

Hemisfair Park Area Redevelopment Corporation
San Antonio, Texas
October 2020



"Be Seated" by Laurie Olin, Jardin Luxemburg, Paris, France

Hemisfair Request for Qualifications (RFQ) Tower Park Conceptual Design

Introduction

Hemisfair Park Area Redevelopment Corporation (HPARC) announces an opportunity to develop conceptual design deliverables for the third public park at Hemisfair – Tower Park. Following the success of Yanaguana Garden (Phase I) and the design of Civic Park (Phase II), we are excited to start the design concepts for Tower Park (Phase III) in Hemisfair’s Eastern Zone. This Request for Qualifications (RFQ) is issued to designers who have the qualifications to guide us through the development of conceptual design for Tower Park.

The vision of Hemisfair is to become one of the world’s great public places. Built with locals in mind, Hemisfair will become so much more than a park: it will be an urban district with residences, local businesses and multiple parks. Hemisfair will host events, foster environmental sustainability and be a laboratory for successful local ventures to mature and expand. The redevelopment efforts for this urban district include new mixed-use buildings and rehabilitation of historic structures to ensure street level and park activation.



Hemisfair will be the central gathering place for San Antonians, strengthening the local community and enhancing the sense of pride in our city.

We look forward to receiving your qualifications for conceptual design of Tower Park.

Opportunity

In 2019, the place-making/visioning firm Project for Public Spaces (PPS) led a robust public engagement process, soliciting the opinions and ideas of San Antonio residents to help determine the features, activities and ideas which future park attendees found most desirable. PPS's public outreach effort was conducted over several months and included public meetings, focus group meetings, task force sessions, park pop-up booths and online surveying. PPS analyzed the community's feedback and provided their recommendations for Tower Park's future design program with the January 2020 publication of the [Tower Park Vision & Use Plan](#).

The area that we refer to as Tower Park is approximately 5.5 acres and is bordered by future complete streets: E. Nueva Street to the south; Hemisfair Boulevard to the north and west; and Indianola to the east.

Tower Park falls just south of one of the most iconic buildings in San Antonio: the 700-foot high Tower of the Americas. It is also energized by the nearby Henry B. Gonzalez Convention Center, surrounding historic and non-historic buildings, Yanaguana Garden, the future Civic Park, and Public-Private Partnership (P3) real estate development projects that bring residential, entertainment, retail and office uses, and parking. An Urban Design Manual for the Eastern Zone, which abuts Tower Park, will be made available to the finalist.



Location of the three Hemisfair parks, with Tower Park in the Eastern Zone

Submittal Requirements

What we are looking for

We are seeking firms with applicable experience and capabilities to help provide conceptual design concepts for Hemisfair's Tower Park. Using public outreach information and design program recommendations provided within the Tower Park Vision and Use Plan, Hemisfair is looking for a design partner to analyze Tower Park's existing conditions and development constraints to produce conceptual design deliverables for the park project.

Our goal is that Tower Park complements the other parks while delivering a new placemaking experience to locals. In tune with the rest of Hemisfair's parks, it needs to be high-quality, thoughtful, approachable and contribute to making Hemisfair the place where "San Antonio Meets."

If selected for this assignment, deliverables should include, but not be limited to, the following:

- Concept plans depicting spatial organization
- Illustrative site plan
- Conceptual block plans
- Aspirational materiality and imagery
- Professional renderings of approved conceptual themes

Submittal Details

All responses to this RFQ shall include the following:

1. Statement of Vision: why work on Hemisfair is important to your business
2. Statement of Qualifications of your firm and any consultants
 - a. Company Overview
 - b. Mission Statement
 - c. Background
 - d. Capabilities
 - e. Experience
 - f. SDBE status and location of firms
3. Team
 - a. Resumes of key individuals
 - b. Description of roles of each key team member
4. Proposed Process, Activities and Schedule
5. Examples of Similar Park/Site Design Work
 - a. At least three (3) examples of similar work
 - b. Project synopsis, dates and visuals for each

6. References

- a. At least three (3) references for submitted similar work
- b. Contact information to include name, title, email address and phone number

Selection Process & Schedule

HPARC will evaluate all responses to this RFQ and then contact the firms for next steps. Questions regarding this RFQ shall be directed to info@hemisfair.org.

After 5:00 PM CDT on November 6, 2020, no oral or written comments will be made to any firm as to the meaning of the RFQ or other contract documents. Firms will not be relieved of obligations due to failure to examine or receive documents, visit the site or become familiar with conditions or facts of which the firm should have been aware; HPARC will reject all claims related thereto. All submittals must be received by 5:59PM on Monday, November 16, 2020. Any submittal received after this time shall not be considered. Submit by emailing info@hemisfair.org.

Updates and answers to any questions will be posted on the Hemisfair website: www.hemisfair.org/rfq.

The following schedule outlines the process:

ACTION ITEM	DATE
Request for Qualifications (RFQ) posted	October 15, 2020
Last day for questions	November 6, 2020
Submittal Deadline	November 16, 2020
Hemisfair Selection Process conclusion	December 7, 2020
Firms notified of next steps including interview, selection and/or contract negotiation	December 10, 2020

Submittal Instructions

Submit electronically by emailing PDF to info@hemisfair.org (10MB size limit). If file exceeds 10MB, please email Dropbox or Google Drive link containing submittal to info@hemisfair.org.

If you have any issues, email info@hemisfair.org.

Selection Process

Selection Criteria

Hemisfair selection team will review responses following this Score Card:

1. Vision	10%
2. Firm capability and capacity	10%
3. Firm and individual's Experience	30%
4. Proposed process	25%
5. Past visioning experience	15%
6. References	10%
TOTAL	100%

Contract

The selected firms or individuals will be required to enter into a standard form professional services contract with the Hemisfair Park Area Redevelopment Corporation. The contract(s) will be modified to incorporate the terms of this RFQ, and any pertinent documents and deliverables included with the selected consultant's accepted and approved proposal.

HPARC reserves the right to terminate the relationship with any selected firm or individual if the required documents are not submitted to and approved by HPARC within ten (10) business days of receiving notice of the award of the contract.

Confidentiality

After award of the contract, all responses, documents, and materials submitted by the firm pertaining to this RFQ will be considered public information. All data, documentation and innovations developed as a result of these contractual services shall become the property of HPARC. Based upon the public nature of this RFQ, a firm must inform HPARC, in writing, of the exact materials in the offer which it claims are exempt from disclosure pursuant to the Freedom of Information Act.

Conceptual Design Fee Budget

The budget for the conceptual design fee is \$50,000.

Site Information

General Information

The Hemisfair District encompasses approximately 40 acres. Nineteen acres are dedicated to public parkland and over 17 acres are set aside for P3 development. The balance of the area is dedicated street right-of-way.



Background

Before the 1968 World's Fair, the ground where Hemisfair sits today was part of a residential neighborhood, whose construction dates stretch back into the mid-1800s. During the World's Fair, some of these historic houses were converted to non-residential use, serving as restaurants, administrative offices and fair amenities; with some of the properties being used until very recently as city and civic offices.

Hemisfair Park Area Redevelopment Corporation (HPARC) was established in 2009 as a non-profit 501(c)3, to manage and oversee the redevelopment and management of Hemisfair.

Their initial effort led to a Master Plan and Financial Sustainability Plan that was approved by council, and serves as the vision document for the redevelopment.

Legal Notice

Information included with this RFQ is provided solely for the convenience of the proposers. WHILE THIS INFORMATION IS BELIEVED TO BE ACCURATE, NO REPRESENTATION OR WARRANTY OF ANY KIND IS MADE BY HPARC AS TO THE ACCURACY OR COMPLETENESS. Respondents are solely responsible for conducting such independent due diligence investigations (and costs of same) as may be necessary for the preparation of responses. HPARC and its employees, consultants, agents, and advisors are not responsible for the completeness or accuracy of any information distributed or made available, orally or in writing, during this procurement process.

The HPARC selection team reserves the right to reject any and all proposals or parts thereof and to waive any informalities, technicalities and irregularities in proposing and to disregard all nonconforming, conditional or counter proposals. Proposer's costs accrued in the preparation of a response to our request for qualifications and proposal are the proposer's sole responsibility.

The successful firm shall be required to comply with the provisions of all State of Texas, federal laws and City of San Antonio ordinances.