

6. Approval to proceed with scheduling one contract for City Council consideration to provide the San Antonio Fire Department with construction services for the Fire Station #52 Replacement project, located in Council District 4 at 10440 Quintana Road in the estimated total value of \$9,350,000. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works Department].

# **Post-Solicitation Briefing for Fire Station #52 Replacement**



## **Audit Committee**

Date: February 28, 2025

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

# Solicitation Overview



The Public Works Department issued a Request for Competitive Sealed Proposals (RFCSP) for construction services for the Fire Station #52 Replacement project. This project is located in Council District 4 at 10440 Quintana Road and is funded with Certificates of Obligation. The fire station will include an Emergency Medical Services (EMS) bay, sleeping quarters for the assigned crew, apparatus bays, support equipment bunker, gym, kitchen, and common area.

## Solicitation Type

- Request for Competitive Sealed Proposals (RFCSP)

## Project Completion

- 610 Calendar Days

## Estimated Value

- \$9.35 million total

## Funding Source

- Certificates of Obligation

## Current Contract Status

- New Contract

# Initial Scoring



Initial Score Matrix

RFCSP for Fire Station #52 Replacement (RFCSP 2024-167   23-04055)  Score Summary *INITIAL EVALUATION DECEMBER 17, 2024	Maximum Points	Vendor A	Vendor B	Vendor C	Vendor D
A - Experience, Background, Qualifications of Respondent, Key Personnel, and Key Sub-Contractors	30	22.00	23.40	16.40	15.80
B - Understanding of the Project and Proposed Management Plan	20	17.40	15.20	13.40	12.40
C - Experience with San Antonio Region and Past Performance	15	12.00	10.80	7.80	9.20
A - C Sub-Total	65	51.40	49.40	37.60	37.40
D - Price Proposal	15	14.91	13.64	15.00	14.65
E - SBEDA - SBE Prime Contract Program	10	0.00	0.00	0.00	0.00
E - SBEDA - M/WBE Prime Contract Program	10	0.00	0.00	0.00	0.00
TOTAL SCORE	100	66.31	63.04	52.60	52.05
RANK BASED ON TOTAL SCORE		1	2	3	4

\*Two firms were shortlisted for interviews. Final Scoring was conducted upon completion of interviews.

SBEDA Subcontracting Requirements – 16% M/WBE; 4% AABE

Local Preference Program – Not Applicable

Veteran-Owned Small Business Preference Program – Not Applicable

# Recommended Award



Final Score Matrix

RFCSP for Fire Station #52 Replacement (RFCSP 2024-167   23-04055)  Score Summary *FINAL EVALUATION JANUARY 22, 2025	Maximum Points	Vendor B	**Vendor A
A - Experience, Background, Qualifications of Respondent, Key Personnel, and Key Sub-Contractors	30	25.20	23.40
B - Understanding of the Project and Proposed Management Plan	20	19.60	11.60
C - Experience with San Antonio Region and Past Performance	15	12.00	11.60
A - C Sub-Total	65	56.80	46.60
D - Price Proposal	15	13.64	14.91
E - SBEDA - SBE Prime Contract Program	10	0.00	0.00
E - SBEDA - M/WBE Prime Contract Program	10	0.00	0.00
TOTAL SCORE	100	70.44	61.51
RANK BASED ON TOTAL SCORE		1	2

\*Two 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 Respondents during the "blackout" period, therefore, they were disqualified.

SBEDA Subcontracting Requirements – 16% M/WBE; 4% AABE

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:

92

Number of vendors at pre-submittal conference:

17

Number of responses received:

6; 1 firm withdrew their submittal; 1 firm was initially deemed non-responsive for failure to meet the 4% AABE subcontracting requirement and then was disqualified for prohibited campaign contributions; and 1 firm was also disqualified for prohibited campaign contributions.

Results of Minimum Requirements Review

No Material Findings

Results of Due Diligence Review

No Material Findings



# Thank You

Date: February 28, 2025

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