



**CITY OF SAN ANTONIO  
REQUEST FOR QUALIFICATIONS (RFQ)  
FOR  
CONSTRUCTION MANAGER AT RISK SERVICES FOR  
THE AIRPORT TRANSIT CENTER**

**AMENDMENT #1  
January 18, 2013**

**I. REVISIONS TO THE RFQ AND SOLICITATION DOCUMENTS**

1. Section I. BACKGROUND/OVERVIEW, page 3, paragraph 3

RFQ is hereby amended to remove “Preferred Qualifications” related to Transit Centers of similar size and complexity at an airport.

2. Section V. SUBMITTAL DOCUMENT REQUIREMENTS FOR PHASE I OF SOLICITATION, page 8, number 11 which reads:

**Experience: (indexed and labeled as “Tab 9”)** - Provide a narrative in three (3) pages or less that describes the team’s qualifications as they relate to the Airport Transit Centers (CONRACs) Include a history of how the proposed team has worked together on past similar projects, include the number of years working as a team. In addition, team must also provide the following:

- Demonstrated a minimum of Ten (10) years experience in building Airport Transit Centers (CONRACs) at airports of similar size, complexity and type;
- Having performed construction on Airport Transit Centers (CONRACs) with values greater than fifty million dollars (\$50,000,000.00);
- Consultants should have specific expertise, understanding and experience in the management of airport facilities;
- Experience with multi-phased projects and projects with on-going operations;
- Project Management; and
- Cost estimating services.

Has been amended to the following:

**Experience: (indexed and labeled as “Tab 9”)** - Provide a narrative in three (3) pages or less describing the team’s qualifications, as they relate to this project. Include a history of how the proposed team has worked together on past similar projects, including the number of years working as a team. In addition, team must also provide the following:

- A demonstrated minimum of Ten (10) years experience in building projects of similar size, complexity and type;
- Respondent should have experience and an understanding in construction management of multi-phased projects and projects with on-going operations;
- Respondent’s Project Management experience; and
- Respondent’s Cost estimating services.

3. Section V. SUBMITTAL DOCUMENT REQUIREMENTS FOR PHASE I OF SOLICITATION, page 9, number 3 which reads:

**Project Sheets (indexed and labeled as “Tab 12”** – Respondent shall provide 2-page project sheets for three (3) successfully completed projects of both similar size and scope, demonstrating Preferred Qualifications outlined in the RFQ, with at least one utilizing the CMR project delivery method, in the past ten (10) years. For each highlighted project, the project sheet shall include the following:

Has been amended to the following:

**Project Sheets (indexed and labeled as “Tab 12”** – Respondent shall provide 2-page project sheets for three (3) successfully completed projects of both similar size, complexity and type with at least one utilizing the CMR project delivery method, in the past ten (10) years. For each highlighted project, the project sheet shall include the following:

4. Section VII. PHASE I SUBMITTAL INSTRUCTIONS, page 12, paragraph 2 which reads:

Respondent shall submit a total of eleven (11) Qualification Statements which shall include one (1) original unbound Qualification Statement, signed in ink and including Respondent’s Financial Statements, and ten (10) printed copies of the submittal absent Respondent’s Financial Statements, as well as one (1) copy of the entire submittal in an Adobe PDF format (without Financial Statements) on a compact disk (CD) in a sealed package, clearly marked on the front of the package “**RFQ: CONSTRUCTION MANAGER AT RISK SERVICES FOR THE CONSOLIDATED RENTAL CAR FACILITY/OTHER LANDSIDE FACILITIES**” All submittals must be received in the City Clerk’s Office at **NO LATER THAN 3:00 PM ON TUESDAY, JANUARY 29, 2013** the address indicated below. Any submittal received after this time shall not be considered.

Has been amended to the following:

Respondent shall submit a total of thirteen (13) Qualification Statements which shall include one (1) original unbound Qualification Statement, signed in ink and including Respondent’s Financial Statements, and twelve (12) printed copies of submittal absent Respondent’s Financial Statements, as well as one (1) copy of the entire submittal on an Adobe PDF format (without Financial Statements) on a compact disk (CD) in a sealed package, clearly marked on the front of the package “**RFQ: CONSTRUCTION MANAGER AT RISK SERVICES FOR THE CONSOLIDATED RENTAL CAR FACILITY/OTHER LANDSIDE FACILITIES.**” All submittals must be received in the City Clerk’s Office at **NO LATER THAT 3:00 PM ON TUESDAY, JANUARY 29, 2013** the address indicated below. Any submittal received after this time shall not be considered.

5. The General Wage Decision document, Number: TX130002 01/04/2013 TX2, has been added to RFQ as Exhibit C and is available on the City’s website at <http://www.sanantonio.gov/RFPListings/>
6. Exhibit A, Architectural Contract Template and Exhibit B, General Conditions have been added to RFQ and are available on the City’s website at <http://www.sanantonio.gov/RFPListings/>

Section II of this Amendment includes responses to questions received in writing and during the Pre-Submittal Conference held in the Little Carver on January 15, 2013 at 9:00am.

## **II. QUESTIONS AND CLARIFICATIONS REGARDING THE RFQ AND/OR SOLICITATION DOCUMENTS**

1. When will Exhibit A&B be posted?  
**Response:** Exhibit A, Architectural Contract Template and Exhibit B, General Conditions have been posted to the City website <http://www.sanantonio.gov/RFPListings/>
2. Please clarify the page limit by section.  
**Response:** Page limitations are noted in Section V. Submittal Document Requirements for Phase I of Solicitation

3. One inch margin – does this include a footer area for page number also being within this 1” or can the page number/page label extend outside of the 1” margin?  
**Response:** The footer area is not included within the 1” margin.
4. Do both prime firm and subconsultants need to complete a Discretionary Contracts Disclosure (DCD) form?  
**Response:** Yes, prime firm and subconsultants must complete a DCD form.
5. If a Firm is listed as a Joint Venture (JV), can they self perform? Will this be counted towards the SBEDA goal?  
**Response:** Yes, a firm may self perform as a JV. However, this Project has subcontractor goals and a JV will not count towards the SBEDA Subcontracting goals.
6. Will sign-in sheet be available?  
**Response:** Yes, the sign in sheet is available on the City’s website at <http://www.sanantonio.gov/RFPListings/>
7. Does the black-out period apply to both prime and subconsultants? When does the black out period to into affect? Is the black out period in affect now?  
**Response:** The black out period applies to any individual seeking a high- profile contract to include legal signatory, any owner or officer of an entity, spouse of any of these individual and any attorney, lobbyist or consultant retained to assist in seeking the high-profile contract. The black out period went into affect after the 10<sup>th</sup> business day after contract solicitation and shall remain in affect until 30 calendar days after the contract has been awarded. The black out period for this solicitation was effective on January 16, 2013.
8. Is construction material testing included in the scope of work?  
**Response:** Yes, this Project will require construction material testing.
9. Are we able to receive any evaluation criteria points for the SBEDA portion?  
**Response:** No evaluation points will be issued for the SBEDA portion of this RFQ. However, if a firm fails to submit the required Commitment or a waiver request form with its submittal, the firm will be deemed non-responsive.
10. Why would a prime want to enter into a Joint Venture (JV) with a SBE or MBE?  
**Response:** A firm may want to enter into a JV to establish the most qualified team.
11. Is it the intent for the successful general contractor to meet the SBEDA goals during the successful firm bidding process?  
**Response:** All Respondents are required to submit a Subcontractor/Supplier Utilization Commitment Form or a waiver form within their responses to this solicitation. The successful general contractor will submit a Utilization Plan to the Aviation Small Business Officer during its bidding process. The successful general contractor will submit a Utilization Plan documenting how the SBEDA goals will be attained after the successful general contractor completes its bidding process.
12. Are the SBEDA percentages based on the cost or work or entire contract?  
**Response:** The SBEDA percentages apply to the entire contract value less the overhead costs (Bonding, Insurance, Fees, etc.)
13. Is this Project funded by any federal funds?  
**Response:** This Project is not federally funded.

<b>END OF REVISIONS</b>
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No other items, dates, or deadlines for this RFQ are changed.