

EARLY CHILDHOOD EDUCATION MUNICIPAL  
DEVELOPMENT CORPORATION  
OPERATIONAL SERVICES COMMITTEE  
MEETING AGENDA  
TUESDAY, SEPTEMBER 3, 2013  
12:45 P.M.  
MEDIA BRIEFING ROOM, CITY HALL

- NOTICE OF PUBLIC MEETING -

A MEETING OF THE EARLY CHILDHOOD EDUCATION MUNICIPAL DEVELOPMENT CORPORATION OPERATIONAL SERVICES COMMITTEE WILL BE HELD AT THE MEDIA BRIEFING ROOM, CITY HALL, 110 MILITARY PLAZA, SAN ANTONIO, TEXAS 78205 ON TUESDAY, SEPTEMBER 3, 2013 AT 12:45 P.M., TO CONSIDER THE FOLLOWING MATTERS:

AT ANY TIME DURING THE EARLY CHILDHOOD EDUCATION MUNICIPAL DEVELOPMENT CORPORATION OPERATIONAL SERVICES MEETING, THE COMMITTEE MAY MEET IN EXECUTIVE SESSION REGARDING ANY OF THE MATTERS POSTED BELOW IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT.

1. **Staff recommends the Committee discuss approval to forward to the Board the final contract of a Construction Manager at Risk contract in the amount not to exceed \$8,200,000 payable to Joeris Construction for the East Education Center [Peter Zanoni, Deputy City Manager]**
2. **Adjourn**

13 AUG 30 PM 3:02  
CITY OF SAN ANTONIO  
CITY CLERK

**DISABILITY ACCESS STATEMENT**



The City Hall is wheelchair accessible. The accessible entrance is located at 114 West Commerce Street. Accessible Visitor parking spaces are located at City Hall, 100 Military Plaza, north side. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight (48) hours prior to the meeting. For assistance, call (*Rebecca Flores at 207-8239*) or 711 (Texas Relay Service for the Deaf).

**Members of the Early Childhood Education Municipal Development Corporation Operational Services Committee**

*Richard Perez*  
*Chair*

*Richard Middleton*  
*District 1 Appointee*

*Pamela Ray*  
*District 2 Appointee*

*Bob Bevard*  
*District 8 Appointee*

Early Childhood Education  
Municipal Development Corporation  
**Operational Services Committee**

Agenda Item **1** Approval of  
Construction Manager  
at Risk for East Center

**CITY OF SAN ANTONIO  
CITY MANAGER'S OFFICE**

**TO:** Operational Services Committee  
**FROM:** Kathleen Bruck, Pre-K 4 SA CEO *KBruck*  
**COPY:** Sheryl Sculley, City Manager; Peter Zanoni, Deputy City Manager; Michael Bernard, City Attorney; Robbie Greenblum, Chief of Staff to the Mayor; Mike Etienne, CIMS Assistant Director; Razi Hosseini CIMS Assistant Director  
**SUBJECT:** CONSTRUCTION MANAGER AT RISK SELECTION FOR EAST EDUCATION CENTER  
**DATE:** September 3, 2013

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**BACKGROUND:**

*Project Background.* The East Education Center project will provide a facility for full-day pre-kindergarten programming for eligible four year olds in San Antonio. Additionally, the East Education Center will contain training rooms to be used for professional development activities for San Antonio educators, including but not limited to pre-kindergarten through third grade teachers and school leaders.

The Project includes approximately 48,000 square feet of building and 14,000 square feet of outdoor play areas. Interior spaces will include a reception lobby, 25 classrooms (to accommodate a total of 500 children), one children's restroom between every two classrooms, a family resource room, large training rooms, offices, meeting rooms, motor skills rooms, storage rooms, workrooms, a speech therapy room, a nurse's office, a warming kitchen, lounge areas, and support areas for janitorial, electrical, and information technology (IT). In addition to the outdoor play areas, other site improvements will include parking spaces for vehicles, sidewalks, access drives and vehicular drop-off areas for cars and school buses, site utilities, and landscaping.

*Procurement of Services.* The City's Capital Improvements Management Services Department (CIMS) issued a one-step solicitation process for a Construction Manager at Risk for the East Education Center. A Request for Proposals (RFP) was released in July 2013. This RFP was advertised in the San Antonio Hart Beat, on the City's website, Texas Electronic State Business Daily and TV SA. Responses were due on August 9, 2013. Eight (8) firms responded to the RFP and submitted their proposals. A selection committee consisting of a representative from each of the following: CIMS, the City Manager's Office, and Debra Dockery Architects, evaluated and ranked the proposals. The eight (8) responsive firms were evaluated based on their experience

and qualifications of prime firm and key personnel in construction of educational facilities, team's experience with San Antonio and City of San Antonio contracts, their understanding of project and proposed management plan, proposed costing methodology, and proposed fees. Based on the evaluation and scoring, the selection committee recommends Joeris General Contractors be awarded the contract as Construction Manager at Risk (CMR) for the Eastside Educational Excellence Center.

This contract will be awarded in compliance with the City's Small Business Economic Development Advocacy (SBEDA) Program which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract in an effort to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee set a 30% Small Business Enterprise (SBE) subcontracting goal and a 20% Minority/Women Business Enterprise (M/WBE) subcontracting goal. Joeris General Contractors has committed to 30% SBE and 20% M/WBE subcontractor participation.

**ISSUE:**

This action seeks authorization for the negotiation and execution of a Construction Manager at Risk Services Agreement in an amount not-to-exceed \$8,200,000.00 payable to Joeris Construction, for the pre-construction and construction phase services for the East Education Center, located in Council District 2.

Joeris General Contractors will collaborate with the City and Debra Dockery Architects during the finalization of design and construction documents. Joeris General Contractors will provide constructability reviews, budgeting, cost estimating, phasing, scheduling, and value engineering. Construction work will meet the Pre-K Board's requirements as detailed in the Architect's design documents.

**FISCAL IMPACT:**

This is one-time capital improvements expenditure in an amount not-to-exceed \$8,200,000.00, authorized payable to Joeris Construction. Funding is available from Pre-K tax revenue to construct the East Education Center.

**RECOMMENDATION:**

Staff recommends the Committee discuss approval to forward to the Board the final contract of a Construction Manager at Risk contract in the amount not to exceed \$8,200,000 payable to Joeris Construction for the East Education Center.

**Attachments:**

Map of 5400 Block of Eisenhower Road

Map showing East Site relative to other approved sites

CMR Respondents with Rank Scoring





Summary Score		FIRM NAMES							
	MAXIMUM POINTS	1	2	3	4	5	6	7	8
<b>RFP: CONSTRUCTION MANAGER AT RISK SERVICES FOR THE EASTSIDE EDUCATIONAL EXCELLENCE CENTER</b>									
A. Experience and Qualifications of Prime Firm, Key Sub-Consultants and Key Personnel (30 Points)	30	28.00	28.00	22.25	23.50	25.00	23.00	18.25	14.25
B. Team's Experience with San Antonio Region Issues and Past Experience with City of San Antonio Contracts (15 points)	15	12.75	12.75	10.25	10.25	11.25	10.75	9.00	6.50
C. Understanding of the Project and Proposed Management Plan (25 total points)	25	23.50	23.50	18.75	20.25	21.25	20.75	17.50	11.75
D. Proposed Costing Methodology (10 Points)	10	9.00	9.25	7.00	7.25	7.75	7.75	5.75	4.50
E. Proposed Fees for General Conditions and CMR Fee (20 Points)	20	20.00	11.82	18.27	14.54	10.45	10.78	5.82	13.59
<b>TOTAL SCORE</b>	<b>100</b>	<b>93.25</b>	<b>85.32</b>	<b>76.52</b>	<b>75.79</b>	<b>75.70</b>	<b>73.03</b>	<b>56.32</b>	<b>50.59</b>
<b>RANK</b>		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>