

ADVERTISEMENT INFORMATION ONLY

Solicitation Type and Name: **Design-Build - Request for Qualifications – New Parking Structure and Ground Transportation Center (GTC)**

Solicitation Number: RFQ 2025-012

Description:

The purpose of this project is for the construction of a GTC facility. The GTC will provide for centralized, airport passenger access to taxis, rideshares, hotel shuttles and public transportation on the ground level. Additionally, the GTC will provide support spaces for personnel that maintain/operate the facility and four climate-controlled elevators. The Parking Structure is estimated to accommodate parking for 2,500 vehicles with 450-500 parking spots on each level. The top floor of the facility shall be designed for vehicle parking and to structurally support future development of an Electric Vertical Take-Off & Landing (eVTOL) operations area. A Project Development Manual (PDM) is included in the solicitation package to provide additional details on the proposed scope of the project.

The **proposed** site elements included in the new GTC are as follows, but not limited to:

Architectural and Structural Design

- New entry plaza (dedicated short-term and long-term parking) with commercial vehicle bypass
- Access to existing or future exit toll plaza
- Concrete post-tension structure and/or pre-cast concrete structure
- Conditioned lobby at grade with provisions for future pathway to terminal
- Approximately 5-6 elevated levels - to be developed by Design-Build (D-B)
- Vertical circulation core (elevator/stairs) to serve parking and GTC
- Vertical circulation ramping to meet entry/exit requirements - to be developed by D-B
- Parking Geometrics and pavement markings
- Signage / wayfinding
- Other elements to be considered to ensure project success

Mechanical, Electrical and Plumbing Design

- Utility connections/Improvement
- HVAC – chilled water system and/or other HVAC system, as required
- Building Automation/Energy Management
- Air Filtration & Distribution
- Future eVTOL provisions
- Electrical service, meters and submetering
- Emergency Generator
- EV Chargers & future provisions
- Lighting and Controls
- Fire Alarm, Sprinkler Systems and Emergency Responder Radio coverage
- Domestic Water
- Passenger Restrooms
- Ground Transportation Operator Restrooms
- Other elements to be considered to ensure project success



Technology

- Security and Technologies
- Parking Access and Revenue Control System (PARCS)
- Advanced Parking Guidance System (APGS)
- Digital Signage
- IT Communications Requirements
- Main Distribution Frame
- IDF Room Distribution
- Other elements to be considered to ensure project success

Proposed early work packages will be developed as follows:

- Package 1 – Civil Demolition and Utility Relocations
- Package 2 – Early Foundation
- Package 3 – Early Procurement for Switchgear and other long lead items

These packages will be negotiated as fixed price proposals that will be included in the Guaranteed Maximum Price (GMP). The D-B will develop and complete these design packages to the 100% construction documents level as the Architect/Engineer of Record.

The total estimated contract amount is not to exceed \$110,000,000 (not to exceed \$125,000,000 total program cost). Optional project components will be considered to meet budget requirements. The GMP may be negotiated based on construction documents developed by the D-B at the 95% design stage, after which construction can begin.

Project Objectives:

- Establish and sustain an integrated and cohesive Project team relationship between the City, the City's stakeholders, the D-B, and the D-B's entire team to deliver an optimized high-quality design and construction that is on time and within the City's budget.
- Design and construct a Project that will further the City's vision and functional requirements with solutions that are high performance, sustainable, and possess a holistic awareness of local site.
- Maintain a safe, injury free work site.
- Minimize impacts to the Airport through close coordination with City.
- Minimize impacts to parking and traffic for work site and material storage.

D-B shall provide, but not limited to:

- Complete, permittable, and constructable construction documents developed from the preliminary RFQ bridging documents.
- All project management, architectural, engineering, cost management, permitting (including costs), project design and construction schedule, and other such pre-construction services required for the successful completion of the Project.
- Identify a fair process to facilitate and expedite design review to enhance schedule with City and stakeholders.
- Identify project specific risks, clearly identify how such risks are mitigated, and maintain a risk register hosted within City's Project Management Information System (PMIS) platform. D-B shall allocate the risk to each party best suited to address the risk.
- Identify sustainable design opportunities.
- All quality management controls, and monitoring needed for a successful project, including quality assurance and quality control of both design and construction phases of the project.

- All construction management and supervision, general conditions for construction, construction services for all required trades, including all labor, materials and equipment required for a complete and workable Project.
- Maintain compliance with all applicable prevailing wage laws/Davis Bacon Laws.
- Systems commissioning, operational readiness, performance requirements validation, Project Substantial Completion, Final Completion, close-out, and warranty follow-up services.

Applicable Product Categories:

90625 – Design Build Services
 90607 - Architect Services, Professional
 92544 – General Construction Management, Scheduling and Cost Estimation
 91430 – Concrete
 91455 – Masonry
 91479 – Structural and Reinforcement Steel
 91453 – Insulation
 91473 – Roofing and Siding
 91427 – Carpentry
 91447 – Glass and Glazing
 91444 – Flooring
 91461 – Painting and Wallpapering
 91484 – Trade Services, Construction (Not Otherwise Classified)
 96750 – Manufacturing Services (Not Otherwise Classified)
 91468 – Plumbing
 91450 – Heating, Ventilating and Air Conditioning (HVAC)
 91438 – Electrical
 90976 – Site Work (Incl. Site Clean-Up)
 91483 – Tile and Marble Work, All Types
 99042 – Fire and Safety Services

Date Issued: November 8, 2024

Due Date & Time: January 7, 2025, 10:00 a.m. Central Time

Pre-Submittal Conference: Pre-Submittal Conference will be held at 9:00 a.m., Central Time, on November 22, 2024, via WebEx and In-Person at the City of San Antonio Airport Center, **10100 Reunion Place, Boeing Conference Room 3rd Floor, San Antonio, Texas 78216. The event is not in the Airport Terminals.** Attendance at the Pre-Submittal Conference is optional, but highly encouraged.

Respondents may call the toll-free number listed below and enter access code to participate the day of the conference.

Site Visit

A non-mandatory site visit is scheduled on November 22, 2024, following the non-mandatory Pre-Submittal Conference. Shuttle transportation will be provided from the Pre-Submittal Conference to the site visit location.



Dial-In Number: 1-415-655-0001 | **Access Code:** 2634 857 9348 | **Meeting Password:** COSA2024

Join from the meeting link:

<https://sanantonio.webex.com/sanantonio/j.php?MTID=m7d02128642e6c46318869c7b815b1f79>

Staff Contact Person: Adrian Pena, Procurement Specialist III, Adrian.Pena@SanAntonio.gov

Evaluation Committee Voting Members:

Jeff Coyle, Assistant City Manager, City Manager's Office
Jesus H. Saenz, Jr. IAP, Director of Airports, Aviation Department
Catherine Hernandez, Director, Transportation Department
Michael Garnier, C.M., Assistant Director, Aviation Department
Sam Rodriguez, P.E., C.M., cfm, Aviation Development Administrator – CIP, Aviation Department
MaryAnne Schweers, Commissioner, Airport Advisory Commission
Rod Sanchez, AICP, Senior Vice President of Planning and Development, VIA

Pursuant to Section 011 – Restriction on Communications and in accordance with and as authorized by Section 2-61 of the City Code, the following restrictions on communications apply to this solicitation: Respondents are prohibited from contacting 1) City officials, as defined by §2-62 of the City Code of the City of San Antonio, regarding the RFQ or proposal from the time the RFQ has been released until the contract is posted for consideration as an agenda item during a meeting designated as an A session; and 2) City employees from the time the RFQ has been released until the contract is approved at a City Council “A” session.

Exceptions to the Restrictions on Communications:

Respondents may submit written questions concerning this RFQ to the Staff Contact Person listed below until **4:00 p.m., Central Time, on December 2, 2024**. Questions received after the stated deadline will not be answered. All questions shall be sent by e-mail. Questions submitted and the City's responses will be posted with this solicitation.

Adrian Pena, Procurement Specialist III
City of San Antonio, Finance Department – Procurement Division
Adrian.Pena@SanAntonio.gov

To view this solicitation, go to <https://www.civcastusa.com/bids> and search under SAP Project ID number or project name.

