

**CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Sheryl Sculley, City Manager

FROM: Thomas G. Wendorf, P.E., Director of Public Works

SUBJECT: Downtown Restrooms Project

DATE: March 2, 2006

SUMMARY AND RECOMMENDATIONS

An Ordinance selecting SA Partnership, L.L.P. to provide architectural and engineering services in connection with the Downtown Restrooms Project at the Riverbend Garage; authorizing the negotiation and execution of a professional services agreement, in an amount not to exceed \$110,500.00; authorizing \$11,050.00 for Project Contingency, \$15,000.00 for Design Enhancements, \$8,508.50 for Capital Administrative Costs, and \$2,000.00 for Advertising Costs, for a total amount of \$147,058.50 from Certificates of Obligation and Advanced Transportation District (ATD) Funds, located in District 1.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

This project provides for the design of Downtown Restrooms at the Riverbend Garage, 412 E. Commerce Street, which is necessary to address the intense public demand for downtown restrooms by tourists, citizens, transit riders, the homeless and by the downtown merchants whose facilities are often used by these same groups. Downtown inquiries for public restrooms currently average 200 to 300 per day. Transit riders, which average 10,000 to 15,000 transfers downtown daily, are also in need of these facilities. The facility will be located under the northeast spiral ramp of the Riverbend Garage on Commerce Street and will be operated on a 24-hour basis. The entry lobby area will provide for distribution of information to the public and is intended to be manned by information providers during the day and security guards at night. The facilities area will include accessible women and men's restrooms with multiple fixtures, a universal design restroom for single occupant use, and janitor closets. Construction on this project is scheduled to begin in April 2006 and is anticipated to be completed by March 2007.

This ordinance authorizes compensation in the amount of \$68,950.00 payable to SA Partnership, L.L.P. for professional architectural and engineering basic services for the design of the Downtown Restrooms Project at the Riverbend Garage. This ordinance also authorizes compensation in the amount of \$41,550.00 for additional services. Additional services may include, but are not limited to, utility and topographic surveying, a drainage study, fire flow testing, a traffic impact analysis, and a Texas Department of Licensing and Regulations (TDLR) review and inspection.

Additional services will also include site studies and ultimate selection and design for installation of two Public Toilet facilities in the downtown area. These public toilets will be single toilet, single lavatory facilities.

This firm was selected following the City's release of a Request for Qualifications to which seven (7) firms responded. The Public Works Architectural and Engineering (A/E) Selection Committee met and discussed the statements of qualifications, as well as their evaluations for each of the submitting firms. After careful consideration, the Committee selected SA Partnership, L.L.P., which was the number one ranked firm. The Evaluation of Qualification Statements Review Summary is included herein as Attachment 2. SA Partnership currently has no city projects but has completed City projects in the past.

POLICY ANALYSIS

Approval of this ordinance will be a continuation of City Council policy to provide public restrooms and information to visitors, citizens, and transit riders.

FISCAL IMPACT

This is a one-time capital improvement expenditure within budget and included in the FY 06-11 Capital Improvement Program Budget. Funds in the amount of \$137,058.50 are available from Certificates of Obligation funds and funds in the amount of \$10,000.00 are available from Advanced Transportation District funds and are to be appropriated and payable as follows:

\$110,500.00	payable to SA Partnership L.L.P. for professional architectural and engineering services
\$ 11,050.00	for project contingency
\$ 8,508.50	for capital administrative costs
\$ 15,000.00	for design enhancements
\$ 2,000.00	for advertising costs

COORDINATION

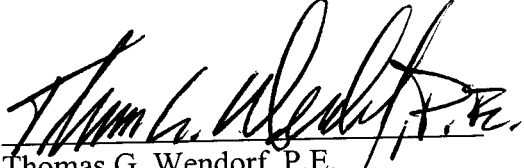
This request has been coordinated with the Office of Budget and Management and the Finance Department.

SUPPLEMENTARY COMMENTS

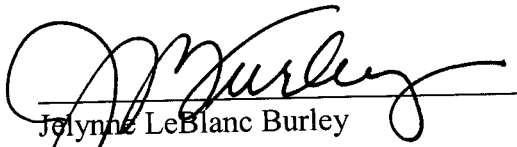
The Discretionary Contracts Disclosure form required by the Ethics Ordinance is attached.

ATTACHMENTS

1. Project Map
2. Evaluation of Qualification Statements Review Summary
3. Discretionary Contracts Disclosure Form

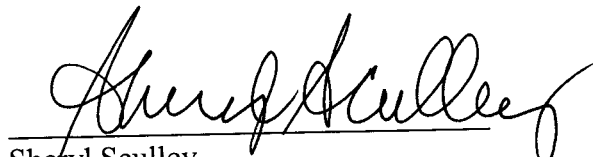


Thomas G. Wendorf, P.E.
Director of Public Works

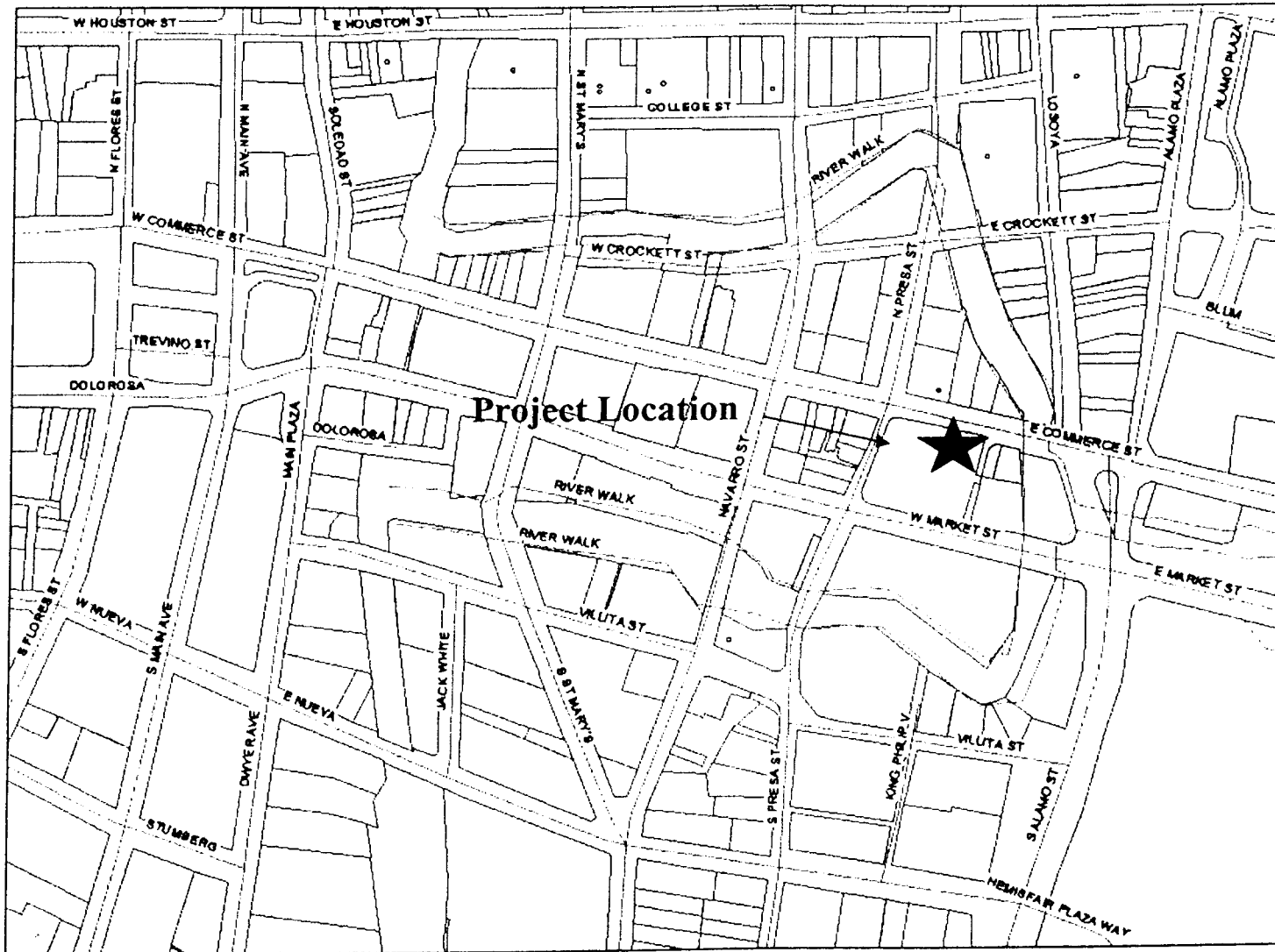


Jelynn LeBlanc Burley
Deputy City Manager

Approved for Council Consideration:



Sheryl Sculley
City Manager



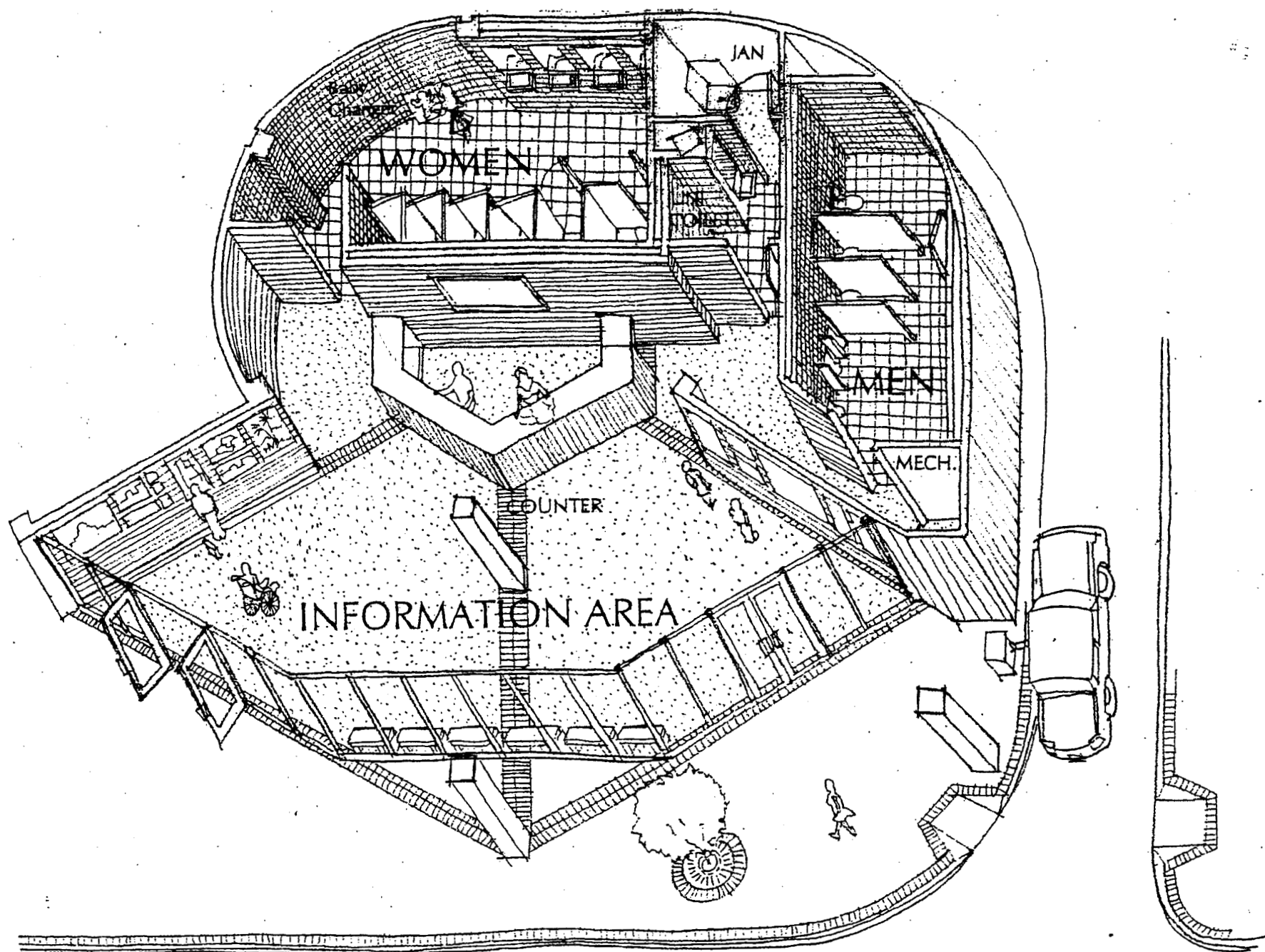
Downtown Restroom Project

131 E. Commerce St., 550 W. Market St., 210 N. Presa St.

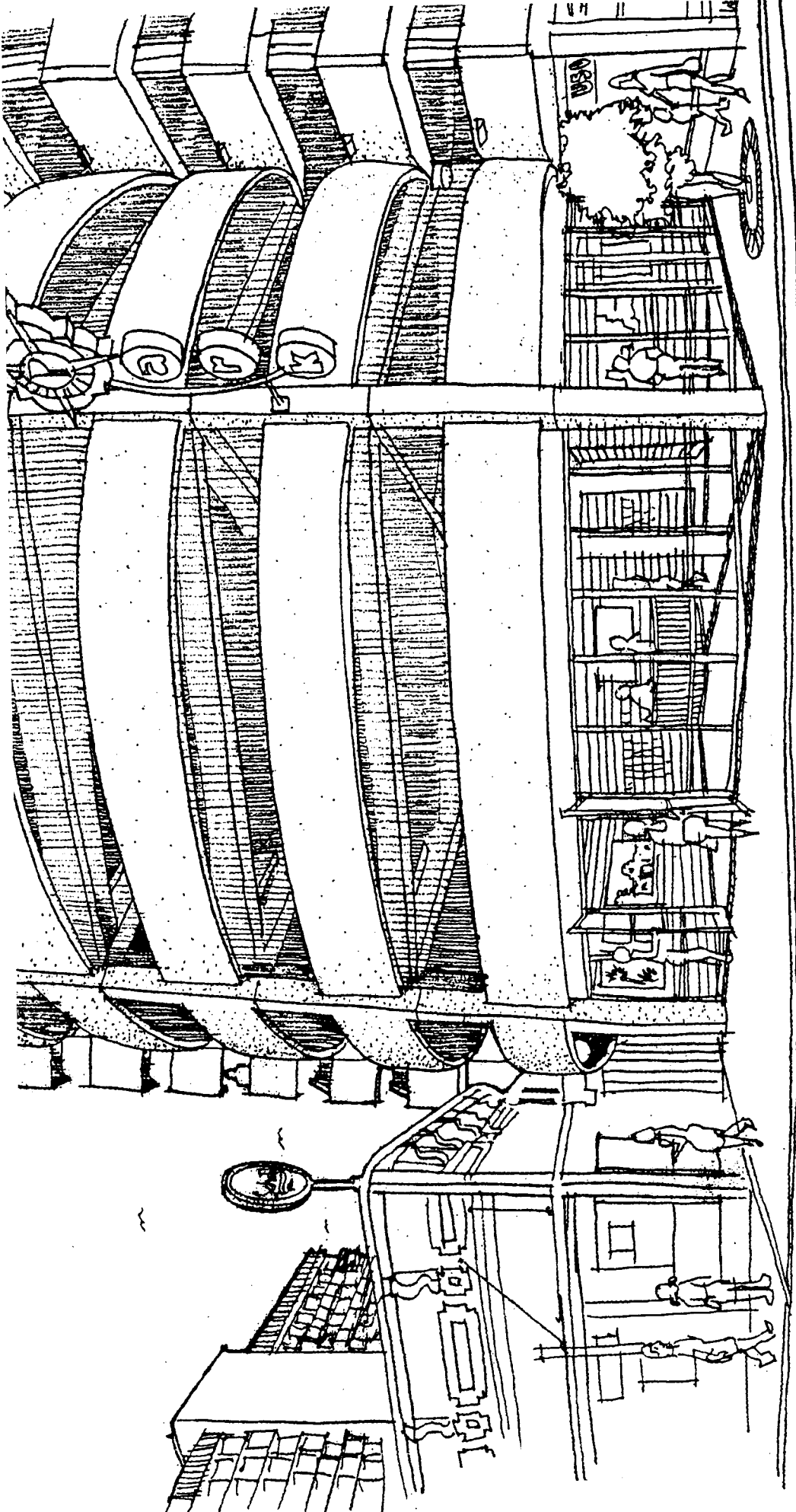
Council District No.1

G.I.S. Location Map

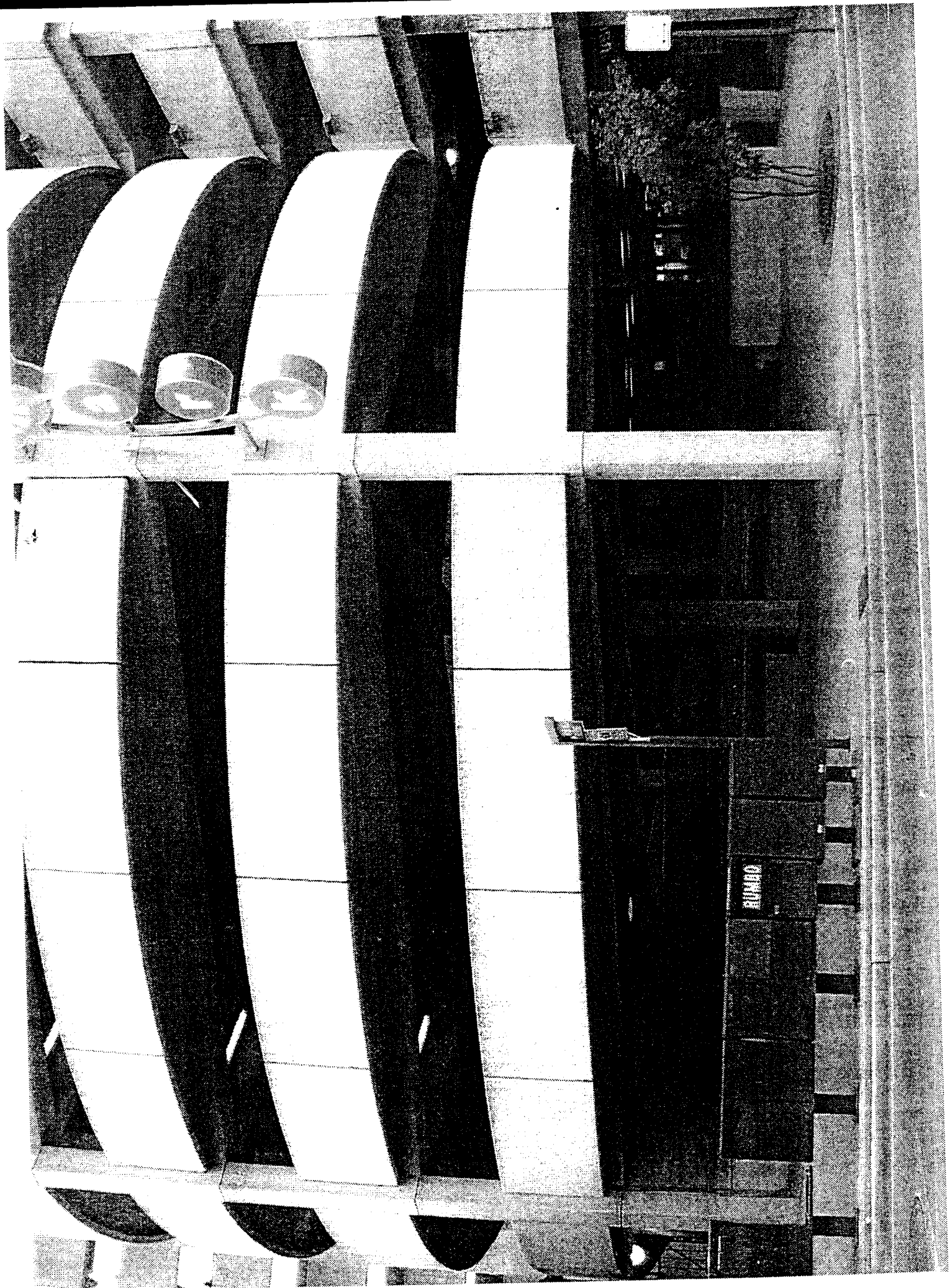


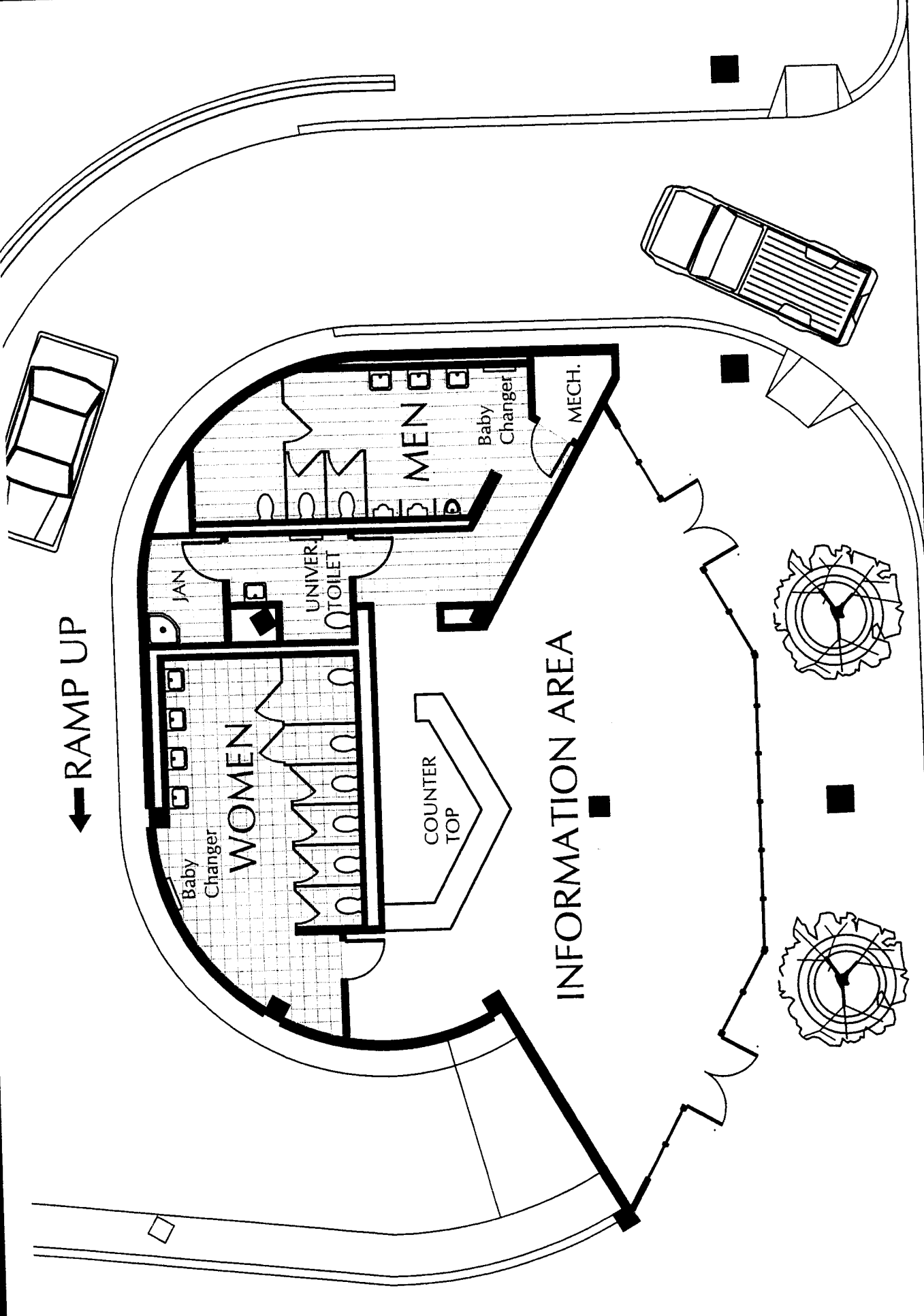


COMMERCE STREET



DOWNTOWN PUBLIC RESTROOMS





← RAMP UP

Baby Changer

WOMEN

JAN

UNIVERSITY TOILET

COUNTER TOP

MEN

Baby Changer

INFORMATION AREA

MECH.

COMMERCE STREET

CITY OF SAN ANTONIO - ARCHITECT/ENGINEER REVIEW COMMITTEE
EVALUATION OF QUALIFICATION STATEMENTS FOR
DOWNTOWN VISITOR FACILITIES / PUBLIC RESTROOMS AT RIVERBEND GARAGE

Architect/Engineer Candidates	EVALUATOR'S SCORE								Average Panel Score	SBEDA				Ranking
	Rater 1	Rater 2	Rater 3	Rater 4	Rater 5	Rater 6	Rater 7	SUBTOTAL		10 Locally Headquartered Business Enterprise	5 Historically Underutilized Enterprise (HUE)	5 Small Business Economic Development Advocacy Policy Compliance (SBEDA)	20.0 SBEDA TOTAL	
SA Partnership, LLP	72.0	73.0	65.0	76.0	68.0	59.0	62.0	475.0	67.9	10.00	5.00	4.00	19.0	1
A. Epstein & Sons International, Inc.	74.0	79.0	75.0	74.0	73.0	65.0	65.0	505.0	72.1	6.00	1.90	3.00	10.9	2
Debra J. Dockery, Architecture, P.C.	65.0	77.0	47.0	59.0	70.0	62.0	67.0	447.0	63.9	10.00	5.00	4.00	19.0	3
CWS Architects	64.0	66.0	49.0	66.0	61.0	65.0	59.0	430.0	61.4	10.00	5.00	3.00	18.0	4
Madeline Anz Slay Architecture, PLLC	68.0	73.0	42.0	67.0	64.0	52.0	54.0	420.0	60.0	10.00	5.00	3.00	18.0	5
Independent Design	60.0	67.0	37.0	56.0	56.0	56.0	49.0	381.0	54.4	10.00	5.00	2.00	17.0	6
FPM Group, Inc.	55.0	64.0	23.0	49.0	60.0	50.0	50.0	351.0	50.1	0.00	0.00	0.00	0.0	7

NOTE: This form is a local government record and shall be retained in accordance with the provisions of the Local Government Code, Section 201. Evaluators must complete and sign this form, then submit to the Public Works Department/ Contract Services Office for retention.

City of San Antonio
Discretionary Contracts Disclosure

*For use of this form, see Section 2-59 through 2-61 of the City Code (Ethics Code)
Attach additional sheets if space provided is not sufficient.*

(1) Identify any individual or business entity¹ that is a **party** to the discretionary contract:

SA Partnership, LLP

(2) Identify any individual or business entity which is a **partner, parent** or **subsidiary** business entity, of any individual or business entity identified above in Box (1):

☐ No partner, parent or subsidiary; or

List partner, parent or subsidiary of each party to the contract and identify the corresponding party:

(Frank Valadez; Peter Grojean; Joe Stubblefield) – all partners

(3) Identify any individual or business entity that would be a **subcontractor** on the discretionary contract.

☐ No subcontractor(s); or

List subcontractors: Matkin-Hoover, Inc. (Civil Engineer); Campbell & Associates Consulting Engineers, Inc. (Structural Engineers); CNG Engineering, PLLC (MEP Engineers); & Raba Kistner Consultants, Inc. (Geotechnical Engineers)

(4) Identify any **lobbyist** or **public relations firm** employed by any party to the discretionary contract for purposes related to seeking the discretionary contract.

☒ No lobbyist or public relations firm employed; or

List lobbyists or public relations firms:

¹ A business entity means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust, unincorporated association, or any other entity recognized by law. A sole proprietor should list the name of the individual and the d/b/a, if any.

City of San Antonio
Discretionary Contracts Disclosure

For use of this form, see Section 2-59 through 2-61 of the City Code (Ethics Code)
Attach additional sheets if space provided is not sufficient.

(5) Political Contributions

List all political contributions totaling one hundred dollars (\$100) or more within the past twenty-four (24) months made to any *current* or *former member* of City Council, any *candidate* for City Council, or to any *political action committee* that contributes to City Council elections, by any individual or business entity whose identity must be disclosed under Box (1), (2), (3) or (4) above, or by the officers, owners of any business entity listed in Box (1), (2) or (3):

☐ No contributions made; If contributions made, list below:

By Whom Made:	To Whom Made:	Amount:	Date of Contribution:
None – SA Partnership, LLP Consultants to be submitted separately.			

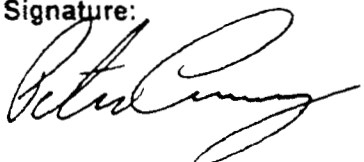
(6) Disclosures in Proposals

Any individual or business entity seeking a discretionary contract with the city must disclose any known facts which, reasonably understood, raise a question² as to whether any city official or employee would violate Section 2-43 of the City Code (Ethics Code), ("conflicts of interest") by participating in official action relating to the discretionary contract.

☒ Party not aware of facts which would raise a "conflicts-of-interest" issue under Section 2-43 of the City Code; or

Party aware of the following facts:

This form is required to be supplemented in the event there is any change in the information before the discretionary contract is the subject of council action, and no later than five (5) business days after any change about which information is required to be filed, whichever occurs first.

Signature: 	Title: Company or D/B/A: SA Partnership, LLP	Date: Sept 13, 2005
---------------------------------------------------------------------------------------------------	--------------------------------------------------------	------------------------

² For purposes of this rule, facts are "reasonably understood" to "raise a question" about the appropriateness of official action if a disinterested person would conclude that the facts, if true, require recusal or require careful consideration of whether or not recusal is required.