

Pre-Solicitation Briefing for Construction Manager At Risk for Carver Branch Library Renovation



Audit Committee

Date: December 14, 2023

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

Project and Solicitation



Public Works Department is soliciting for a Construction Manager at Risk (CMAR) to provide Pre-Construction and Construction Services for the Carver Branch Library Renovation Project, located at 3350 E. Commerce Street, in Council District 2.

Solicitation Type

- Construction Manager at Risk (CMAR)

Project Completion

- Summer 2026

Estimated Value

- \$8.0 Million

Current Contract Status

- New Contract

Solicitation Overview



Outreach

- **NIGP Codes Identified**
 - 91430 - Concrete
 - 91479 - Structural and Reinforcing Steel
 - 91445 - Masonry
 - 91473 - Roofing and Siding
 - 91468 - Plumbing
 - 91450 - Heating, Ventilation & Air Conditioning
 - 91438 - Electrical
 - 57081 - Steel Studs, Dry Wall
 - 91447 - Glass & Glazing
 - 90924 - Building Construction, Commercial & Institutional
- **Number of Vendors to be Notified**
 - Central Vendor Registry: 634
 - Targeted Outreach: 1,735
- **Advertising**
 - TVSA Channel
 - COSA Bidding & Contracting Webpage
 - HartBeat
 - CivCast

Evaluation Voting Members

- David McCary, Assistant City Manager, City Manager's Office
- Kathy Donellan, Assistant Director San Antonio Public Library
- Luis Maltos, P.E., Assistant Director, Public Works Department
- Byron Smith, R.A., City Architect, Public Works Department
- Evelyn Gamez, R.A., Senior Architect Public Works Department
- Geof Edwards, R.A., AIA, Alta Architects
- Liz Hurd, R.A., AIA, RVK Architects

Solicitation Requirements Phase 1 (RFQ)



Evaluation Criteria

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

Additional Requirements

- Audited Financial Statements: Required
- Local Preference Program: Not Applicable
- Veteran Owned Small Business Preference Program: Not Applicable
- SBEDA Subcontracting Requirements: 18% M/WBE; 3% AABE

Solicitation Requirements Phase 2 (RFP)



Evaluation Criteria

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

Additional Requirements

- Audited Financial Statements: Required
- Local Preference Program: Not Applicable
- Veteran Owned Small Business Preference Program: Not Applicable
- SBEDA Subcontracting Requirements: 18% 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

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



Pre-Solicitation

- **Goal Setting Committee:**
October 10, 2023
- **Pre-Solicitation Briefing:**
December 14, 2023
- **Release Date:**
December 18, 2023

Solicitation

- **Pre-Submittal Conference:**
January 10, 2024
- **Deadline for Questions:**
January 17, 2024
- **Phase 1 Due Date:**
February 9, 2024
- **Phase 1 Evaluation:**
March 8, 2024

Post-Solicitation

- **Notifications of Shortlist and Phase 2 RFP Issuance:**
March 15, 2024
- **Proposals Due Date:**
April 2, 2024
- **Shortlist Interviews:**
April 4, 2024
- **Contract Negotiations:**
April 8, 2024
- **Post-Solicitation Briefing:**
May 14, 2024

Finalization

- **City Council Consideration:**
June 2024
- **Contract Start Date:**
June 2024



Thank You

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