

Post-Solicitation Briefing for Ella Austin Community Center Renovation



Audit Committee

Date: October 8, 2024

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

Solicitation Overview



The Public Works Department solicited for a Construction Manager at Risk to provide pre-construction and construction services for the Ella Austin Community Center Renovation Project, located at 1023 N. Pine Street, in Council District 2.

Services to include development of design optimization considerations, development and management of the project construction schedule, risk mitigation and construction to assist the City in project execution.

Solicitation Type

- Construction Manager at Risk (CMAR)

Proposed Completion

- October 2026

Estimated Value

- \$17.2 million total

Funding Source

- 2022 Bond

Current Contract Status

- New Contract

Recommended Award – Step 1



RFQ for Construction Manager at Risk - Ella Austin Community Center Renovations (24-053, 23-04035)	Maximum Points	Vendor A	Vendor B	Vendor C	Vendor D
Score Summary *STEP 1 EVALUATION March 13, 2024					
A - Experience, Background, and Qualifications of Respondent, Key Personnel, and Key Sub-contractors	50	42.17	38.83	37.83	33.00
B - General Proposed Work Plan/Approach	30	24.00	23.50	23.33	20.83
C - Experience with the San Antonio Region & Past Performance	10	9.33	7.83	7.83	7.33
A - C Sub-Total	90	75.50	70.16	68.99	61.16
D - SBEDA - SBE Prime Contract Program	5	0.00	0.00	0.00	0.00
D - SBEDA - M/WBE Prime Contract Program	5	0.00	0.00	0.00	0.00
TOTAL SCORE	100	75.50	70.16	68.99	61.16
RANK BASED ON TOTAL SCORE		1	2	3	4

*Three firms were shortlisted for interviews. Final scoring was conducted upon completion of interviews.

SBEDA Subcontracting Requirements – M/WBE 20%; AABE 3%

Local Preference Program – Not Applicable

Veteran-Owned Small Business Preference Program – Not Applicable

Recommended Award – Step 2



RFP for Construction Manager at Risk - Ella Austin Community Center Renovations (24-053, 23-04035) Score Summary *STEP 2 EVALUATION May 23, 2024	Maximum Points	**VENDOR A	VENDOR B	VENDOR C
A - Detailed Proposed Work Plan and Approach to Quality Control	40	33.33	35.83	28.17
B - Overall Evaluation of the Firm/Team and its Ability to Provide Required Services	30	24.33	25.00	21.17
A - B Sub-Total	70	57.66	60.83	49.34
C - Proposed Cost Methodology	20	20.00	13.20	19.75
D - SBEDA - SBE Prime Contract Program	5	0.00	0.00	0.00
D - SBEDA - M/WBE Prime Contract Program	5	0.00	0.00	0.00
TOTAL SCORE	100	77.66	74.03	69.09
RANK BASED ON TOTAL SCORE		1	2	3

*Three firms were shortlisted for interviews. Final scoring was conducted upon completion of interviews.

**After scoring was complete, an updated Campaign Finance Report revealed that prohibited campaign contributions were made by the Respondent during the "blackout" period, therefore they were disqualified.

SBEDA Subcontracting Requirements – M/WBE 20%; AABE 3%

Local Preference Program – Not Applicable

Veteran-Owned Small Business Preference Program – Not Applicable

Due Diligence



Finance and Auditor Departments – Due Diligence Results

Number of vendors notified:

634

Number of vendors at pre-submittal conference:

4

Number of responses received:

4; 1 respondent disqualified for prohibited campaign contributions.

Results of Minimum Requirements Review

No Material Findings

Results of Due Diligence Review

No Material Findings



Thank You

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