



**INFRASTRUCTURE SERVICES
DEPARTMENT**

233 N. Pecos La Trinidad, Suite 420
San Antonio, Texas 78207
(210) 335-6581 • Fax (210) 335-6713

Questions and Answers from Pre Submittal Conference for
RFQ's relating to Parking Garages held Oct. 15, 2007

1. Has any geo-technical work been done?
No, the selected firm will do the geo-technical work.
2. What information do you have from the firm that designed the original Bexar County Garage?
We have construction documents and structural analysis recently done as a pre-design study. These will be made available to the selected firm.
3. Will both garages be connected? (*ref. S. Flores St. site*).
There are two issues: 1) If both structures are connected with only one entrance then only one guard station and one collection point needs to be budgeted, but: 2) only one entrance creates traffic problems. The City of San Antonio has asked to participate in a Traffic Impact Analysis study that would be done in conjunction with this project. The selected firm will need to study this situation, make recommendations and design in accordance with the best approach as agreed by Bexar County.
4. Will the Carter-Burgess team be allowed to bid on this work?
They are not disqualified from this competition.
5. What are the SWMBE percentages?
There are no County required percentages for SWMBE participation. However, each team is required to submit the County's EOI form with their SOQ.
6. What is the nature of environmental issues at the Comal St. site?
There is study now on going. There may have been some previous plating activity around the site. The contractor will have to mitigate in accordance with state law.
7. Will there be any demolition of any existing structures?
Yes, by the contractor, and the selected A/E firm will have to do an asbestos survey.
8. What is the extent of any MEP considerations?
There will not be any HVAC requirements in either garage. Electrical & lighting will be required. We are considering power outlets in the S. Flores St. garage for vehicles that require recharging. The selected firm will need to study this and make recommendations. A water source for cleaning and appropriate sanitary sewer and storm drains will be needed for both garages.
9. Will there be any consideration for office space in the structures?
The S. Flores St. garage was originally designed for office space on the first floor. The Comal St. site has the potential for storefront development. The selected firm will need to study this and make recommendations. If included, MEP for those occupied areas will be required.

10. Do we have to follow the Carter-Burgess conceptual design?
Not necessarily.
11. Is pre-cast an option?
Yes
12. How large is the proposed office building next to the Justice Center?
Twelve stories at an estimated 190,000 sq. ft.
13. What type of money control is used at the existing parking garage?
A cashier is on duty for daily customers.
14. Will there be CCTV?
There isn't any CCTV now at the S. Flores St. garage and the selected design team may be asked to investigate the feasibility of this. The Sheriff's Office Court Security Division has an office in the Justice Center with existing monitors to cameras that are located around the vicinity of the Courthouse and the Justice Center. This could be a monitoring site for the S. Flores St. garage. A study of CCTV will be needed for the Comal St. garage with possible monitoring being done inside the main jail.
15. Is the Carter-Burgess study complete on the web site?
Yes. The selected firm will be provided a copy of the Marmon Mok construction documents for the existing Bexar County Garage.
16. If two firms are selected, will there be one bid package?
That is possible, but has not been decided.