



Aviation Landing

Competitive Sealed Proposal (CSP)

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.

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**COMPETITIVE SEALED PROPOSAL (CSP)
FOR
AVIATION LANDING**

I. GENERAL INFORMATION

Brooks Development Authority (Brooks) is a redevelopment 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 redevelopment of approximately 1,300 acres of land located in Bexar County, Texas within the current boundaries of the City of San Antonio. Total property owned by Brooks includes approximately 1,300 acres. 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 (CSP) to solicit responses from a qualified contractor for the construction of Aviation Landing, a collector street, approximately 2900 LF south of City Base Landing including drainage, San Antonio Water Systems (SAWS) potable water mains, SAWS Recycle Water Mains, SAWS Sanitary Sewer Mains, CPS UGE Ductbank, Telecom Ductbank, Erosion Controls, Landscaping and Irrigation in accordance with the plans and specifications.

Plans and Specifications are available at Thomas Reprographics (1223 Arion Parkway, San Antonio, TX 78216; 210-829-7000). The estimated project budget is \$5,000,000.

II. VENDOR CONTACT INFORMATION

VENDOR NAME:			
REMIT TO ADDRESS:		CITY:	STATE:
ZIP:	PHONE:	FAX:	CONTACT NAME:
FEDERAL ID NUMBER (PROVIDE COPY OF W9):			

III. SCOPE OF SERVICES

Criteria 1 – Background

(30 points)

Brooks will consider the Respondent's evidence of sufficient resources necessary to manage, staff, and successfully perform the work contemplated with the CSP. Respondent shall include the following:

- a. A description of the firm's current business organization structure, stability of organization, organizational chart and number of years doing construction contracting work under current name and under previous business names;
- b. Provide the availability of equipment, staff, facilities and current workload;
- c. A description of relevant similar experience, both as a firm and a team; including number/type of contract, number of change orders, original contract price versus the final contract price and similar types of projects;
- d. The qualifications of proposed Project Manager and/or Site Superintendent;
- e. A description of the Respondent's approach to value engineering;
- f. A detailed description of quality work completed and a demonstration of excellence in workmanship;
- g. Provide examples of cooperation with design team, owner and project management company; and
- h. Provide a detailed list of your safety record demonstrated and lost time accidents.

Criteria 2 – Proposed Plan

(20 points)

- a. Construction management approach and ability to coordinate work with all sub-contractors and suppliers and utility companies;
- b. Proposed work plan and project understanding;
- c. Staffing plan including sub-contractors;
- d. Schedule response of bar chart summary for major work areas; and
- e. Recognition of Traffic Control Plan and any suggested revisions and/or alternates

Criteria 3 – Price

(30 Points)

The proposal with the lowest price will receive the full points for this category. The other proposal will receive a percentage of the points based on a comparison with the lowest price proposal. While not included in scoring, the Respondent's proposal shall be found to be incomplete and rejected if no prices are submitted for alternates.

IV. CRITERIA

CRITERIA	WEIGHTS
Criteria 1 – Background	30 Points
Criteria 2 – Proposed Plan	20 Points
Criteria 3 – Price	30 Points
Small Business Economic Development Advocacy	20 Points

V. SMALL BUSINESS ECONOMIC DEVELOPMENT ADVOCACY (SBEDA)

1. *It is the policy of 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/D OLLAR 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.

VI. SCHEDULE

The proposal phase schedule is as follows:

Task	Date and Time
Release RFP	June 26, 2017 – 10:00 am
*Mandatory Pre-Proposal Meeting	July 5, 2017 – 10:00 am
**All Questions	July 11, 2017 – 10:00 am
Post Questions	July 13, 2017 – 4:00 pm
Proposals Due	July 19, 2017 –2:00 pm

*The Mandatory Pre-Proposal Meeting will be held at the Brooks Main Office (3201 Sidney Brooks, San Antonio, TX 78235).

**All inquiries shall be submitted in writing to Lucynda Massey at facsimile (210) 678-3338 or by email to lucynda@livebrooks.com.

VII. 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, July 19, 2017, (**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 #06262017-007
Attn: Procurement & SBEDA 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.
3. All Proposals and any related documents received in response to this Request for Proposal shall become the property of BDA without any restriction on usage and are non-returnable. Respondent may maintain a copy of any such material for their records. BDA shall own the entire copyright of whatever nature or extent and in all media whatsoever to any documents (records) produced through the expenditure of public funds as provided by Section 201.005, Texas Local Government Code.

VIII. ADDITIONAL INFORMATION (ATTACHMENTS)

In addition to responding to the criteria, the Respondent must include the following attachments with their bid:

1. Attachment II - Bid Form
2. Attachment III - Insurance and Bonding Requirements
3. Attachment IV - Indemnification Requirements
4. Attachment V - Certificate of Interested Parties

X. POST AWARD

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

5. Contractor's Vendor Profile
6. Debarment and Suspension Certification
7. Confidentiality Statement
8. Good Faith Effort Plan
9. Ethics Ordinance Required Disclosure
10. Conflict of Interest