

# **Pre-Solicitation Briefing for West End Park & District 1 Multigenerational Facility (2022 Bond)**



## **Audit Committee**

Date: June 10, 2025

Presented by: Razi Hosseini, P.E., R.P.L.S. Director/City Engineer, Public Works

# Project and Solicitation



The Public Works Department will solicit a Request for Competitive Sealed Proposals (RFCSP) seeking one firm to provide construction services for renovations and construct additions to the West End Park Senior Center to create a multigenerational facility that will support senior and constituent services, meeting space and other recreational services. This is a 2022 Bond project at 1226 NW 18<sup>th</sup> Street, located in District 1.

## Solicitation Type

- Request for Competitive Sealed Proposals (RFCSP)

## Proposed Term

- 738 calendar days

## Estimated Value

- \$6.5 Million

## Funding Source

- 2022 Bond

## Current Contract Status

- New Contract

# Solicitation Overview



## Outreach

- NIGP Codes Identified
  - 91240 - Demolition Services
  - 90976 – Buildings (Site Work)
  - 91430 – Construction Services Trade - Concrete
  - 91455 – Construction Services Trade - Masonry
  - 91479 – Construction Services Trade – Structural & Reinforcement Steel
  - 90945 – Building Construction Services – Finishes, Flooring, Wall & Ceiling
  - 90984 – Building Construction Services – Thermal & Moisture Protection
  - 90937 – Building Construction Services – Doors & Windows
  - 90979 - Building Construction Services – Specialties
  - 91468 – Construction Services Trade - Plumbing
  - 91450 - Construction Services Trade - HVAC
  - 91438 - Construction Services Trade - Electrical
- Number of Vendors to be Notified
  - Central Vendor Registry: 2,661
- Advertising
- TVSA Channel
  - COSA Bidding & Contracting Webpage
  - CivCast

## Evaluation Voting Members

- Lori Houston, Assistant City Manager, City Manager's Office
- Melody Woosley, Director, Department of Human Services
- Luis Maltos, Assistant Director, Public Works Department
- Byron Smith, City Architect, Public Works Department
- Eric Teague, Facilities Manager, Department of Human Services
- Cathleen Crabb, Senior Architect, Public Works Department

# Solicitation Requirements



## Evaluation Criteria

- Experience, Background, Qualifications of Respondent, Key Personnel, and Key Sub-Contractor: 35 points
- Understanding of the Project and Proposed Management Plan: 15 points
- Experience with the San Antonio Region & Past Performance: 15 points
- Price Proposal: 15 points
- SBE Prime Contract Program: 10 points
- M/WBE Prime Contract Program: 10 points

# Solicitation Requirements



## Additional Requirements

- Audited Financial Statements: Not Required
- Local Preference Program: Not Applicable
- Veteran-Owned Small Business Preference Program: Not Applicable
- SBEDA Subcontracting Requirements: 10% M/WBE; 1% AABE

## SBEDA Availability Analysis

- APIs are supported by the following analysis on a contract-by-contract basis:
  - Opportunities for S/M/WBEs within the scope of work
  - Percentage of S/M/WBEs available in the Central Vendor Registry
  - Utilization of S/M/WBEs on historic projects similar in nature

\*Beginning April 1, 2025, the Goal Setting Committee has been sunset.

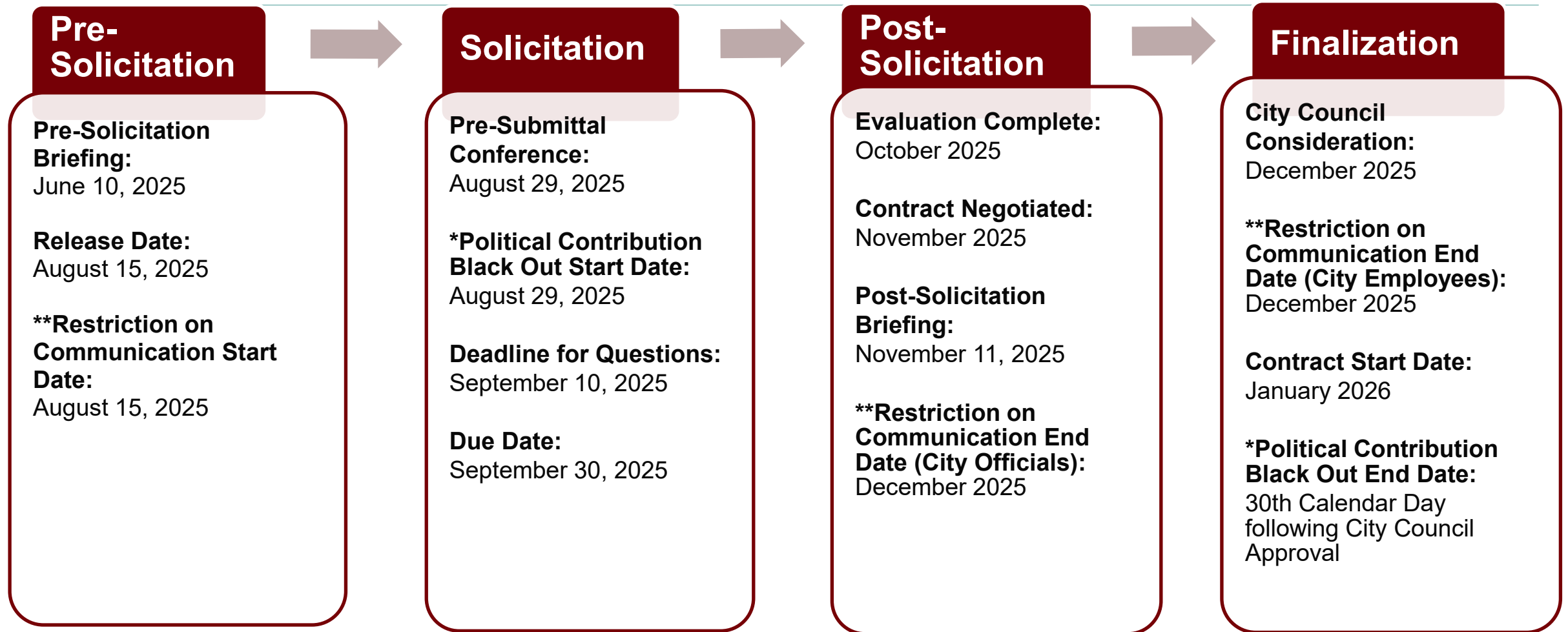
# Solicitation Requirements



## High-Profile Solicitation Requirements

- Prohibited Campaign Contributions: Starts on the 10th business day after release date through the 30th calendar day following City Council approval ("blackout" period).
- Restrictions on Communications: City officials from the release date until contract is posted on City Council "A" session agenda; City employees from release date until contract is approved at "A" session.

# Project Timeline



Dates are subject to change dependent upon release date.

\*Prohibited Campaign Contributions: Starts on the 10th business day after release date through the 30th calendar day following City Council approval ("blackout" period).

\*\*Restrictions on Communications: City officials from the release date until contract is posted on City Council "A" session agenda; City employees from release date until contract is approved at "A" session.





# Thank You

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