2012-2017 $596 MILLION BOND PROGRAM

Kickoff Meeting Sponsors

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City of San Antonio

Delivering the 2012-2017 General Obligation Bond Program

Kickoff Meeting & Pre-Submittal Conference

June 8, 2012

Congratulations & Thank You!

- The voters, City Council and community have developed and approved the 2012- 2017 General Obligation Bond Program on May 12, 2012

- Thanks to Kickoff Sponsors

- Thanks for the support from the A/E Community!

Opening Comments

Sheryl Sculley, City Manager

Delivery of the Bond

How to deliver quality projects under budget… FASTER!

Mike Frisbie, P.E., City Engineer & CIMS Director

Delivery of the Bond

How do we deliver quality projects under budget…FASTER!

Agenda

- 2007 Bond Status
- 2012-2017 Bond Program
  - Overview
  - Delivery Approach
  - Mass Selection Approach
  - Schedule & Transparency

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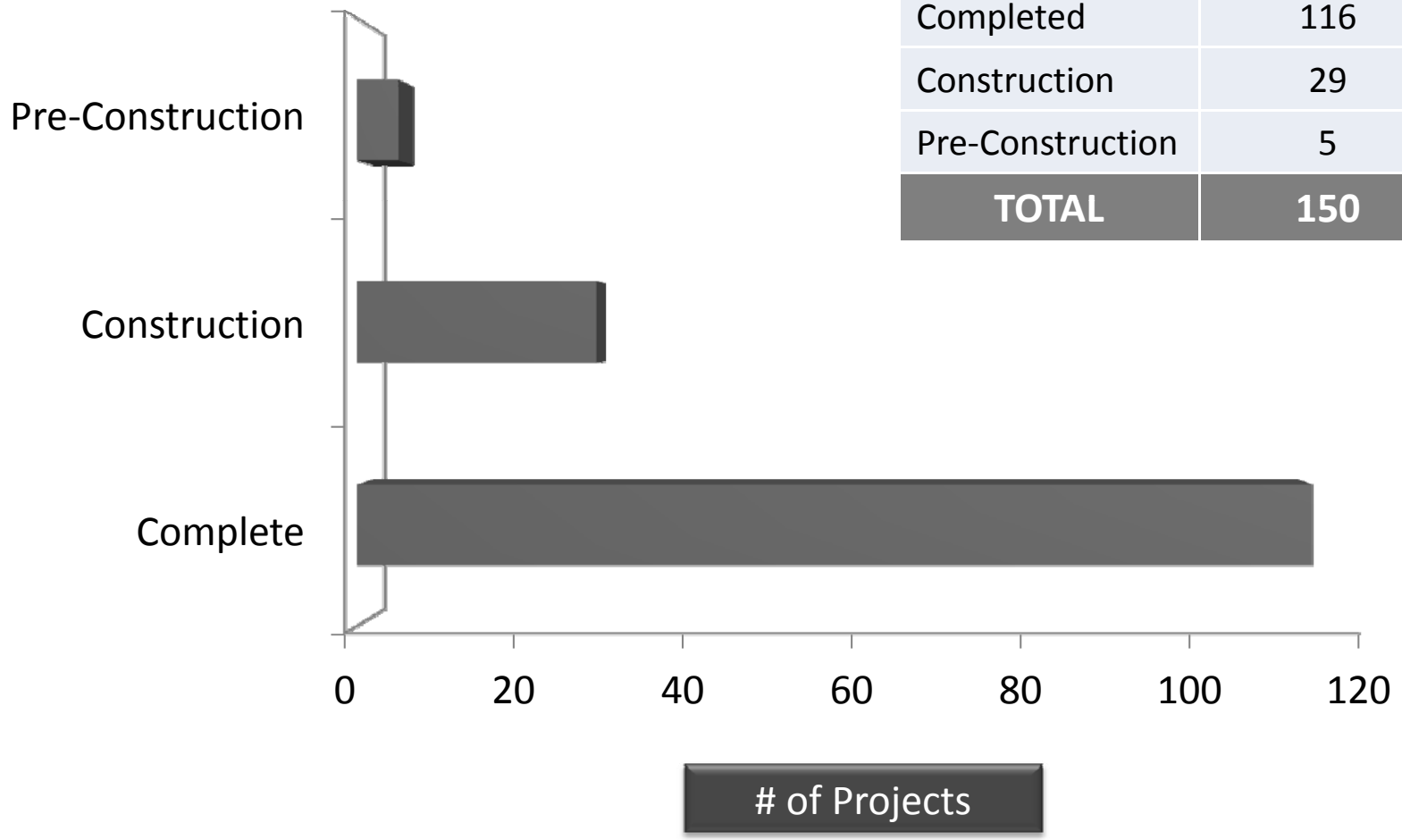
How do we deliver quality projects under budget…FASTER!

Status	# of Projects	Percentage
Completed	116	78%
Construction	29	19%
Pre-Construction	5	3 %
TOTAL	**150**	



2012-2017 Bond Program
Five (5) Propositions

140 Projects totaling $596 million

Streets, Bridges, & Sidewalks

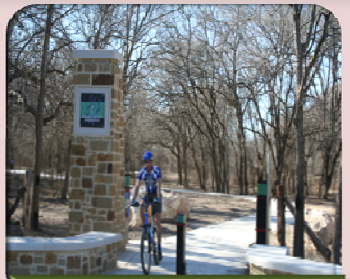
$337.44 M

41 projects

Drainage & Flood Control

$128.03 M

17 projects



Parks, Recreation & Open Space

$87.15 M

68 projects

Library, Museum & Cultural Arts Facilities

$29.03 M

11 projects

Public Safety Facilities

$14.35 M

3 projects

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Lessons Learned/Refined Approach

1. Utility Coordination
2. New Portal- COSA Prime***Link***
3. Updated Design Guidance Manual
4. Partnering Sessions
5. Public Involvement

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Utility Coordination

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Introducing… COSA PRIME*Link*

"City **o**f **S**an **A**ntonio **P**roject **R**eporting **I**nformation **M**anagement **E**xchange ***Link*"**

- April 17, 2012 replaced old portal system
- A web-based comprehensive project management tool to provide:
  - Electronic routing and storage of documents
  - Invoice, retainage and payment data uploads to City Financial software (SAP)
  - Project information for Project Managers

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Design Guidance Manual

Partnering Sessions

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Pre-Submittal Conference

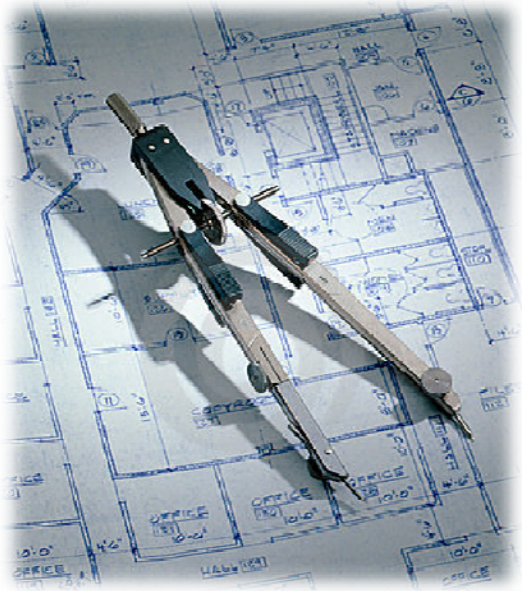
Debbie Sittre, CIMS Assistant Director

Mass Selection of Design Firms

- Design Consultants Mass Selection plan, 94 of 140 projects need a design consultant

- Released 3 RFQs Wednesday, May 30th

  Engineering, Architects, Landscape Architects



http://www.sanantonio.gov/RFPListings/

Improvements over 2007 Bond Mass Selection

- Separated Architects from Landscape Architects
- Respondents will focus on responding to one project rather than a general response
  - Engineering: Redland Road South of 1604
  - Architecture: District 2 Branch Library
  - Landscape Architecture: San Pedro Springs Park
- Respondents to list objections to attached contract in their response
  - (indexed as “Tab 13”)
- Staggered negotiations
  - (each project negotiation schedule listed in RFQ)

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Mass Selection Categories

Architectural Services	Landscape Architectural Services	Engineering Services
5 projects	**47 Projects**	**42 Projects**
Libraries (3)	Park Projects	Streets (31)
District 3 Community Center		Drainage (11)
District 10 Senior Center		
Various Scope Elements	*Various Scope Elements*	*Various Scope Elements*
- Green Building	- Trails	Drainage
- Building Codes	- Pavilions	Streets
- Kitchen component	- Playgrounds	Traffic
- Recreation	- Ball courts	Bridges
	- Parking lots	CPS Energy design work
	- Dog Parks	SAWS design work

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Engineering Mass Selection RFQ Key Dates	
Mass Selection RFQ Issued	May 30
Consultant Kickoff Meeting/Pre-submittal Conference	June 8
Deadline for Questions 4:00 P.M.	June 19
Statements of Qualifications Due 10:00 A.M. Office of the City Clerk 100 Military Plaza Be aware of security screenings at City Hall **LATE SUBMITTALS WILL NOT BE ACCEPTED**	**July 2**
City Council A Session (approval of contracts)	Oct 11
Negotiations First Group (1st quarter FY2013)	Oct 12-Dec 14
Negotiations Second Group (2nd quarter FY2013)	Dec 14 – Mar 17
Negotiations Third Group (3rd quarter FY2013)	Mar 18-June 22

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Architecture Mass Selection RFQ Key Dates	
Mass Selection RFQ Issued	May 30
Consultant Kickoff Meeting/Pre-submittal Conference	June 8
Deadline for Questions 4:00 P.M.	June 28
Statements of Qualifications Due 10:00 A.M. Office of the City Clerk 100 Military Plaza Be aware of security screenings at City Hall **LATE SUBMITTALS WILL NOT BE ACCEPTED**	**July 11**
City Council A Session (approval of contracts)	Oct 11
Negotiations First Group (1st quarter FY2013)	Oct 12-Dec 14
Negotiations Second Group (2nd quarter FY2013)	Dec 14 – Mar 17

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Landscape Architect Mass Selection RFQ Key Dates

Mass Selection RFQ Issued	May 30
Consultant Kickoff Meeting/Pre-submittal Conference	June 8
Deadline for Questions 4:00 P.M.	July 2
Statements of Qualifications Due 10:00 A.M. Office of the City Clerk 100 Military Plaza Be aware of security screenings at City Hall **LATE SUBMITTALS WILL NOT BE ACCEPTED**	**July 16**
City Council A Session (approval of contracts)	Oct 11
Negotiations First Group (1st quarter FY2013)	Oct 12-Dec 14
Negotiations Second Group (2nd quarter FY2013)	Dec 14 – Mar 17
Negotiations Third Group (3rd quarter FY2013)	Mar 18-June 22

Rules for submission

- Responses need to be in a sealed package
- Provide required number of copies and one original, plus the CD
- Adhere to page limits noted in each section
- Please do not use 3 ring binders
  Plastic combs are preferred,
  no metal spirals please
- All firms need to be registered in COSA Central Vendor Registry (CVR)

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Page Limits

TITLE	PAGE LIMIT
Cover Letter	2
Experience (narrative)	4
Team Organizational Chart (prefer one page for easy review)	No limit
Resumes (one page per person)	No limit
3 Project Sheets – 2 pages each	6
Experience with SA Region Issues	1
Design Management	3
Construction Management	2
Outreach and Diversity	2
Comments on Contract Template and Insurance Statement	No limit
There is no page limit on Forms. Simply fill in form. TOTAL:	**20**

Restrictions on Communication

- No communication with elected officials or staff from May 30 through October 5, 2012 except:
  - CIMS Small Business Office listed in RFQ
  - CIMS Contract Services Division staff listed in RFQ
  - As requested by the City to begin negotiations
- Restriction extends to thank you notes and any communication related to this RFQ

Submission documents

- Cover Letter (limit two pages)
  - ✓ Number of years in business
  - ✓ Local office information
    - ✓ (address, years, number employees)
  - ✓ Highlight experience related to the scope of work and any other quality that makes the Respondent uniquely qualified for this Program
- Copy of current insurance certificate indexed and labeled as "Tab 14"

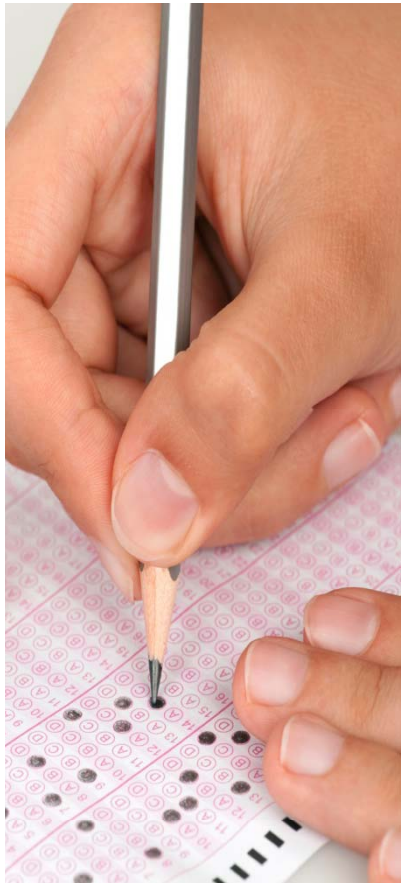
Submission documents

- Form #1 Submittal Cover with signature
- Form #2 Submittal Checklist and Table of Contents labeled as "Tab 2"
- Form #3 Discretionary Contracts Disclosure Form labeled as "Tab 3" – only required in the original submittal so leave Tab 3 empty in copies

Contributions to City Council members <u>prohibited</u> during the blackout period (from the 10th business day after RFQ release until 30 calendar days after contract award).

Mass Selection of Design Firms (cont'd)

- Form #4 Litigation Disclosure Form labeled as "Tab 4"
- Form # 5 Indexed and labeled as "Tab 15"
  - Engineering firms to indicate their desired project size, in dollars
  - All respondents to rate their level of interest in each project on a scale of A through D



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RFQ Scoring Criteria

Criteria	Weight
A. Experience of Prime Firm, Key Personnel and Key Subconsultants	50 Points
B. Local – Team's Experience with issues in the San Antonio Region and past experience with City of San Antonio	10 Points
C. Proposed Plan Design Management Plan (15 points) Construction Management Plan (5 points) Outreach and Diversity Plan (10 points)	30 Points
D. Overall evaluation of the firm/team and its ability to provide the required services	10 Points

Criteria A (50 points)

- Org Chart & Resumes of key personnel
- 3 previous projects demonstrating firm/team's relevant experience
  - (see Sample Project Sheet – Exhibit A)
    - Complete project description
    - Owner's name & Contact
    - Key personnel on projects
    - All sub-consultants

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New Braunfels Avenue Improvements Project

2009 Special Improvements Bond Program

City of San Antonio

Project Description:	Design and reconstruction of 2.5 mile two-lane roadway to four-lanes with five-foot bike lanes, raised median, and left-turn lanes at intersections. Included underground storm sewer, water, gas, and sanitary sewer improvements. Upgraded four signalized intersections and constructed six-foot sidewalks. The project facilitated vehicular access along north and south New Braunfels while increasing safety for pedestrians and bicyclists in the area		
Project Details and Role of Submitting Firm:	♦ Construction phase services included responding to contractor RFIs and reviewing change proposals. Through prompt review of change proposals, Walters & Associates helped the City eliminate 80% of the change proposals from becoming change orders. Walters & Associates' thorough documentation of project issues with the contractor contributed to the successful elimination of change orders. ♦ Special consideration was given to landscaping and signs at intersections to accommodate the widened roadway. Meetings conducted by Walters & Associates with Fort Sam Houston representatives throughout design kept HOA and military officials informed while creative methods were developed and specified in the construction documents to accommodate HOA and military concerns.		
Year of Project:	2009-2012		
Original Construction Amount:	$21.2 million	Final Construction Amount:	$23.5 million
Design Engineer:	John Villarreal, P.E.	Project Esimator:	Hannibal Flores, P.E.
Project Manager:	John Villarreal, P.E.	Construction Observer:	Hannibal Flores, P.E.
Owner's Name:	City of San Antonio	Owner Represenative:	Stephen Jackson, P.E.
Representative's Phone #:	210.207.5555	Representative's Email:	jackson.sanantonio.gov

- Sample Project Sheet (Exhibit A) also include:
  - Role of Respondent
  - Original & final construction contract amount
  - Year of Project

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- Sample Project Sheet, cont'd:
  - List all sub-consultants, certification type, amount paid, and % of total

Company Name & Role	Firm Address (City, State, & ZIP)	Primary Scope	Certification Type	Final Amount Earned/Paid	% of Total
Walters & Associates (Prime)	200 W. Jones, San Antonio, TX 78215	Design/Prog. Mgmt	N/A	$1,071,280	44.25%
Mission Engineering (Sub)	702 E. Maton, San Antonio, TX 78208	Civil Engineering	SBE, MBE	$653,663	27%
Beta Consulting Eng. (Sub)	300 W. Queens, San Antonio, TX 78209	Traffic Engineering	WBE	$89,576	3.7%
YMCA Consultants (Sub)	1425 Loop 410, San Antonio, TX 78216	Drainage Eng.	MBE	$102,891	4.25%
Comal Eng. & Surveyors (Sub)	158 Main St., Boerne, TX 78251	Civil Eng./Surveyor	SBE, WBE	$341,357	14.1%
Brush Consulting Group (Sub)	8756 Langston Ave., Poteet, TX 78596	Graphic Design	SBE	$162,205	6.7%

Classification	% Achieved
Small Business Enterprise (SBE)	47.8%
Minority Business Enterprise (MBE)	31.3%
Women-owned Business Enterprise (WBE)	17.8%

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Criteria B (10 points)

- Team's Experience with San Antonio region issues
  - (1 page index and label as "Tab 9")
- City will take into consideration consultants' past experience with COSA based on scorecard

Criteria D (10 points)

- Overall evaluation of submittal

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Criteria C (30 points)

- Design Management
  - (3 page narrative indexed and labeled as "Tab 10")
- Construction Management
  - (2 page narrative indexed and labeled as "Tab 11")
- Outreach & Diversity
  - (2 page narrative indexed and labeled as "Tab 12")
  - Past utilization will be taken into consideration using information from the 3 Project Sheets

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How to deliver quality projects under budget… FASTER!

Outreach and Diversity

Ruben Flores, Economic Development Manager
Ruben.A.Flores@sanantonio.gov

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- Criteria C:
  - Submit 2 page narrative describing outreach and diversity practices such as:
    - Effective outreach and diversity utilization practices
    - Joint ventures with, or mentoring to, S/M/WBEs
    - Extending insurance coverage, credit and other training or assistance for S/M/WBE subcontractors
    - Internships for minority (and/or women) group members and local university students
    - Working w/ economic development assistance agencies or trade groups for S/M/WBE outreach & technical assistance
    - Prompt payments to sub-consultants

A/E Negotiation Phase

- CIMS Project Managers & Small Business Office will negotiate with prime firms to maximize:
  - Highly qualified sub-consultants
  - Outreach & diversity contracting opportunities
  - Similar or higher overall program results then the 2007 Bond
    - Some will be higher, some then 2007 Bond results shown below

Category	*Prime Participation*	*Sub-consultant Participation*	*Total Participation*
SBE	26%	21%	47%
M/WBE	25%	21%	47%

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Mike Frisbie, P.E., City Engineer & CIMS Director

Selecting Firms for Projects

- Statements of Qualifications Scored/Ranked
- Firm's project interest
- Familiarity with a particular project
- Experience in the project area
- Other specific expertise that may be required

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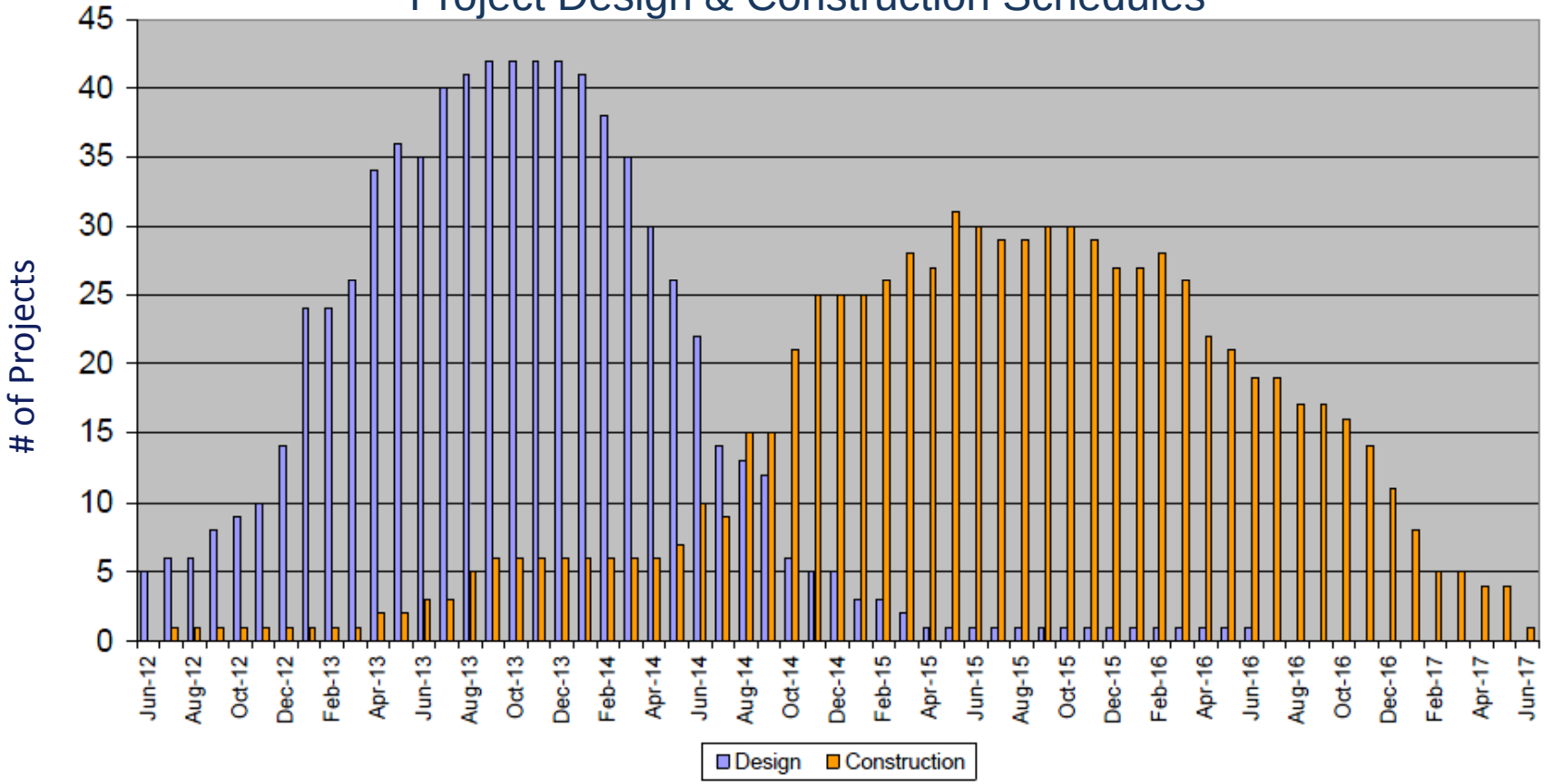
Timeline by Proposition

Proposition 1 & 2

(Streets, Bridges and Sidewalks & Drainage and Flood Control)

Project Design & Construction Schedules



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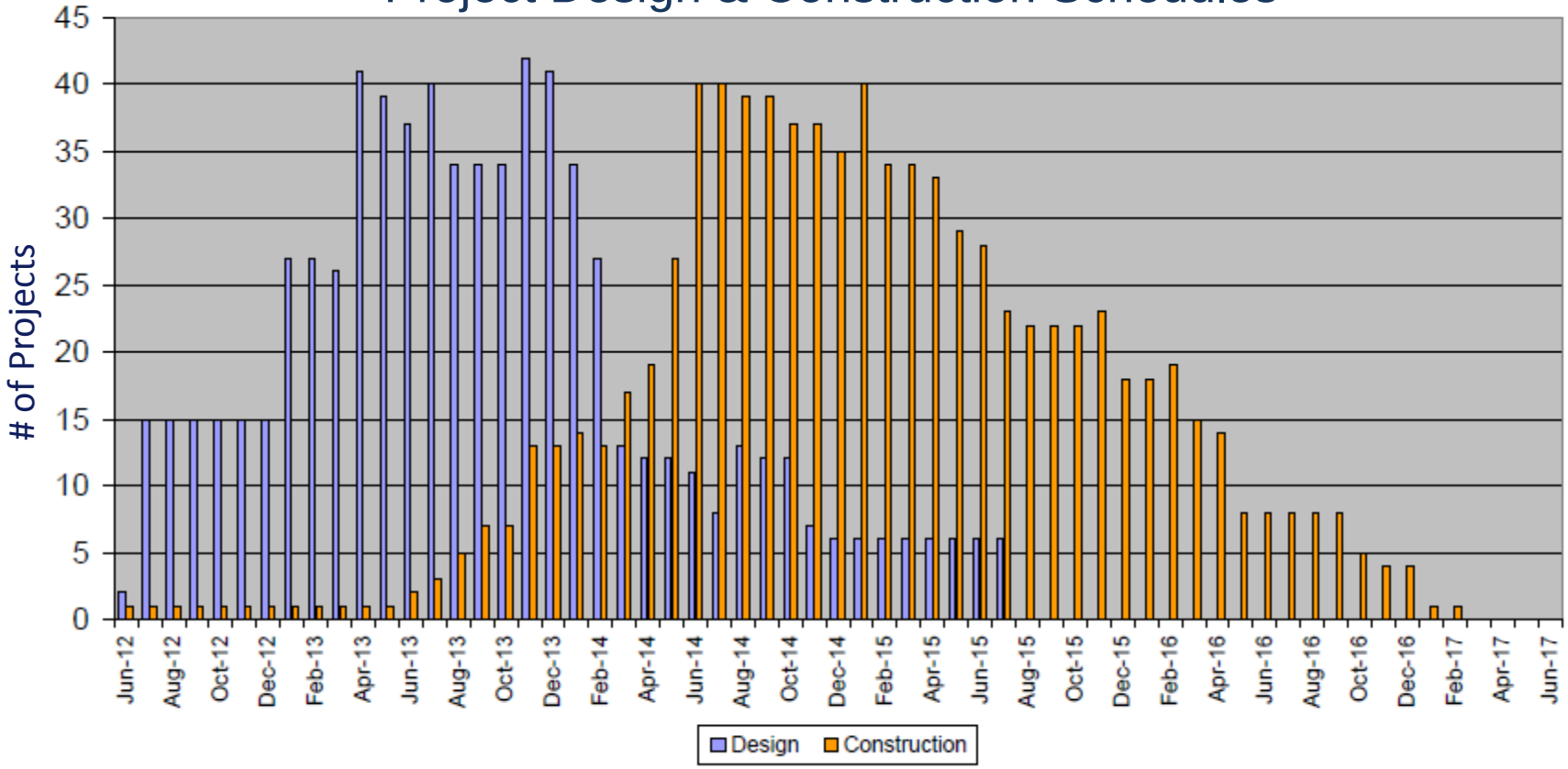
Timeline by Proposition

Proposition 3

(Park, Recreation & Open Space)

Project Design & Construction Schedules



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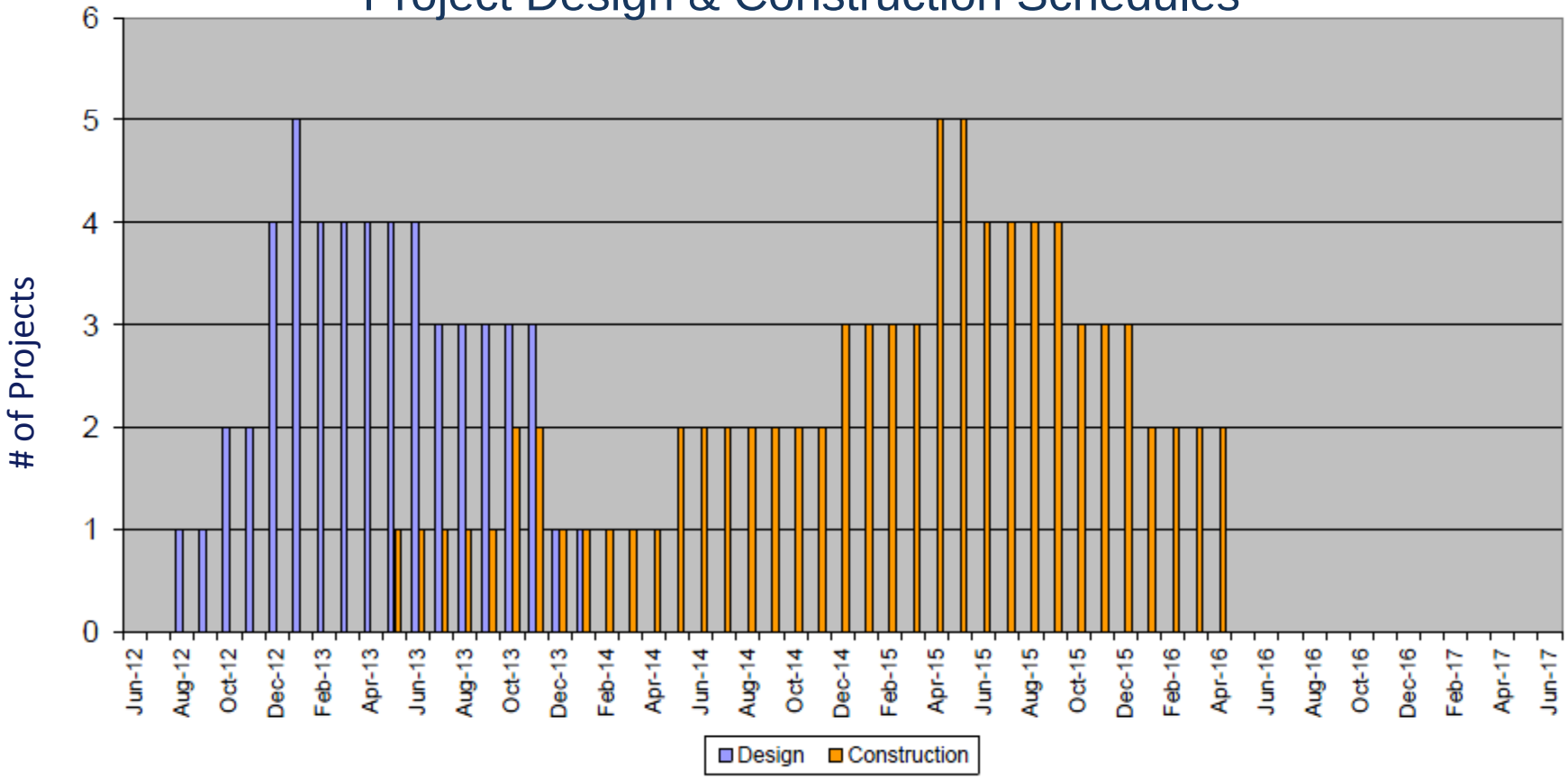
Timeline by Proposition

Proposition 4 & 5

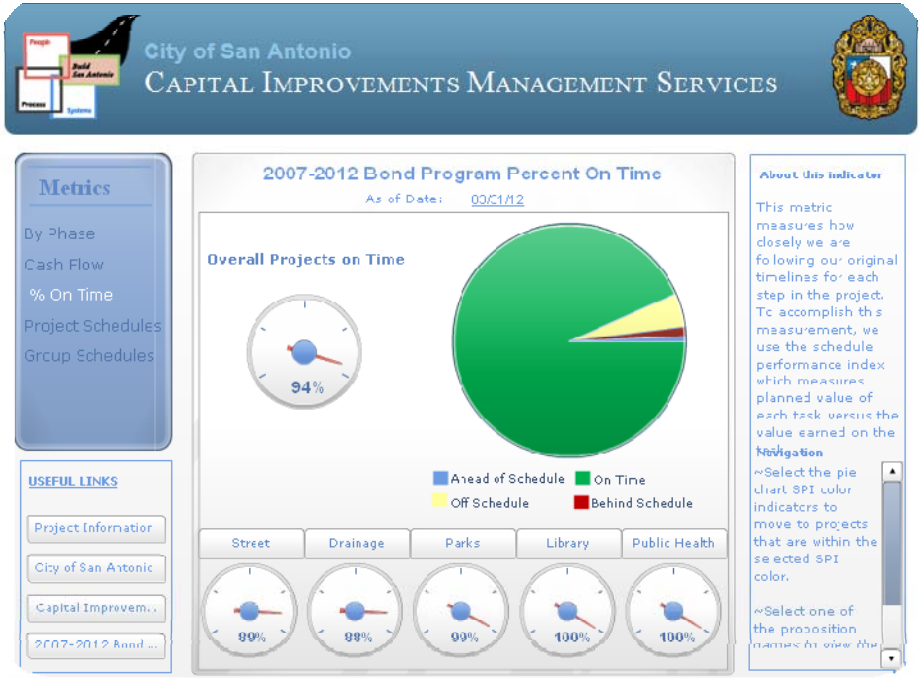
(Libraries, Museums and Cultural Arts Facilities & Public Safety Facilities)

Project Design & Construction Schedules



Continued Transparency

- Citizen Bond Oversight Commission (CBOC)
- Dashboard



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Summary

- Congratulations
- 140 Projects totaling $596 million
- Projects yield much benefit citywide
- Aggressive, comprehensive plan to complete quality projects under budget… *FASTER*

City of San Antonio

Delivering the 2012-2017 General Obligation Bond Program

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Questions?

2012-2017 $596 MILLION BOND PROGRAM

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