

Pre-Solicitation Briefing for Construction Manager At Risk for Dolorosa Street Reconstruction



Audit Committee

Date: November 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 Dolorosa Street (South Frio to South Flores) Reconstruction Project.

Solicitation Type

- Construction Manager at Risk (CMAR)

Project Completion

- Summer 2025

Estimated Value

- \$17 Million total

Current Contract Status

- New Contract

Solicitation Overview



Outreach

- **NIGP Codes Identified**
 - 91350-Street Construction
 - 96882-Traffic Signal Installation
 - 91356-Utility/Underground
 - 98852-Landscaping
 - 91345-Sewer/Storm Drain
 - 91232-Construction, Street Lighting
 - 91273-Paver Block Installation
 - 91227-Irrigation
 - 91276-Striping
 - 91360-Water Mains
- **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

- Roderick Sanchez, Assistant City Manager, City Manager's Office
- Razi Hosseini, P.E., Director/City Engineer, Public Works Department
- Kathryn Otto, P.E., Senior Engineer, Public Works Department
- Sean Reich, P.E., Eng. Programs Manager, Public Works Department
- Timothy Hayes, P.E., Senior Engineer, Public Works Department
- Nina Bittle, P.E., Manager, San Antonio Water System
- Jason Guillemette, P.E., Engineer, CPS Energy

Solicitation Requirements Phase 1 (RFQ)



Evaluation Criteria

- Experience, Background, Qualifications of Key Personnel, and Key Sub-Consultants: 50 points
- Proposed Plan/Schedule: 40 points
- SBE Prime Contract Program: 10 points

Additional Requirements

- Audited Financial Statements: 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

- Detailed Proposed Work Plan and Approach to Quality Control: 40 points
- Overall Evaluation of the Firm/Team and its Ability to Provide Required Services: 30 points
- Proposed Costing Methodology: 20 points
- SBE Prime Contract Program: 10 points

Additional Requirements

- Audited Financial Statements: 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

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:**
November 9, 2023
- **Pre-Solicitation Briefing:**
November 14, 2023
- **Release Date:**
November 17, 2023

Solicitation

- **Pre-Submittal Conference:**
November 28, 2023
- **Deadline for Questions:**
December 5, 2023
- **Due Date:**
December 18, 2023

Post-Solicitation

- **Notifications of Shortlist and Phase 2 RFP Issuance:**
January 3, 2024
- **Proposals Due Date:**
January 18, 2024
- **Shortlist Interviews:**
January 19, 2024
- **Contract Negotiations:**
January 24, 2024
- **Post-Solicitation Briefing:**
February 13, 2024

Finalization

- **City Council Consideration:**
February/March 2024
- **Contract Start Date:**
March 2024



Thank You

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