

Pre-Solicitation Briefing for Job Order Contracting Program



Audit Committee

Date: March 12, 2024

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

Project and Solicitation



Public Works Department is seeking to issue a Request for Competitive Sealed Proposals (RFCSP) to contract with qualified firms interested in providing job order contracting services for various projects for the City of San Antonio. Services include incidental demolition, construction, repair, rehabilitation, alteration, and deferred maintenance on City owned and leased buildings, or other facilities of interest to the City.

Solicitation Type

- Request for Competitive Sealed Proposals (RFCSP)

Proposed Term

- 2 years with 3, 1-year options

Estimated Value

- \$24 million annually
- \$120 million total (anticipate up to 8 contracts)

Funding Source

- Various Funding Sources

Current Contract Status

- Expires 02/16/2025

Solicitation Overview



Outreach

- **NIGP Codes Identified**
 - 90924 – Building Construction Services, New, Including Maintenance and Repair Services
 - 90930 - Building Construction, (Not Otherwise Classified)
- **Number of Vendors to be Notified**
 - Central Vendor Registry: 434
- **Advertising**
 - TVSA Channel
 - COSA Bidding & Contracting Webpage
 - HartBeat
 - CivCast

Evaluation Voting Members

- John Peterek, Interim Assistant City Manager, City Manager's Office
- Alexander Martinez, Assistant Director, Building & Equipment Services Department
- Ron Griego, Asset Facilities Administrator, Building & Equipment Services Department
- Jeff Knippel, Capital Programs Manager, Public Works Department
- Evelyn Gamez, Senior Architect, Public Works Department
- Golda Obinzu, Energy Manager, Office of Sustainability
- Rose Navarro, Facilities Manager, San Antonio Public Library
- Eric Teague, Special Projects Manager, Department of Human Services

Solicitation Requirements



Evaluation Criteria

- Experience of Respondent, Subcontractors and Key Personnel with Job Order Contracting Projects: 25 points
- Understanding of the JOC Program and Proposed Management Plan: 20 points
- Construction Experience in the San Antonio Region and Past Performance: 15 points
- Coefficient Proposal: 20 points
- SBE Prime Contract Program: 5 points
- M/WBE Prime Contract Program: 5 points
- ESBE Prime Contract Program: 10 points

Additional Requirements

- Audited Financial Statements: Not Required
- Local Preference Program: Not Applicable
- Veteran Owned Small Business Preference Program: Not Applicable
- SBEDA Subcontracting Requirements: 24% M/WBE; 3% AABE

SBEDA Goal Setting Overview



Goal Setting Committee Members

- Ian Benavidez, Interim Deputy Director, Neighborhood & Housing Services Department
- Michael Sindon, Economic Development Administrator, Economic Development Department
- Luis Maltos, Assistant Director, Public Works Department
- Angelica Mata, Assistant Director, Finance Department
- Frank Muñoz, Goal Setting Committee Citizen Member
- Julianna Lopez, Goal Setting Committee 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:**
 - January 29, 2024
- **Pre-Solicitation Briefing:**
 - March 12, 2024
- **Release Date:**
 - April 3, 2024



Solicitation

- **Pre-Submittal Conference:**
 - April 17, 2024
- **Deadline for Questions:**
 - May 8, 2024
- **Due Date:**
 - June 4, 2024



Post-Solicitation

- **Distribution**
 - June 17, 2024
- **Evaluation Complete:**
 - July 10, 2024
- **Contract Negotiated:**
 - August 2024
- **Post-Solicitation Briefing:**
 - September 10, 2024



Finalization

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



Thank You

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