

Pre-Solicitation Briefing for Construction Manager at Risk (CMAR) Services



Audit Committee

Date: August 8, 2023

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

Project and Solicitation

The Public Works Department is issuing a Request for Qualifications (RFQ) for Construction Manager at Risk (CMAR) to provide Pre-Construction and Construction Phase Services for 2022 Bond projects for the Hemisfair Boulevard Phase 3 project located in District 1 and Marbach Road Area Streets/Area Drainage project located in Districts 4 and 6.

Solicitation Type

- Construction Manager at Risk (CMAR)

Project Completion:

- Hemisfair: Feb. 2027
- Marbach: April 2028

Estimated Value

- Hemisfair: \$7.6M
- Marbach: \$25.7M

Current Contract Status

- New Contracts

Solicitation Overview



Outreach		Evaluation Voting Members	
NIGP Codes Identified	91350-Street Construction	Hemisfair Phase 3	Marbach Streets/Drainage
	96882-Traffic Signal Installation		
	91356-Utility/Underground		
	98852-Landscaping		
	91345-Sewer/Storm Drain		
	91232 Construction, Street Lighting		
	91240 Demolition Services		
Number of Vendors to be Notified	91273 Paver Block Installation	Roderick Sanchez, Assistant City Manager, City Manager's Office	Roderick Sanchez, Assistant City Manager, City Manager's Office
	91430 Concrete	Fitzgerald Sanchez, P.E., Asst. City Engineer, Public Works Department	Razi Hosseini, P.E., Director/City Engineer, Public Works Department
	91347 Construction, Sidewalks & Driveways	Melissa Chamrad, Director of Real Estate and Finance, Hemisfair Park Area Redevelopment Corporation	Kathryn Otto, P.E., Senior Engineer, Public Works Department
	91396 Paving/Resurfacing, Street (Major and Residential)	Sean Reich, P.E., Engineering Programs Manager, Public Works Department	Sean Reich, P.E., Engineering Programs Manager, Public Works Department
	Central Vendor Registry: 634	Timothy Hayes, P.E., Senior Engineer, Public Works Department	Florencio Rodriguez, P.E., Senior Engineer, Public Works Department
	Targeted Vendor Outreach: 1735	Nina Bittle, Manager, San Antonio Water System	Nicholas Vasquez, P.E., Project Engineer, San Antonio Water System
	Advertising	TVSA Channel 21	Oscar Luevanos, P.E., Engineer, CPS Energy
COSA Bidding Opportunities website			
	Hart Beat		
	CivCast		

Solicitation Requirements Phase 1 (RFQ)



- Evaluation Criteria**
- A. Experience, Background, Qualifications of Key Personnel, and Key Sub-Consultants: 50 points
 - B. General Proposed Work Plan/Approach: 30 points
 - C. Experience with San Antonio Region and Past Performance: 10 points
 - D. SBE Prime Contract Program: 5 points
M/WBE Prime Contract Program: 5 points

- Additional Requirements**
- Audited Financial Statements: Not Required
 - Local Preference Program: Not Applicable
 - Veteran Owned Small Business Preference Program: Not Applicable
 - SBEDA Subcontracting Requirements: 19% M/WBE; 3% AABE
 - Mentor Protégé Program Requirement: Yes

Solicitation Requirements Phase 2 (RFP)



- Evaluation Criteria**
- A. Detailed Proposed Work Plan and Approach to Quality Control: 50 points
 - B. Overall Evaluation of the Firm/Team and its Ability to Provide Required Services: 20 points
 - C. Proposed Costing Methodology: 20 points
 - D. SBE Prime Contract Program: 5 points
M/WBE Prime Contract Program: 5 points

Additional Requirements

Audited Financial Statements: Not Required
Local Preference Program: Not Applicable
Veteran Owned Small Business Preference Program: Not Applicable
SBEDA Subcontracting Requirements: 19% M/WBE; 3% AABE

SBEDA Goal Setting Overview



Goal Setting Committee Members Nikki Ramos, Co-Chair, Parks & Recreation Department
Michael Sindon, Economic Development Administrator, Economic Development Department
Luis Maltos, P.E., Assistant Director, Public Works Department
Angelica Mata, Assistant Director, Finance Department
Frank Munoz, Citizen Member
Julianna Lopez, Citizen Member

API Applied SBEDA Program Criteria = 10 points

- SBE Prime Contract Program = 5 points
- M/WBE Prime Contract Program = 5 points

SBEDA Subcontracting Requirements: 19% M/WBE Subcontracting; 3% AABE Subcontracting; Mentor Protégé Program Requirement

- Self-performance by Prime respondents will not count toward subcontracting goals.

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

Project Timeline





Thank You

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