 2022

PRESENTED BY: PUBLIC WORKS & ECONOMIC DEVELOPMENT

2022 Bond Program

\$1.2 Billion



**STREETS, BRIDGES
& SIDEWALKS**

\$472M

62 Projects



**PARKS &
RECREATION**

\$272M

82 Projects



**DRAINAGE &
FLOOD CONTROL**

\$170M

23 Projects



**AFFORDABLE
HOUSING**

\$150M

1 Project

*(5 Priority Funding
Categories)*



**PUBLIC SAFETY
FACILITIES**

\$78M

6 Projects



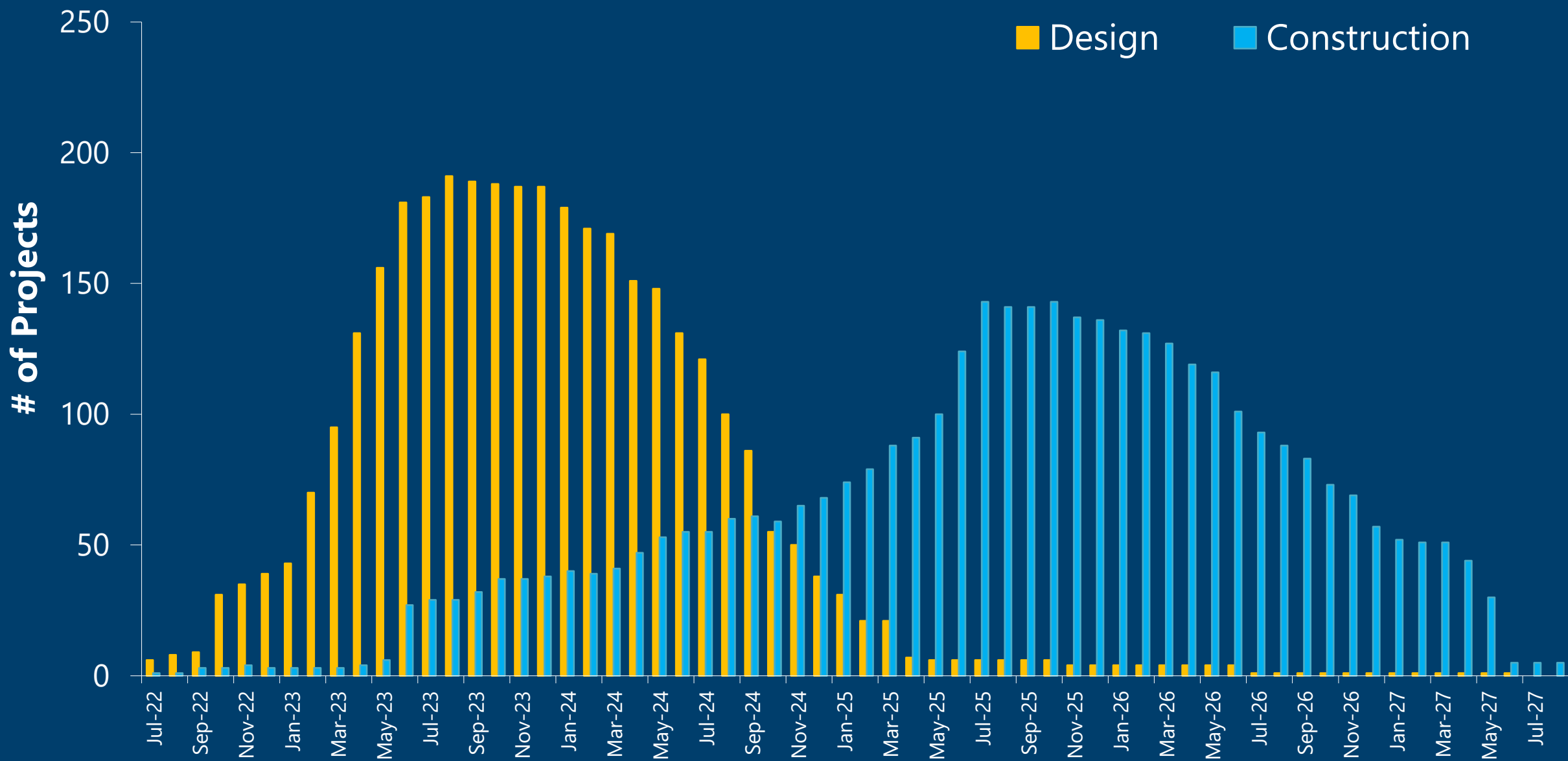
**LIBRARY & CULTURAL
FACILITIES**

\$58M

9 Projects

Total of 183 Projects

2022 Bond Project Timeline



Capital Project Delivery



Mass Selection Timeline

Pre-Solicitation	City Council B-Session Pre-Solicitation Briefing	June 1, 2022
	Release Date of All 3 RFQs (<i>Advertised 8 to 9 weeks</i>)	June 8, 2022
Solicitation	Pre-Submittal Conference	June 22, 2022
	Deadline for Questions	July 13, 2022
	Architecture & Landscape Architecture Submittals Due Date	August 3, 2022
	Civil Engineering Submittals Due Date	August 10, 2022
Post-Solicitation	Evaluation & Selections Completed	October 14, 2022
	City Council Special Session Post-Solicitation Briefing	November 1, 2022
Finalization	City Council A-Session Design Consultant Selection	November 10, 2022

Release of Request for Qualifications (RFQ)

127 Projects Advertised

1

Civil Engineering

58 Projects Advertised
\$559,981,521

Streets, Bridges,
Sidewalks & Drainage

Submittals Due
August 10, 2022

2

Landscape Architecture

55 Projects
Advertised
\$114,440,194

Parks & Linear Greenways

Submittals Due
August 3, 2022

3

Architecture

14 Projects
Advertised
\$118,468,500

Library, Cultural, Public
Safety Facilities

Submittals Due
August 3, 2022

June 22 Pre-submittal Conference

- Over 300 consultants in attendance
- Overview of RFQ's evaluation criteria & timeline
- Instruction on submission of documents and rules on communication & campaign contributions
- Explanation of SBEDA Goals
- Timeline for evaluation and City Council approval



RFQ Evaluation Criteria

Evaluation Criteria	Weight
A. Experience, Background, Qualifications of PRIME Firm, Key Personnel and Sub-Consultants	35 points
B. Understanding of the Project & Proposed Management Plan	30 points
C. Experience with the San Antonio Region and Past Performance	25 points
D. Experience with Green Infrastructure and Sustainable Practices	10 points
Total	100

RFQ Evaluation Teams

Civil Engineering (Streets & Drainage)	Landscape Architecture (Parks & Greenways)	Architecture (Facilities)
Proposals Evaluated and Scored by Team Representatives		
<ul style="list-style-type: none">Public Works EngineersOffice of SustainabilitySan Antonio River AuthorityTransportation DeptUtilities (SAWS & CPS Energy)VIA Metropolitan Transit	<ul style="list-style-type: none">Public Works Landscape ArchitectsParks & RecreationOffice of SustainabilitySan Antonio River Authority	<ul style="list-style-type: none">Public Works ArchitectsLibraryDepartment of Human ServicesSan Antonio Police DeptSan Antonio Fire DeptOffice of SustainabilityAmerican Institute of Architects

Design Consultant Selection Criteria

- Overall consultant team's experience & qualifications
- Previous experience of teams working together
- Experience on related project scope
- Capacity to handle project timely
- Knowledge or involvement on previous project phase
- Consultant's rank of desired projects

Design Contract Recommendations

134

Proposals
Received

140

Prime Consultant
Design Contracts

\$86M

Design
Contract Amount

Awarded for Bond, MPO, TIRZ &
FY 2023 Budget Projects



Design Contract Recommendations

58 Civil Engineering

57 Landscape Architecture

25 Architecture

140

Design Contracts

97

Prime Consultants Selected

98%

San Antonio Businesses

Mass Selection

Small Business Highlights

- SBEDA project-specific aspirational goals met
- Minority and woman-owned award utilization is 20% above the SBEDA Architecture & Engineering Industry-wide aspirational goal

\$47M

Awarded to
SBEDA-eligible
small businesses

SBEDA Small Business Participation

SBEDA Category	2022 Bond Mass Selection Award Utilization	2022 Bond Mass Selection Project Specific Aspirational Goals	2022 Architecture & Engineering Industry Aspirational Goals
SBE	54.6%	35%	
M/WBE	50.6%	25%	30.6%
AABE	4.7%	3%	2.3%
ABE	4.9%		3.1%
HABE	30.9%		15.8%
NABE	2.3%		2.5%
WBE*	7.7%		8.0%

* Non-minority women only. Total woman award utilization (minority and non-minority) = 16.2%

SBEDA Small Business Mentorship

- 7 firms will participate in Mentorship Protégé Program
- Awarded prime is required to serve as a mentor for a 2-year period

Mentorship Requirement		
Civil Engineering	Marbach Rd. Area Street & Drainage	HDR Engineering, Inc.
	Old Hwy. 90 Phase 2	BGE, Inc.
	Peggy Dr. Area Drainage	CDS Muery
Landscape Architecture	Beitel Creek Greenway	Bain Medina Bain
	New Regional Park Phase 1 (D6)	Asakura Robinson Company, LLC
Architecture	Ella Austin Community Center Renovation	WestEast Design Group
	New Police Substation	Beaty Palmer Architects, Inc.

SBEDA Small Business Mentorship

Mentors and Protégés develop an action plan and meet on a monthly basis to focus on the following:

Accounting Procedures / Financial Management	Operations Management	Administrative Procedures
Planning	Project Management	Organizational Procedures

Upon graduation from the Program, Protégés have reported the following outcomes:

47% Average Revenue Increase	100 Jobs Added Since Program Implementation
50% Now Participate on City of San Antonio Contracts	86% Indicate the Program Significantly Improved Business Growth and Development

Mass Selection Highlights

- Quicker start on capital projects
- Saves time and money
- Significant participation by San Antonio businesses
- SBEDA project-specific aspirational goals met
- \$47M (55%) of the \$86M awarded to SBEDA-eligible small businesses

Recommendations

- Authorize the negotiation and execution of 140 professional design services contracts in an aggregate amount not-to-exceed \$86 Million in connection with the 2022-2027 General Obligation Bond Program and the 2023-2028 Capital Budget.
 - 58 civil engineering
 - 25 Architecture
 - 57 Landscape Architecture
- Authorize the negotiation and execution of agreements with utility companies to accept reimbursement for utility work in connection with the 2022-2027 General Obligation Bond Program and the 2023-2028 Capital Budget.





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Reference Slides

Construction Ready Projects

2 Projects | \$5.5M

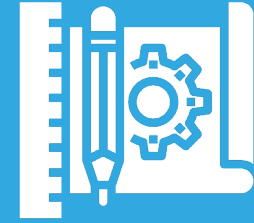


Continuation of previous bond funded projects ready for construction.

Project	Budget
Bynum Avenue Phase 2	\$ 5,000,000
Greater Love Multigenerational & Recreation Center	\$ 500,000

Projects Under Design

13 Projects | \$129.3M



Projects whose design is funded and currently under design.

Project	Budget
Dolorosa (Frio to Flores) TIRZ	\$ 22,000,000
Hemisfair Civic Park	\$ 18,000,000
Port San Antonio Area Streets	\$ 15,000,000
Floyd Curl Drive (Huebner to Charles Katz)	\$ 13,200,000
Bulverde Road (Greenspring to Redland Road)	\$ 13,000,000
Watson Road Phase 1	\$ 12,000,000
Tower of Americas Improvements	\$ 10,000,000
Wurzbach Road @ Vance Jackson	\$ 6,300,000
Sonterra Road Extension	\$ 6,000,000
Probandt Street Phase 2	\$ 5,000,000
Cassiano Park	\$ 3,750,000
Brackenridge Park	\$ 2,500,000
S. Zarzamora Street Overpass at UPRR Phase 2	\$ 2,500,000

On-Call Design Consultants

20 Projects | \$136.7M



Projects requiring minimal design and/or expedited delivery.

Project	Budget	Project	Budget
District 1 – 10 F Streets	\$110,500,000	Al Rhode Park	\$500,000
Boys and Girls Clubs of San Antonio (Calderon and Eastside Clubhouse)	\$7,500,000	Beacon Hill Park	\$500,000
Citywide Greenway Connections & Enhancements (Linear Greenway)	\$5,742,275	Jupe Manor Neighborhood Park	\$500,000
Citywide Public Health Facility & Resiliency Improvements (Eastside Branch, Northeast, Buena Vista Clinics)	\$3,649,000	Stinson Park (Five Diamonds Little League)	\$500,000
City Owned Cultural Records & Archives	\$2,000,000	Walker Ranch Park	\$500,000
Quentin Drive Alley Interim Improvements	\$973,000	Rosedale Park	\$375,000
Heritage Neighborhood Park	\$800,000	Belmeade Park	\$300,000
District 7 Parks Shade Enhancements	\$750,000	Feather Ridge Park	\$250,000
Beitel Creek (El Dorado to Beitel Creek Design Ph. 1 Trail Connection)	\$700,000	Florida Street Park	\$250,000
		Lee's Creek Park	\$200,000
		North San Antonio Hills Park	\$200,000

Partner Agreements

11 Projects | \$282M



Project/Partner	2022 Bond		TIRZ		Partner Funding		Total	
San Antonio Zoo	\$	10,000,000	\$	10,000,000	\$	47,000,000	\$	67,000,000
Brackenridge Park (Sunken Garden Theater)	\$	5,000,000	\$	15,000,000	\$	42,000,000	\$	62,000,000
Linear Greenway Park (6 Locations SARA Managed)	\$	42,435,187		-		-	\$	42,435,187
District 4 Multigenerational Recreational Facility (at Palo Alto College)	\$	10,000,000		-	\$	16,892,000	\$	26,892,000
UTSA Athletics Facilities	\$	5,000,000		-	\$	19,500,000	\$	24,500,000
CW Public Health and Safety Facility & Resiliency Improvements (Meals on Wheels)	\$	1,000,000		-	\$	22,700,000	\$	23,700,000
Texas A&M University Area Streets	\$	10,600,000		-	\$	530,000	\$	11,130,000
San Antonio Botanical Center	\$	2,500,000	\$	5,000,000	\$	800,000	\$	8,300,000
Mitchell Lake Audubon Center	\$	6,000,000		-		-	\$	6,000,000
New Medical Center Area Park	\$	3,250,000		-	\$	2,000,000	\$	5,250,000
ACS Facility Improvements (Petco Love K9 Center)	\$	2,250,000		-	\$	2,250,000	\$	4,500,000

Bond Mass Selection

S/M/WBE Utilization: 2017 & 2022

SBEDA Category	2017 Bond Mass Selection Utilization		2022 Bond Mass Selection Utilization	
	Dollars	Percent	Dollars	Percent
SBE	33.2M	65%	46.8M	55% ↓
M/WBE	25.5M	50%	43.4M	51% ↑
AABE	2.3M	4%	4.0M	5% ↑
ABE	2.6M	5%	4.2M	5% =
HABE	13.8M	27%	26.6M	31% ↑
NABE	0.0M	0%	2.0M	2% ↑
WBE	7.6M	15%	13.9M	16% ↑

PRIME

Recommended Consultants

\$48.1M

SBE	\$20.7M	43%
M/WBE	\$18.6M	39%

SUB

Recommended Consultants

\$37.7M

SBE	\$26.1M	69%
M/WBE	\$24.8M	66%

Bond Mass Selection

SBEDA Aspirational Goals: 2017 & 2022

SBEDA Category	2017 Bond Mass Selection Aspirational Goals	2022 Bond Mass Selection Aspirational Goals
SBE	30%	35%
M/WBE	20%	25%
AABE	3%	3%