



CITY OF SAN ANTONIO

P.O. Box 839966
San Antonio, Texas 78283-3966

ADDENDUM I

SUBJECT: Request for Proposals for Pre-K 4 SA Facilities Developer, (RFP 13-063, 6100002855), Scheduled to Open: June 11, 2013; Date of Issue: May 22, 2013

FROM: Denise D. Gallegos, C.P.M., CPPB
Procurement Administrator

DATE: June 3, 2013

THIS NOTICE SHALL SERVE AS ADDENDUM NO. I - TO THE ABOVE REFERENCED REQUEST FOR PROPOSALS

THE ABOVE MENTIONED REQUEST FOR PROPOSALS IS HEREBY AMENDED AS FOLLOWS:

1. Add: Pre-Submittal Conference Sign Sheet, dated May 29, 2013, following the addendum.
2. Exhibit A: Finalist Sites – East and Westside Facilities
3. Exhibit B: Site Selection Criteria Guides

QUESTIONS SUBMITTED IN ACCORDANCE WITH SECTION 007, PRE-SUBMITTAL CONFERENCE AND SITE VISITS:

On May 29, 2013, the City of San Antonio hosted a Pre-Submittal Conference to provide information and clarification for Pre-K 4 SA Facilities Developer Request for Proposals. Below is a list of questions that were asked at the pre-submittal conference and site visit. The City's official response to questions asked is as follows:

Question 1: Do the Respondents have to provide a list of subcontractors they intend to use with the bid response? Also please confirm, that subcontractor that a Respondent might use can be certified after the proposal due date?

Response: No. Per the SBEDA language included within the RFP Exhibit 1, page 13 of the document, upon selection of Respondent(s) the proposed scope of work for the project will be reviewed by the Small Business Office (SBO) and submitted to the Goal Setting Committee (GSC) with SBO's recommendation of applicable Affirmative Procurement Initiatives (APIs). The GSC will determine the applicable APIs and set relative goal(s). Selected Respondents will then submit the completed Subcontractor/Supplier Utilization Plan(UP) to SBO that contains: the names of the subcontractors to be utilized in the project (certified and non-certified); the percentage of prime contract dollars and the projected absolute dollar value of subcontracting services to be performed by each subcontractor (certified and non-certified); a description of the work that each subcontractor shall perform (certified and non-certified); and documentation confirming subcontractor commitment to perform the work.

All subcontractors that the Selected Respondent intends to utilize on this contract, to fulfill the goals set by the GSC, can be met through the procurement of goods and/or services to small, minority and/or women-owned businesses (SM/WBEs) headquartered or having 'significant business presence' (20% of total company employees) regularly based within the San Antonio Metropolitan Statistical Area for at least one year; that are certified through the South Central Texas Regional Certification Agency (SCTRCA).

Small Business Office (SBO) can assist with priority certification of small, minority and women-owned businesses located in San Antonio Metropolitan Statistical Area (SAMSA). The first step is to contact South Central Texas Regional Certification Agency (SCTRCA) at <http://sctrca.org/> or call (210) 227-4722 for questions regarding the certification application process. Once the application has been submitted, vendors can contact the SBEDA office directly at (210) 207-0071 to ensure that the application is reviewed on a priority basis.

Question 2: Where is there a map of the two facility sites?

Response: Please see page 52 of the RFP document.

- Question 3: Will the program be attached to the RFP?
Response: The Architectural Space Program for the City of San Antonio for the Pre-K 4 SA Early Childhood Center – East and Westside Centers is attached to the RFP document as Attachment H.
- Question 4: Why and how were the two (2) proposed sites for the East and Westside selected?
Response: A total of 66 properties were considered for this requirements, the selected sites represented the two (2) sites (one in each quadrant) that scored the highest based on a criteria that included location, price, accessibility and other features. The eight (8) finalist sites for both East and Westside are detailed on the attached Exhibit A. This process was based on properties that are being actively marketed or through staff contact with other governmental entities. If prospective developers want to propose an alternative site, they are welcome to but need to provide as much detail as possible so the site can be scored. The site selection criteria guide is attached as Exhibit B.
- Question 5: I believe the Eastside location - 4900 Lord Rd. will need to be platted, and will the City work with the Respondent on these requirements due to the timeline?
Response: City staff will work with the selected developer to “fast track” this process. However, in no event will the City waive any statutory requirements in terms of process and time requirements related to the property subdivision process.
- Question 6: Are you aware if there are any run offs, storm water preventions, etc. for the sites?
Response: These matters were not investigated, as part of the Respondents due diligence they should independently investigate these matters.
- Question 7: On the map, it identifies four (4) sites, are all sites for the same work for the City to include development requirements?
Response: The map reflects the two existing sites presently under development on the North and South sides for the Pre-K requirement. These details were provided for informational purposes only.
- Question 8: Is the current contractor for the North and Southside facilities able to submit a proposal for this current RFP for the East and Westside developments?
Response: Yes.
- Question 9: The current proposed property for the Eastside facility – 4900 Lord Rd. consists of twelve (12) acres, correct? If so, only five (5) acres are needed for the facility, what can the remaining acres are utilized for under this agreement?
Response: As part of the conveyance of the property, the City will insist on a deed restricting the types of uses to prohibit development of the excess acreage for uses that could be incompatible with the educational purpose. If the Respondent submits a proposal with details as to the proposed use for the excess acreage, the City will issue an opinion as to the acceptability of that use.
- Question 10: Can you provide the idea or thought process behind the seven (7) year initial term for the contract?
Response: The sales tax approved by voters has an eight (8) year sunset. At the time contemplated for delivery of the facilities requested through this RFP, seven (7) years will remain in the period for which the tax that will fund the lease payment to be in effect.
- Question 11: Can you provide the historical costs that the City currently has?
Response: No. The expectation is that the developer will have the experience and wherewithal to develop project budgets that will be reflective of the cost in the marketplace to deliver the required building and infrastructure. In order to reduce unknowns regarding the construction, the City will agree to use a predetermined amount of \$50 per square foot for the tenant improvement allowance, with the City funding any costs in excess of that for the construction of the interior finish out.
- Question 12: The cross location of the Eastside facility, 4900 Lord Rd, is at W.W. White Road and Copernicus Park OR W.W. White Road and bordered access road of Loop 410?
Response: The proposed site is west of Copernicus Park.
- Question 13: Can the City provide the other eight (8) sites that were recommended to the board for consideration before these two (2) sites provided in the RFP were approved?
Response: Yes, they are attached as Exhibit A.

Question 14: How much involvement will the board have with the selection committee for the RFP?
Response: The Board will be provided a recommendation prepared by City staff. The Board will have the option to approve the staff recommendation, reject it or request that staff consider other approaches to the development of the two required facilities.

Question 15: The Eastside location is twelve (12) acres, what if the developer only wants to buy six (6) acres?
Response: The submitted proposal will need to specify that it is subject to City's agreement to only consent to the sale of a portion of the 12 available acres. City staff will then make a decision to accept this condition or reject the proposal.

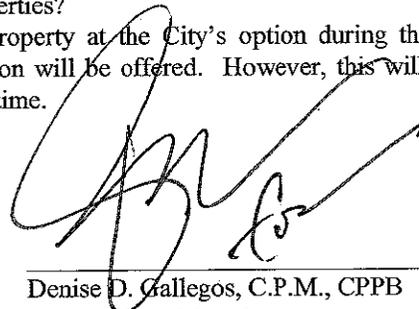
Question 16: How soon will the City make a decision regarding award or not of this RFP? Will the City provide notification to the Respondents who submitted a response either way?
Response: A decision will be made as to the selected proposal(s) on or before July 15, 2013.

Question 17: What is the acquisition cost to the land that is privately owned?
Response: The acquisition cost for the Lord Road site will be \$250,000. This figure is subject to acceptance by the San Antonio Independent School District (owner of the site) based on an appraisal that is currently being completed. In the event the appraised value is higher, then the rent will be adjusted to compensate developer for the actual cost of acquisition.

The Old Highway 90 site acquisition cost is \$535,788. This price is confirmed with owner.

For both properties, intent is for the City to assign its right to purchase the property to the selected developer and for the developer to complete the purchase.

Question 18: The City would like the developer to own the properties and lease back to the City, could the City entertain the option to have the City maintain the ownership of the properties?
Response: The City is asking for a right to purchase the property at the City's option during the term. Respondents are encouraged to detail what form this purchase option will be offered. However, this will only be an option as the City's preference is to structure a lease only at this time.



Denise D. Gallegos, C.P.M., CPPB
Procurement Administrator
Finance Department – Purchasing Division

Date _____
Company Name _____
Address _____
City/State/Zip Code _____

Signature

City of San Antonio - City Manager's Office/Building and Equipment Services

RFP - Pre-K 4 SA Facilities Developer

Pre-Submittal Conference

May 29, 2013; 10:00 a.m. Central Time

Name (Print Legibly)

Company

Name (Print Legibly)	Company
Richard Thum	Pro US Garco/Bohn WBE Company
Dan Gustyno	PERES
Chris Kurza	COBA BEB
Molly Sundari	Facility Programming
Karee Susan	KAI-K-12
Beverly Lamoureux	B Huffman Developments
Shweta Nagpal	COBA-EBD

City of San Antonio - City Manager's Office/Building and Equipment Services

RFP - Pre-K 4 SA Facilities Developer

Pre-Submittal Conference

May 29, 2013; 10:00 a.m. Central Time

Name (Print Legibly)

Company

CHRISTINA HEEMAN	KFW ENGINEERS + SUPERVISING
MATT KEIMMER	EMG
LUIS GARCIA	Jamair i Smith Const.
Miguel Dones	Jamail + Smith Const
Shawn Hoffman	Huffman Developments
LESTER BRYANT	LWB Enterprises
Margues Mitchell	KATI Texas, LLC
Paul Blackburn	Blackburn Properties

Mellicke Styles

FACPG

City of San Antonio - City Manager's Office/Building and Equipment Services

RFP - Pre-K 4 SA Facilities Developer

Pre-Submittal Conference

May 29, 2013; 10:00 a.m. Central Time

<u>Name (Print Legibly)</u>	<u>Company</u>
Maggie Seay	Cuda Engineers
Dawn Vernon	DHAUER CONTRACTORS
ROBERT G. RODRIGUEZ	RJR CONTRACT
JEFF HODGES	ROOF ENGINEER
DEAN ANDERSON	ALDERSON & ASSOC MEP
Christy Rhone	OConnell Robertson
Randy Guzman	Davila Construction

City of San Antonio - City Manager's Office/Building and Equipment Services

RFP - Pre-K 4 SA Facilities Developer

Pre-Submittal Conference

May 29, 2013; 10:00 a.m. Central Time

<u>Name (Print Legibly)</u>	<u>Company</u>
Aime Nuñez	CosA - CIMS
RAZI HOSEINI	COSA/CIMS
Steve Garza	PCRS
Rebecca Chavez	Pape-Dawson Engineers
Lourna Sambreno	COSA - Finance Dept

EXHIBIT A

Final 8 Pre-K Sites - Westside

Map #	C-D	Name	Address	Building Size	Building Style	Land Size	Land Zoning	Sale Price	Asking Rent	Comments
1	D-6	Southwest Office Center	2015 SW Loop 410	172,000 SF	One-Story	Ample Parking		N/A	\$64,583 per Month plus electric	Multi-tenant building. Former K-Mart.
2	D-5	UEMC	4343 West Commerce	103,133 SF	One-Story	6.82 Acres	I-1			HVAC Manufacturing Building.
3	D-6	SWB & TP Land	SH-151 at Old Hwy 90	N/A	N/A					Vacant land site outside MAOZ
4	D-6	Former Albertsons (SAWS)	SH-151 at Potranco	55,000 SF	One-Story	11 Acres	C-3			SAWS Property
5	D-6	Land	8008 W Military	N/A	N/A	7.5 Acres	C-2	\$650,000	N/A	Frontage on Military, Plinn and Brownleaf. Good access to SH-151
6	D-6	Land	563 40th Street	N/A	N/A	7.82 Acres				Owned by Edgewood ISD. Appears to have building on site.
7		Land	1107 S General McMullen	N/A	N/A	7.778 Acres				"Rear lot" of retail center.
8		Edgewood Shopping Center	General McMullen @ Castroville Road			25 Acres				Austin Owner

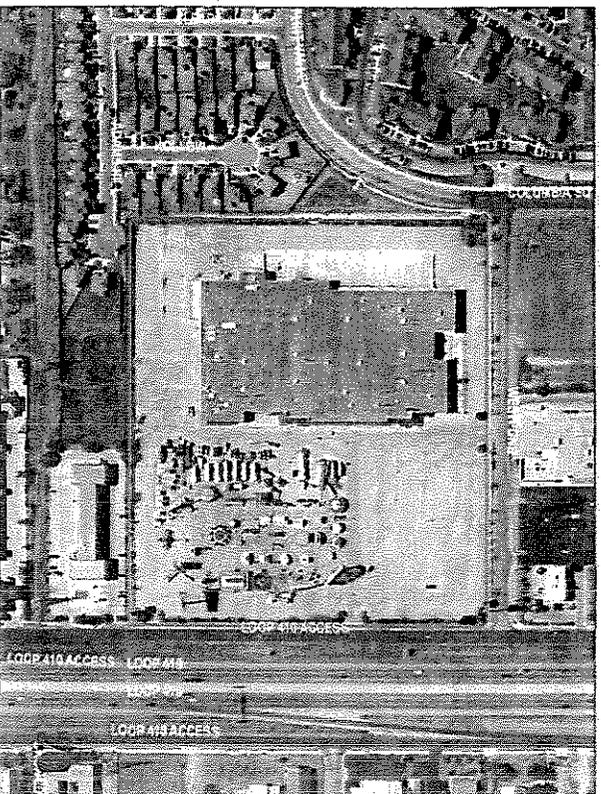


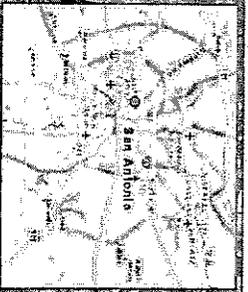


1. 2015 SW Loop 410

Southwest Office Center (former K-Mart)

- Located in CD 4
- Located in South San ISD
- Building Size: 172,000 SF
- One-Story with ample parking
- High visibility on Loop 410 West



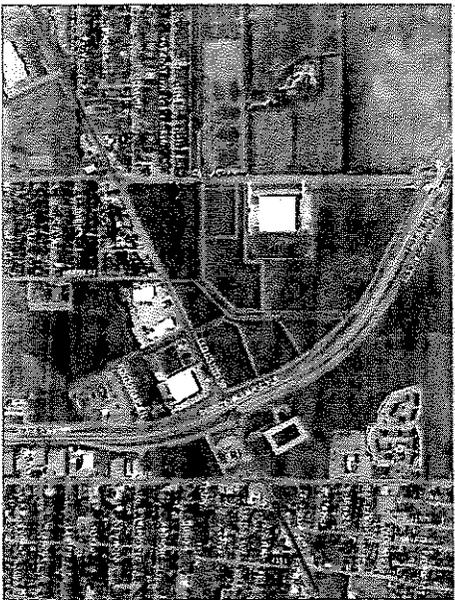
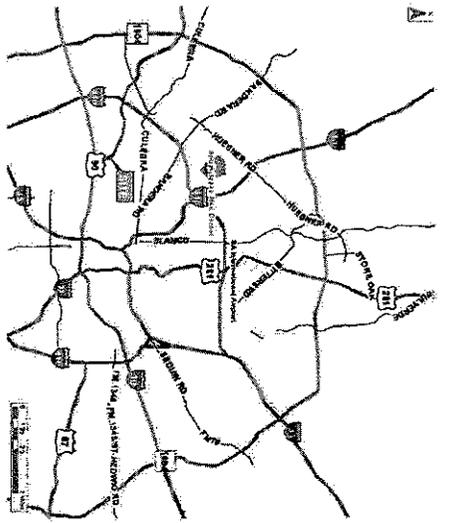


2.4343 West Commerce

UEMC

- Located in CD 5
- Building Size: 103,133 SF; single-story
- Land Size: 6.82 acres
- Zoning: I-1
- Comments: HVAC manufacturing building
- Across from OLLU
- Located in EISD



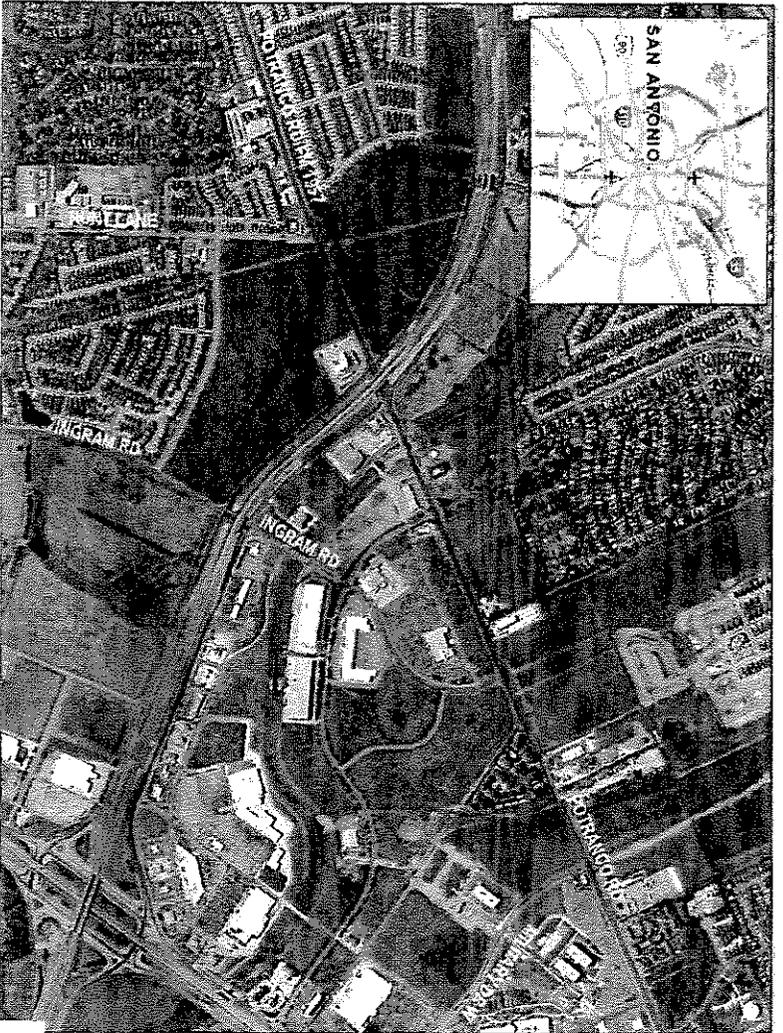
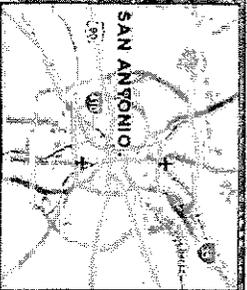


5103 Old HWY 90

- Located in CD 6
- Land Size: 4.0 acres 02 acres
- Site already platted
- Zone: I-1
- Next to Wrenn Middle School
- Abutting city-owned property
- Located in EISD

3. 5103 Old Highway 90 West

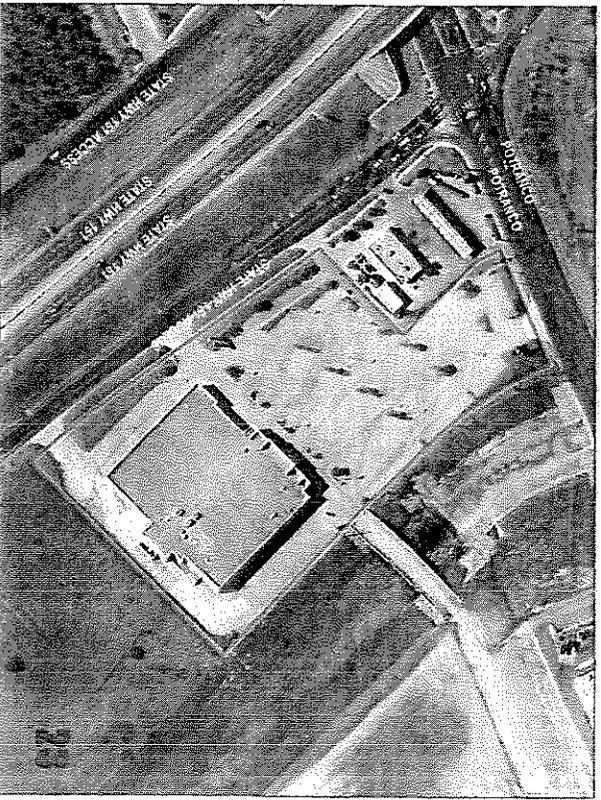


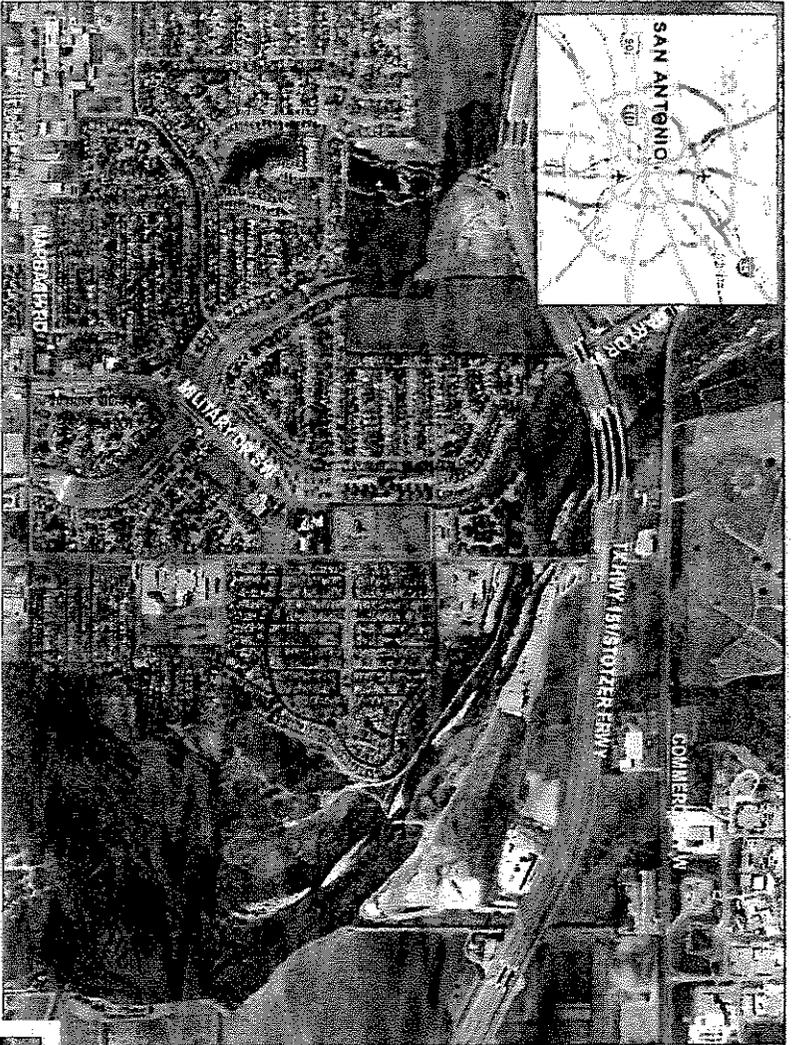
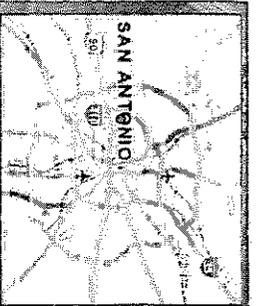


4. SH-151 & Potranco

Former Albertsons (SAWS)

- Located in CD 6
- Building Size: 55,900 SF; single-story
- Land Size 5.96 acres
- Zoning: C-3
- Comments: SAWS property
- Located in NISD





5. 8008 W Military

- Located in CD 6
- Land Size: 7.5 acres
- Zoning: C-2
- Sales Price: \$650,000
- Comments: Frontage on Military, Pinn and Brownleaf; good access to SH-151
- Low visibility
- Located in NISD

808 W Military





1107 S General McMullen

- Located in CD 5
- Located in EISD
- Edgewood Shopping, near Las Palmas Mall
- Land Size: 7.8 acres available for \$3.6M or the entire 25 acres at \$12M
- Over priced



7. 1107 S General McMullen
 (Excess 7.8 Acres)

8. 1107 S General McMullen
 (Shopping Center)

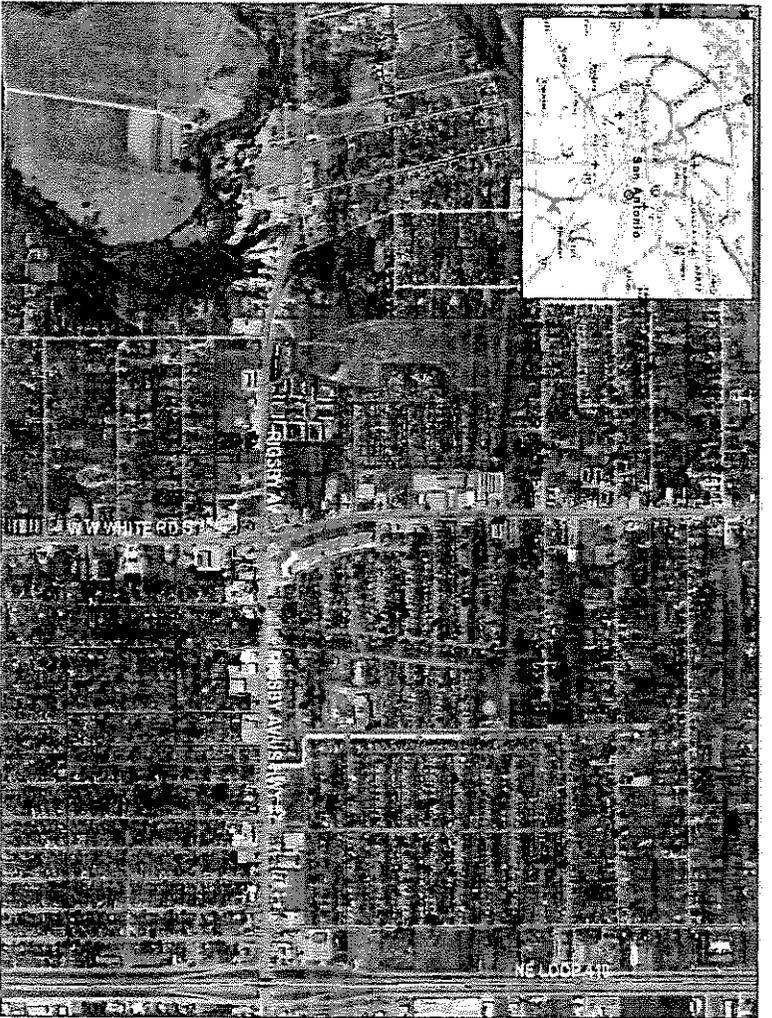


Final 8 Pre-K Sites - Eastside

Map #	C-D	Name	Address	Building Size	Building Style	Land Size	Land Zoning	Sale Price	Asking Rent	Comments
1	D-2	Mega Foods	1721 S. WW White	49,242 SF	One-Story	3.792 acres				BCAD Value at \$1,432,940. Building in very poor condition.
2	D-2	Coca-Cola	185 Coca Cola	103,000 SF	One-Story	7.559 acres	L-1	\$3,250,000	\$33,000 per Month as-is	Building in poor condition.
3	D-2	Ennis	3463 East Commerce	52040 SF	One-Story	5.2 acres	AE-4 EP-1	\$1,300,000		Industrial Building
4	D-2	Land	2415 S. WW/White	N/A	N/A	3.56 acres				May be too small.
5		Land	1115 Gembler	N/A	N/A	6.50 acres	I-2	\$650,000	N/A	Industrial zoning, but very near Red Berry Mansion Property.
6	D-2	SAISD Land	4900 Block of Lord Road at Loop 410	N/A	N/A	+/- 12 Acres		\$200,000		SAISD vacant land site near Corpenicus Park
7		Land	SEC Eisenhauer at Midcrown	N/A	N/A	9.8 acres	C-2	\$1,359,072	N/A	Corner site
8	D-2	Blackburn Property	IH-10 @ Houston	N/A	N/A	29 acres		-		

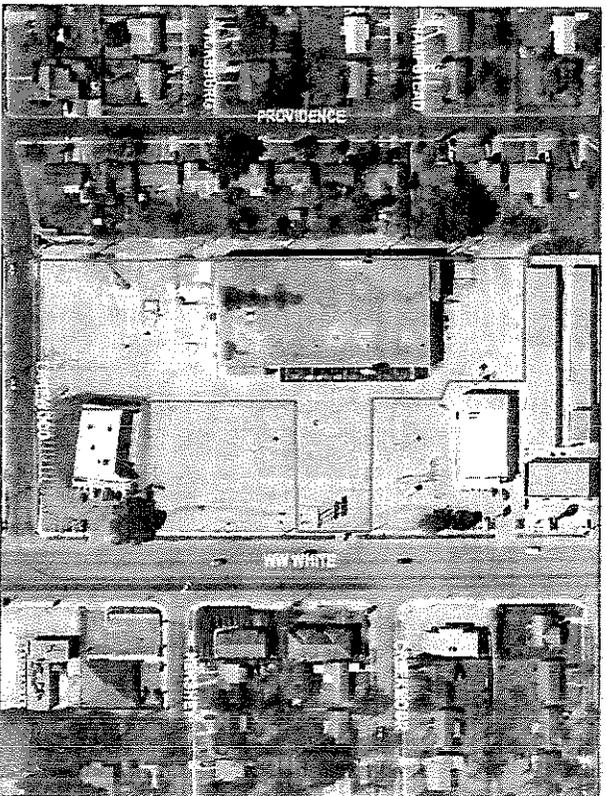


1. 1721 S. WW White

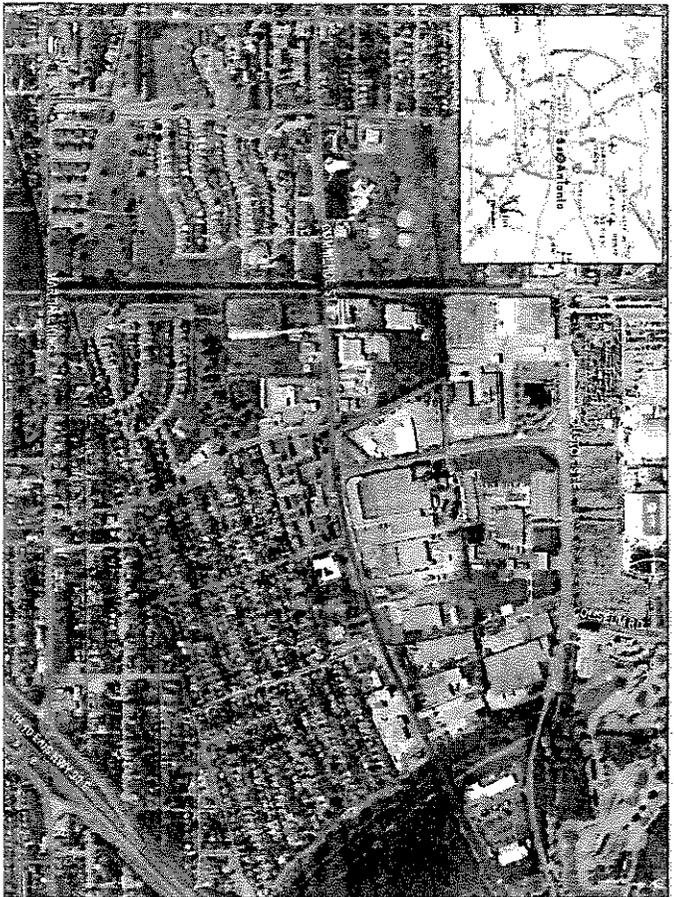


Mega Foods Store

- Located in CD 2
- Building Size: 49,242 SF; single-story
- Land Size: 3.792 acres
- Comments: BCAD value \$1,432,940. in very poor condition and too close to the Southside Pre-K
- Own by a non-profit group
- Located in SAISD
- Located to close to Southside Pre-K



2. 185 Coca Cola

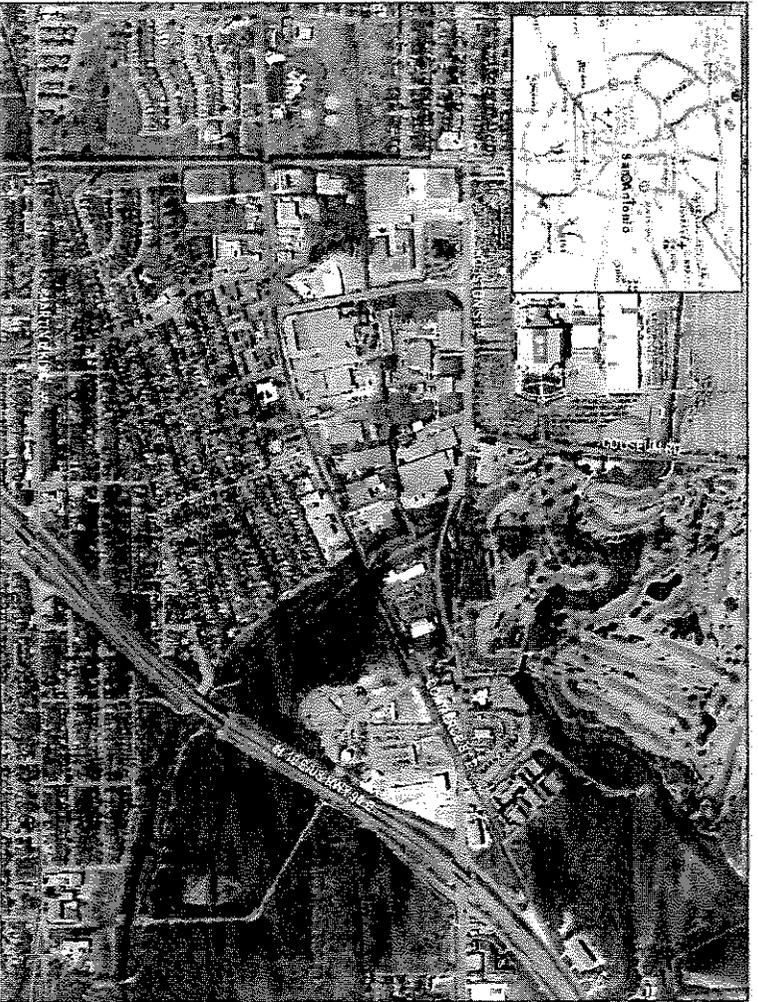


Coca-Cola

- Located in District 2
- Located near the AT & T Center
- Building Size: 103,000 SF; single-story
- Land Size: 7.559 acres
- Land Zoning: L-1
- Located in SAISD
- Sales Price: \$3,250,000 or \$4 PSF
- Asking Rent: \$33,000 per month as-is
- Comments: Building in poor condition, over priced and too industrial

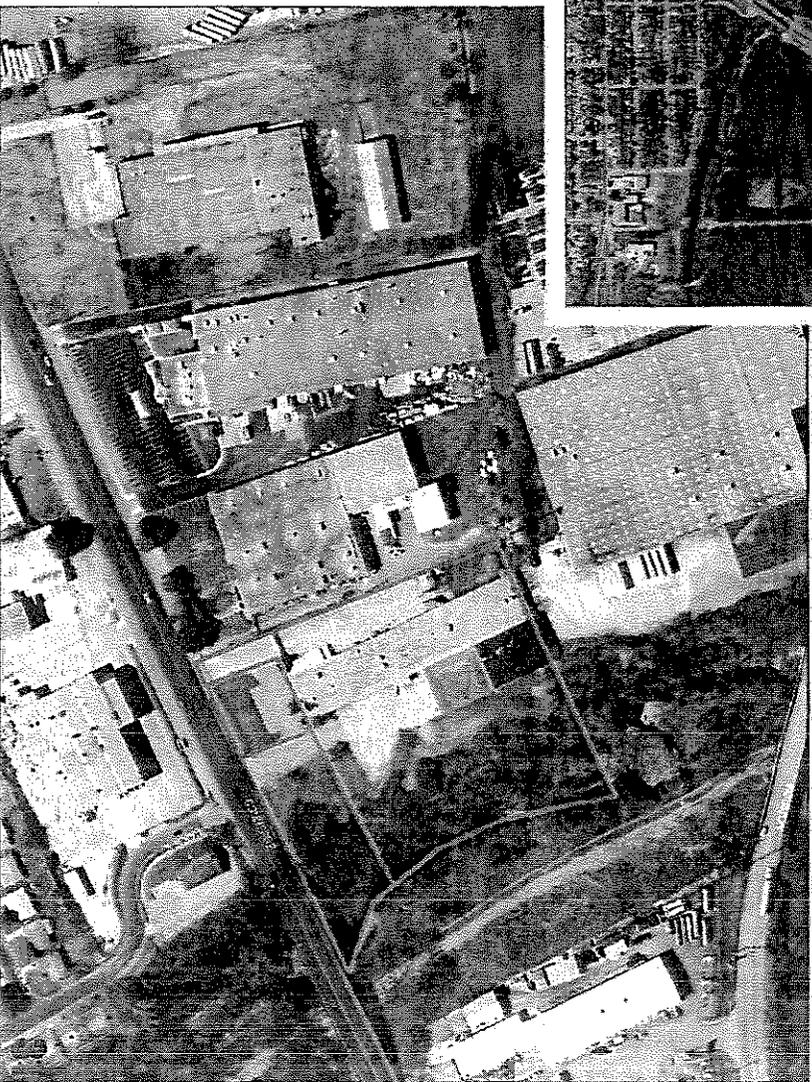


3. 3463 East Commerce



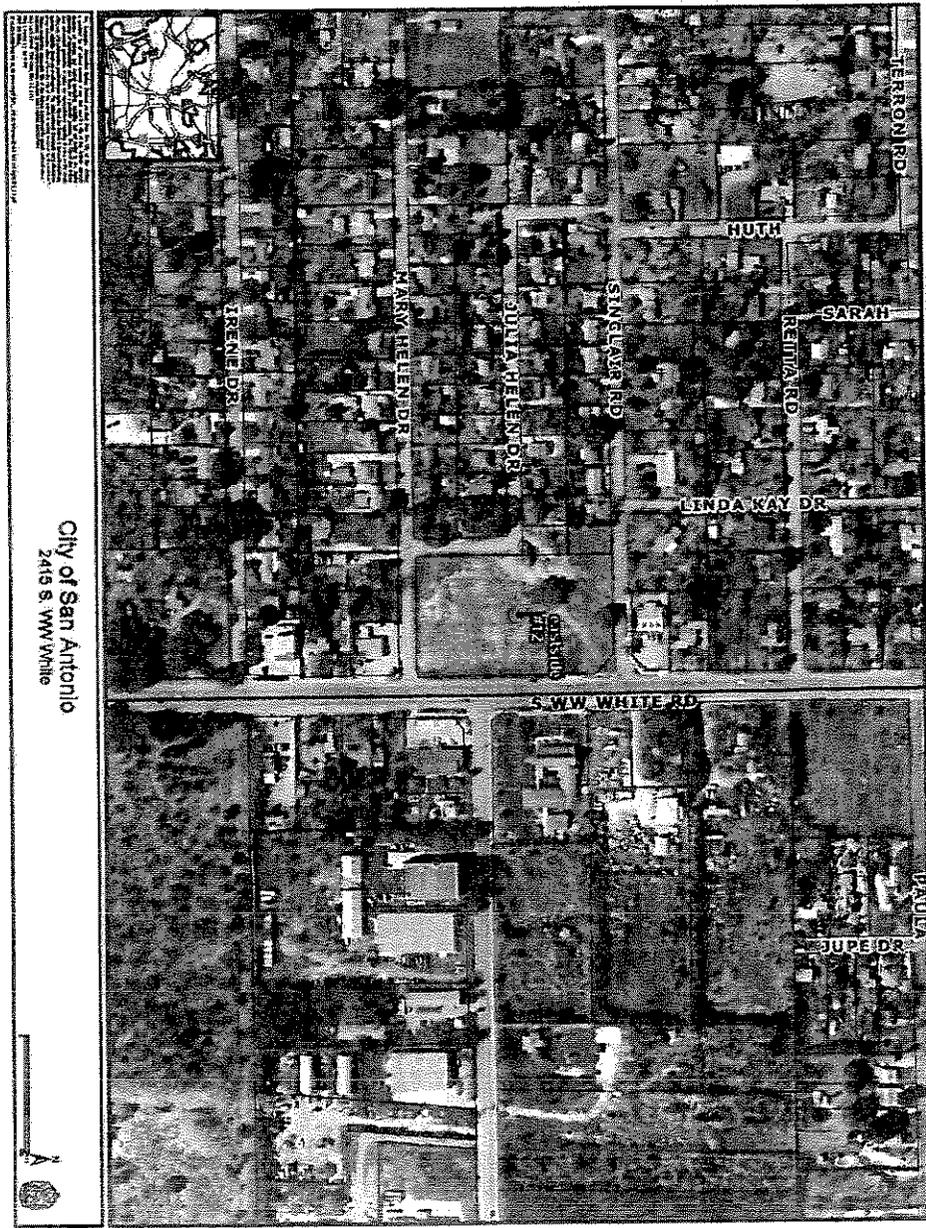
Ennis Property

- Located in District 2
- Located near AT&C Center
- Building Size: 52,040 SF
- Building Size: One-Story
- Land Size: 5.2 Acres
- Land Zoning: AE-4, EP-1
- Located in SAISD
- Too industrial
- Sales Price: \$1,300,000
- Comments: Industrial Building



4. 2415 S. WW White

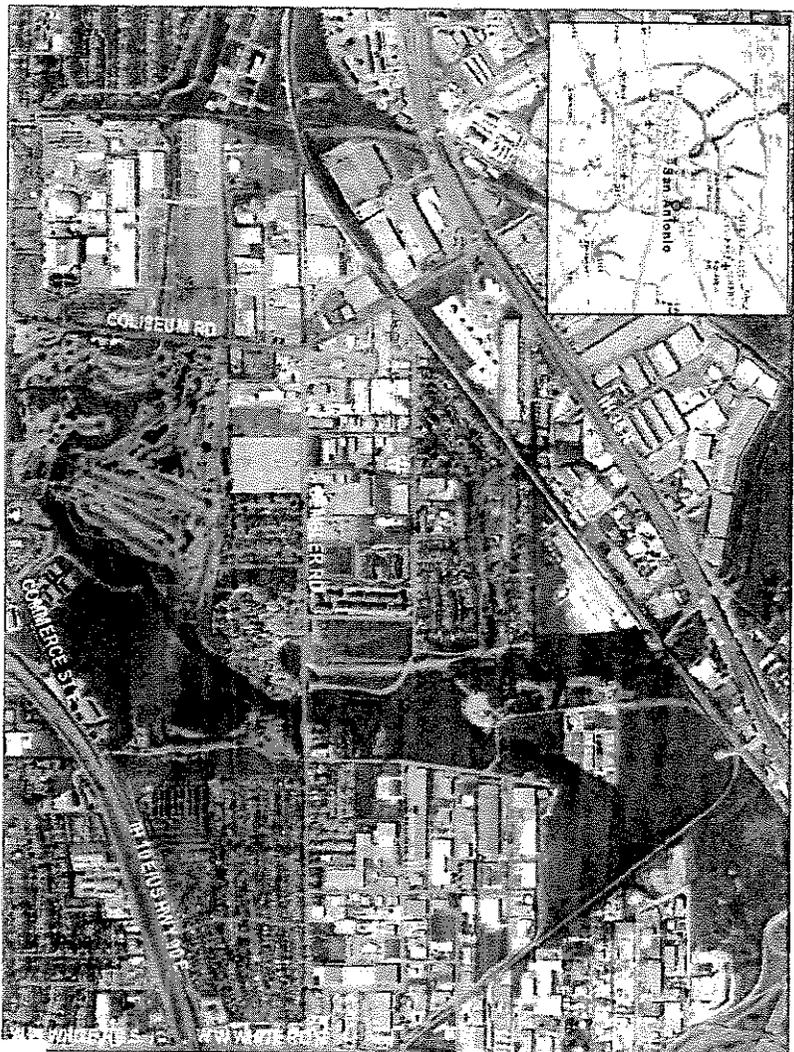
- Vacant on WW White
- Located in CD 2
- Located in SAISD
- Land Size: 3.6
- Too close to Southside Pre-K Center



City of San Antonio
2415 S. WW White

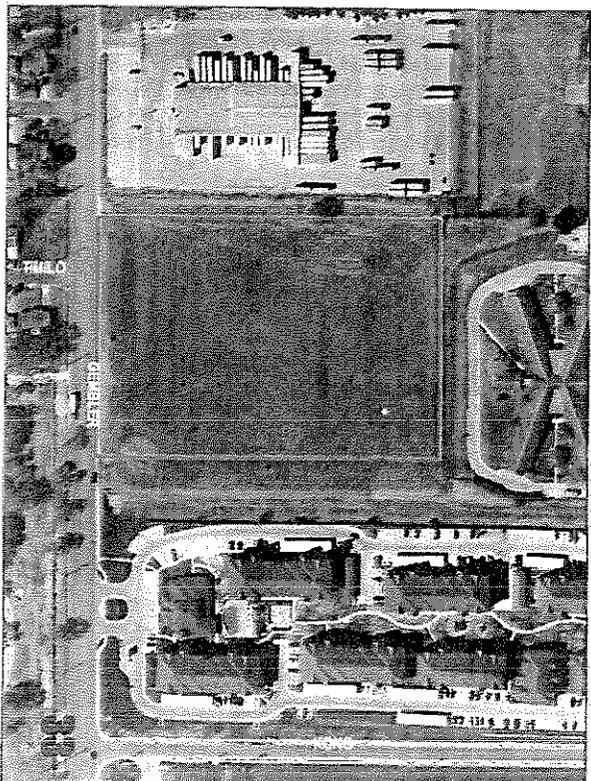


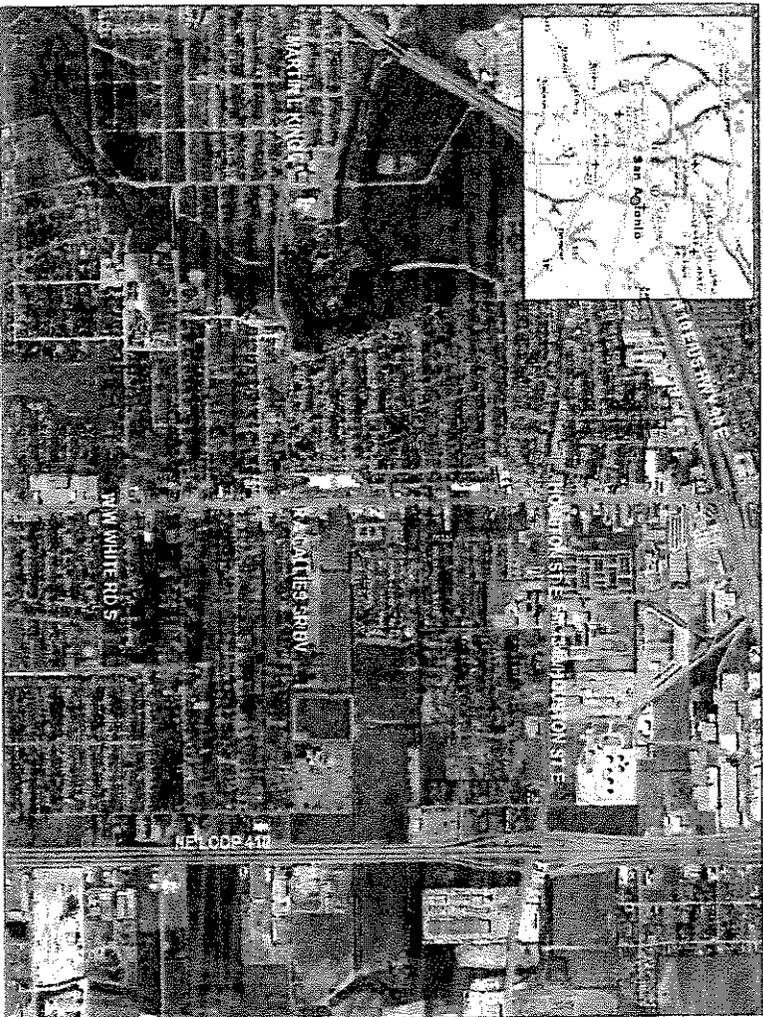
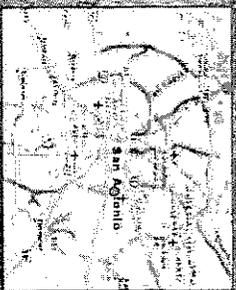
5. 1115 Gambler



1115 Gambler Rd

- Located in CD 2
- Across from City-owned Red Berry Mansion
- Land Size: 6.50 acres
- Land Zoning: I-2
- Sales Price: \$850,000
- Comments: Industrial area

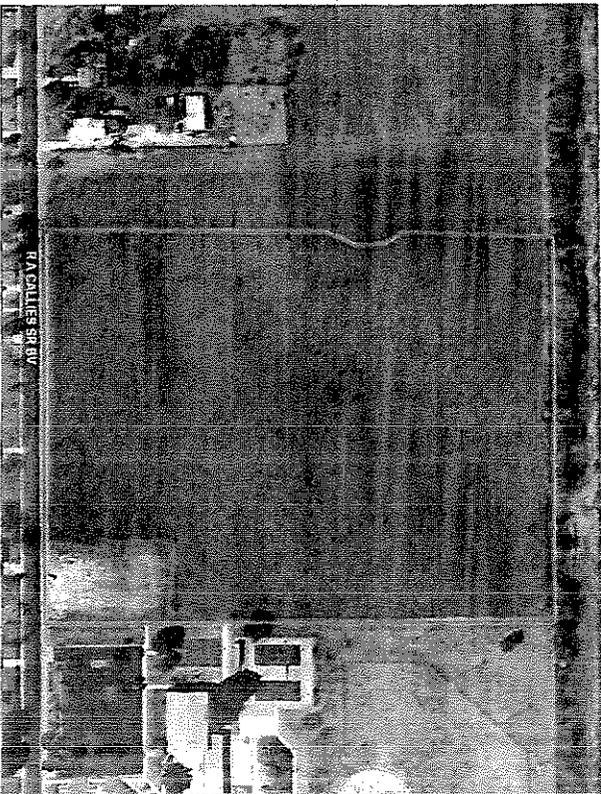




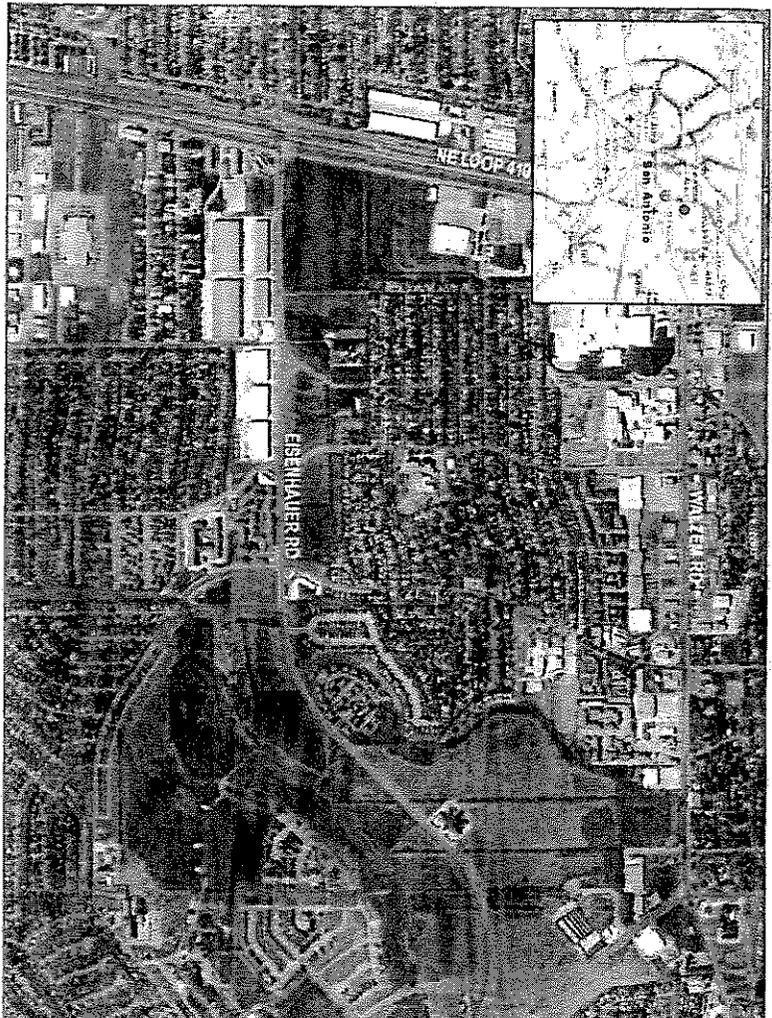
6. 4900 Lord Rd

Lord at Loop 410

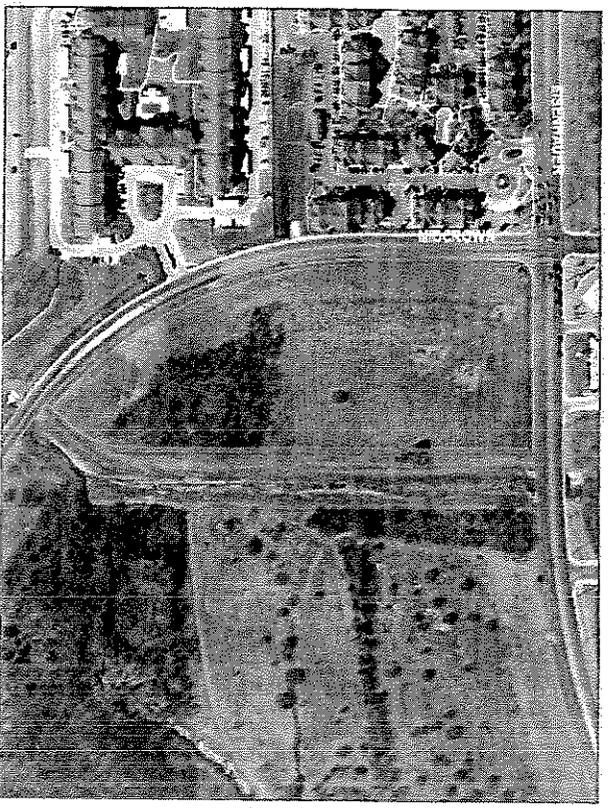
- Located in CD 2
- Land Size: +/- 12.7 acres
- Comments: SAISD-owned
- Adjacent to Copernicus Park, one of the busiest parks in the City
- 2007 Bond Savings project to connect Lord Rd to Loop 410 E Underway
- Appraised for \$239,600; would take \$200K
- One of the busiest park in the City
- Not platted



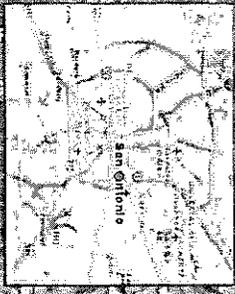
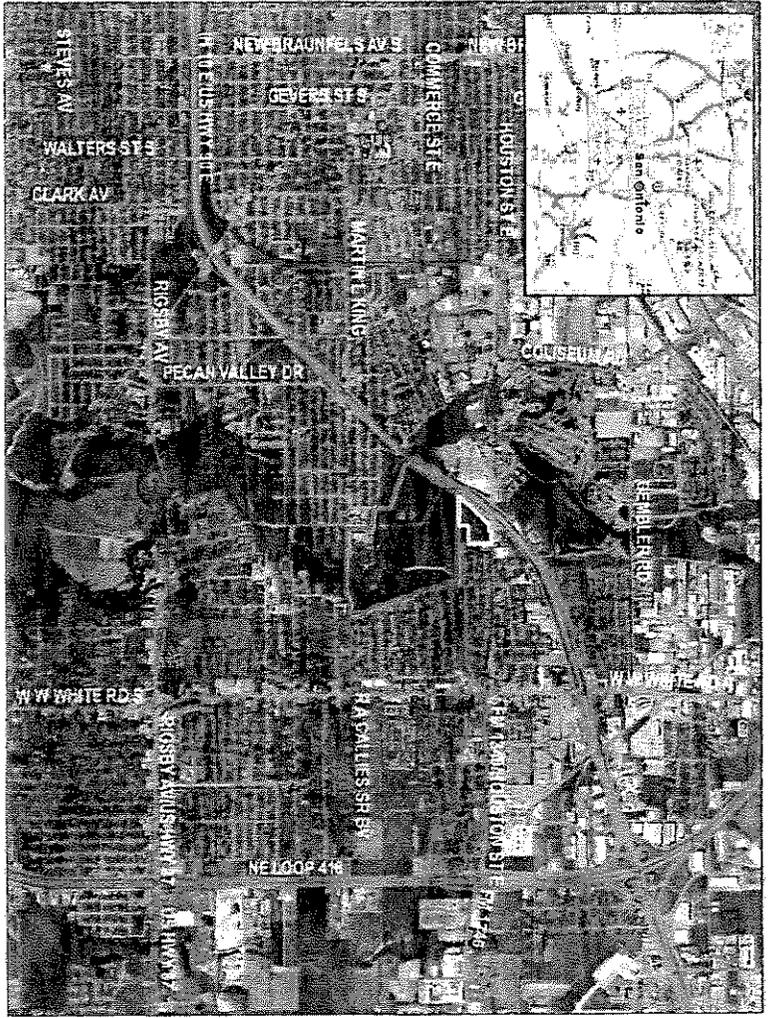
7. SEC Eisenhower at Midcrown



- Located in CD 2
- Land Size: 9.6 acres
- Land Zoning: C-2
- Sales Price: \$1,359,072 or \$3.25psf
- Comments: Corner site
- Located in NEISD?
- Not really considered the "East side"



8. IH-10 & Houston

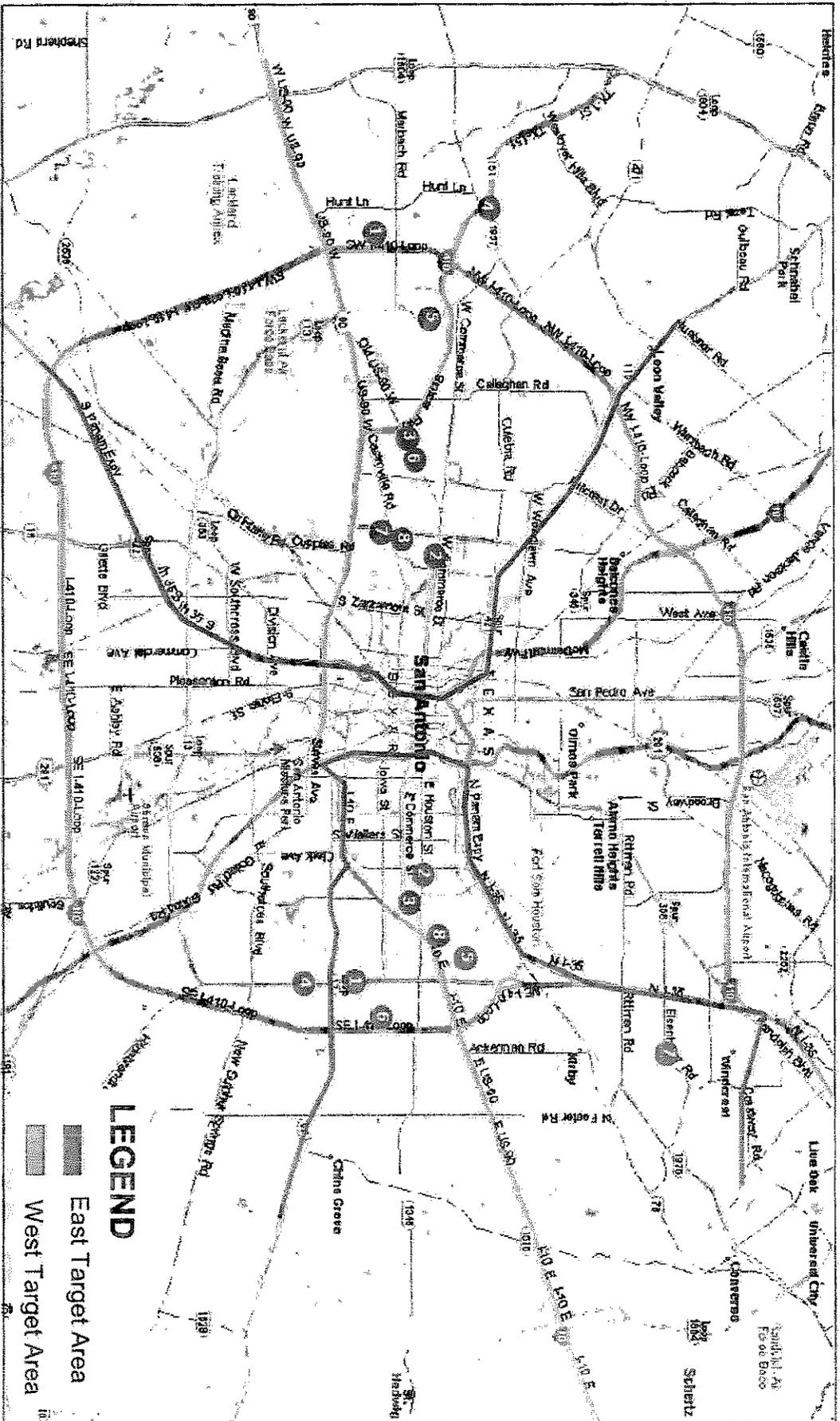


Blackburn Property

- Located in CD2
- Land Size: 6 acres
- Too expensive (asking \$1.5M)
- Owner would offer less visible part of the property
- Adjacent to MLK park and Whitley Heights Sports Complex



Final 8 Pre-K Sites - East & West



EXH. b5T B

Site Selection Criteria Guide

Score	Criteria
30	<ul style="list-style-type: none">• East Location: East of Downtown but not much beyond E. Loop 410; between N I-35 to the north and I-10 E. and Hwy 87/Rigsby to the south• West Location: West of Downtown but not much beyond W. Loop 410; between Hwy 16 (Bandera Rd) to the north and I-35 to the south
20	Existing facility with sufficient first floor square footage for Pre-K direct services with ample parking spaces; or vacant land with at least 5 to 6 acres to accommodate a 50,000 SF (with option to add an additional 5,000 sf) built-to-suit facility with 200+ parking spaces
15	Cost to acquire or lease site
10	Easy access to major highways
5	Visibility from major highways or major streets
5	Ability to have safe vehicular traffic staging area (for parents and school buses)
5	Proximity to bus line
5	Neighborhood conditions (safe and clean environment preferred)
3	Proximity to high-density poverty population
2	Proximity to city assets, such as  , libraries and employment centers
100 Pts	

