



Vision Statement

A San Antonio Community attracting local, national and international investment to achieve world-class opportunities that transform the campus, surrounding neighborhoods and the region, while respecting our rich and vibrant history.

Mission Statement

Our mission is to promote and develop a vibrant, sustainable community that serves as a catalyst for progressive economic development and regional prosperity.

Brand Statement

Brooks is a dynamic San Antonio community, rich in history and strategically located where you can Live, Work, Learn & Play.

TABLE OF CONTENTS

I.	GENERAL INFORMATION	3
II.	SCOPE OF DEVELOPMENT/REVITALIZATION	3
III.	SCHEDULE	4
IV.	CRITERIA	5
V.	SMALL BUSINESS ECONOMIC DEVELOPMENT ADVOCACY (SBEDA)	5
VI.	BROOKS FOUNDATION	6
VII.	ART	6
VIII.	PROCEDURES FOR SUBMISSION	6
IX.	POST AWARD	6

COMPETITIVE SEALED PROPOSAL (CSP)

To Provide

BROOKS CITY BASE – BUILDING 640 DEMOLITION OF BUILDING AND METAL STORAGE BUILDING

I. GENERAL INFORMATION

Brooks Development Authority (Brooks) is a Defense Base Development Authority and political subdivision of the state of Texas, formed under Chapter 379B of the Local Government Code of the state of Texas. Brooks oversees the development of land at Brooks City Base and is located in Bexar County, Texas within the current boundaries of the City of San Antonio. Total property owned by Brooks includes approximately 1,200 acres. The Brooks' mission is to promote and develop a vibrant, sustainable community that serves as a catalyst for progressive economic development and regional prosperity.

Brooks is releasing this Competitive Sealed Proposal to solicit responses from a qualified contractor to provide the demolition of Building 640 and the Metal Storage Building in accordance with the scope of work, plans and specifications.

II. SCOPE OF DEMOLITION

This demolition project for the Brooks Development Authority (BDA) consists of demolishing one (1) vacant building (#640) and the rear metal building, both in their entirety, including foundations, adjacent concrete driveways, sidewalks and curbs and asphalt paving. Utility demolition and disconnects will also be required. The Buildings SF's are B640 — 6,196 SF and Metal - 720 SF, totaling 7,916 SF. Some buildings may contain miscellaneous furnishings and debris which is also required to be removed as part of the demolition. New installations includes new curbs to match existing along Sidney Brooks Dr. where the two concrete driveways are to be removed. Also hydro-mulching and temporary irrigation over areas removed (concrete foundations, driveways, sidewalks and asphalt paving).

BDA will provide a SWPPP Plan as part of the Demolition Documents for Permit.

Contractor is responsible for properly disconnecting and capping any remaining sewer, water, gas, and electric utility services and shall coordinate with BDA, CPS and SAWS as necessary.

Asbestos reports were done for the buildings and no known asbestos containing materials were found.

The associated construction documents identify each building by number and include a key map and related photographs for reference. Related specification documents include a Scope of Work, Bid Form and Structure Demolition Specification Notes.

City Permit Applications - Historic Preservation (OHP) Demo. Application Form and City Demolition Permit Form have been partially prepared. Upon Notice to Proceed or Contractor

Award by BDA, the Demolition Contractor is to submit the City Permit Application along with the required fees.

Qualified individuals and/or firms are requested to submit the following:

Respondent Name: Business name, DBA (if applicable) and principal contact person, including office location, address, telephone number, fax number and e-mail address.

Qualifications and Experience:

Qualifications and experience are required to be sufficient to demonstrate experience with similar projects. The key personnel must be identified including but not limited to: General Contractor's Project Manager/Superintendent and the percent of a 40 hour work week that they will dedicate to the project through completion. The general contractor must provide a table of completed projects for the last 24 months to include project cost, schedule, total change orders, and change order amount per project.

Price:

Submit a price quote that breaks down total cost by divisions outlined in the project manual and the Bid Form. Please note, contractor must hold the bid for 90 days or until approved by the Brooks Board of Directors.

Schedule:

Submit a detailed Gantt chart schedule identifying critical path relationships and duration of each phase of work with key milestones. State total calendar days proposed to complete the project from NTP to Substantial Completion.

III. SCHEDULE

The proposal phase schedule is as follows:

Task	Date and Time
Release CSP	August 26, 2016
Mandatory Pre-Proposal Meeting	September 6, 2016 at 10:00 AM
*All Questions/Alternates Due	September 8, 2016 at 12:00 PM
Post Questions/Answers	September 9, 2016 at 4:00 PM
Proposals Due	September 13, 2016 at 2:00 PM

* All inquiries shall be submitted in writing to Lucynda Massey at facsimile (210) 678-3338 or by email to lucynda.massey@brookscity-base.com with a CC to valerie.humphreys@brookscity-base.com.

IV. CRITERIA

CRITERIA	WEIGHTS
Qualifications and Experience	30 Points
Price	40 Points
Schedule	10 Points
Small Business Economic Development Advocacy	20 Points

V. SMALL BUSINESS ECONOMIC DEVELOPMENT ADVOCACY (SBEDA)

1. *It is the policy of the Brooks to encourage involvement of qualified Small, Woman, Minority-Owned Business Enterprises (SWMBE) and Local Business Enterprises in soliciting and awarding competitive contracts in accordance with the specific goals adopted by the Brooks Board of Directors.*

Brooks has established the following overall contracting goals:

- a. **SBE (Small Business Enterprise) 50%**
- b. **MBE (Minority Owned Business) 24%**
- c. **WBE (Women-Owned Business) 11%**
- d. **AABE (African-American Owned Business) 1.5%**

2. Identify all solicited contracting areas, actual or anticipated. (Use additional sheets as needed).

COMPANY NAME & TRADE AREA	EST. PERCENTAGE/DOLLAR AMOUNT	DBE (Y/N)	SCTRCA M/WBE CERTIFICATION NUMBER

Please note: Only companies certified by the South Central Texas Regional Certification Agency (SCTRCA) can be counted towards the contracting goals. If not certified, please call the SCTRCA at (210) 227-4722, or Lucynda Massey at 210-678-3322. Proof of certification must be submitted utilizing, in part or in whole, a SWMBE firm.

X. PROCEDURES FOR SUBMISSION

1. Respondent must submit one original hard copy of the proposal in a three ring binder and one copy on a CD-Rom or USB. The original set of documents must be signed by a person with the ability to bind the Respondent to a legal document. It is the responsibility of the bidder to ensure that all copies of the CD-ROMS or USB drives are readable and not corrupt. The proposal must be submitted in a sealed envelope prior to 2:00 pm on September 13, 2016, (**SUBMISSIONS WILL NOT BE ACCEPTED AFTER THIS DEADLINE. SUBMISSIONS TRANSMITTED BY FAX OR EMAIL WILL NOT BE ACCEPTED**), marked on the outside as follows:

Brooks Proposal #08262016-020
Attn: Procurement Manager
3201 Sidney Brooks
San Antonio, Texas 78235

2. Brooks reserves the right to reject any or all Proposals and reserves the right to issue a subsequent CSP or cancel the entire CSP process. Brooks reserves the right to contact any Respondent for clarification after responses are opened and/or to further negotiate with any Respondent if such clarification is deemed desirable by Brooks. Brooks reserves the right to evaluate the responses submitted, to waive any informalities and irregularities therein, to select candidates for interview, or to reject any or all submittals should it be deemed in Brooks' best interest. Brooks reserves the right to negotiate with any, all or none of the Respondents.

IX. POST AWARD

Upon award of a contract, the awarded respondent must complete and agree to the terms of the following documents:

1. Contractor's Vendor Profile
2. Confidentiality Statement
3. Insurance and Bonding Requirements
4. Good Faith Effort Plan
5. Debarment and Suspension Certification
6. Ethics Ordinance Required Disclosure
7. Conflict of Interest
8. Indemnification Requirements
9. Certificate of Interested Parties