

Distributed on:

JUL 19 2010

by City Manager's Office



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Katy Allen

SUBJECT: SEE BELOW

DATE: 07-16-10

Approved

Date

7/16/10

INFORMATION

SUBJECT: RESULTS OF THE PRE-QUALIFICATION OF DESIGN-BUILD ENTITIES FOR SAN JOSE CONVENTION CENTER EXPANSION AND RENOVATION PROJECT

This memorandum provides an update on progress made towards the selection of a design-build entity for the renovation and expansion of the Convention Center.

In accordance with Council adopted Resolution 75459 to pursue a design-build procurement method using an established selection process and criteria, the City in conjunction with the Redevelopment Agency (CITY) released the Request for Pre-Qualification of Design-Build Entities for the Convention Center Project on June 4, 2010.

PRE-QUALIFICATION OUTCOME

In response to the Request for Pre-Qualification, the City received completed statements of qualifications from eight design-build entities proposing to be considered. Of the eight proposed partnerships, five met the pre-established qualification criteria.

Staff is pleased to report that the following five design-build entities, listed in alphabetical order, have been shortlisted:

Contractor/Construction Manager	Architect/Designer
Clark Design/Build of California	TVS Design
Gilbane Building Co.	URS Corporation & HKS, Inc
Hensel Phelps Construction Co.	Fentress Architects
Hunt Construction Group, Inc.	Populous
Turner Construction Co.	HNTB

EVALUATION AND NEXT STEPS

City staff believes that the expertise and knowledge of each of the pre-qualified DB entities will result in a final proposal that will ultimately save money and/or result in a faster project completion than if the City used a typical design-bid-build bidding process.

To ensure a continuing collaborative and transparent process, a draft Request for Proposals (RFP) will be made available to the five design-build entities in the coming week. Comments and suggestions will be considered and incorporated as appropriate prior to releasing the final RFP. The selection schedule is anticipated as follows.

July 30	Final RFP Released
August 30	Proposals Due
September 7 – 10	Interviews of Proposed Project Teams
Week of Sept. 13	Ranking Design-Build Proposal

It is expected that staff's recommendation for ranking each design-builder's proposal will be agendized for Council's action in October. Negotiations of the contract terms will commence after council approves the rankings.

Consistent with Council's direction, the Convention Centers RFP and RFQ mirrors the model used at the Airport.

PUBLIC OUTREACH

The final RFP will be released through BidSync, a web based bidding and procurement site for public agencies, vendors, and suppliers with national following. At the time of release, email notification will be made to over 2,000 contractors and consultants registered with the City's Bid Hotline in an effort to facilitate partnerships with local and small businesses.

PROCESS & COMMUNICATION INTEGRITY

As noted in prior project memorandums, San José Municipal Code Chapter 14.07 governs project communications. To ensure process integrity, a single point of contact has been established to provide consistent communications and to eliminate the possibility of prohibited communication from occurring.

The single point of contact for this project is Ms. Kathleen Forman, Associate Engineer, Public Works Department. Any contact for information from interested parties should be directed to Ms. Forman in writing at the following email address: sjconventioncenter@sanjoseca.gov.

HONORABLE MAYOR AND CITY COUNCIL

7-16-10

Pre-Qualification for the Convention Center Project

Page 3 of 3

The procurement phase has been underway since May and will end after interviews have been completed on September 10. Any interested parties attempting to contact anyone in the organization, including the Mayor or Council, must be directed to the single point of contact. Any communication outside this channel can result in disqualification.

For questions regarding this process, please contact Harry Freitas, Deputy Director of Public Works, at 535-8488.



KATY ALLEN

Director, Public Works Department