

Audit and Accountability Committee



Pre-Solicitation Briefing for South Alamo Street (Market Street to East Cesar E. Chavez Boulevard)

Date: February 23, 2022

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

Project & Solicitation Overview

Public Works Department is issuing Request for Competitive Sealed Proposals (RFCSP) for the construction of street improvements related to the South Alamo Street (Market Street to East of Cesar E. Chavez Boulevard), a 2017 Bond project. Street improvements will include roadway reconstruction, drainage, traffic signals, pedestrian lighting, and landscaping, as well as upgrades to SAWS water, sewer, and chilled water mains; and CPS gas and roadway lighting.



Solicitation Type:

Request for Competitive Sealed Proposals (RFCSP)



Proposed Term:

Project Completion (Estimated Fall 2024)



Estimated Value:

\$15.4 Million



Current Contract Status:

New Contract

Funding For Construction

Project	Amount	Source
South Alamo Street (Market to East of Cesar E. Chavez)	\$8.3 Million	2017 Bond
Utilities	\$6.8 Million	*SAWS & CPS Energy
Low Impact Development	\$0.3 Million	San Antonio River Authority
Total Estimated Construction Value	\$15.4 Million	

*\$6.8M to be funded by Utilities in Council Construction Award Action

Solicitation Overview

Outreach		Evaluation Voting Members
NIGP Codes Identified (Partial)	91350 -Street construction	Roderick Sanchez, Assistant City Manager, City Manager's Office
	96882 -Traffic Signals	
	91356 -Utility/Underground	Razi Hosseini, P.E., R.P.L.S., Director/City Engineer, Public Works Department
	98852 -Landscaping	
	91345 -Sewer/Storm Drain	
Number of Vendors to be Notified	91273 -Paver Blocks	Sean Reich, P.E., Senior Engineer, Public Works Department
	Central Vendor Registry: 641	Sarah Esserlieu Khalil, Economic Development Director, Centro San Antonio
		Andres Andujar, Chief Executive Officer, Hemisfair Park Area Redevelopment Corporation
Advertising	<ul style="list-style-type: none"> • CivCast • TVSA Channel 21 • COSA Bidding Website • The Hart Beat • Texas Electronic State Business Daily 	Nina Bittle, P.E., Pipelines Manager, San Antonio Water System

Solicitation Requirements

Evaluation Criteria

- *Experience, Background, Qualifications of Prime Firm, Key Personnel & Key Subcontractors: 20 points
- *Understanding of the Project and Proposed Management Plan: 10 points
- Experience in San Antonio Region & Past Performance: 10 points
- Price Proposal: 40 points
- SBEDA Program: 20 points (10 SBE pts – 10 M/WBE pts)

*Criteria will include Low Impact/Sustainable/Green Initiative related questions.

Additional Requirements

- Audited Financial Statements: Not Required
- Local Preference Program: Not Applicable
- Veteran-Owned Small Business Preference Program: Not Applicable
- SBEDA Requirements: 25% M/WBE Subcontracting; 3% AABE Subcontracting

SBEDA Goal Setting Overview

Goal Setting Committee Members

Michael Sindon, EDD Administrator, Economic Development Department
Luis Maltos, P.E., Assistant Director, Public Works Department
Norbert Dziuk, Assistant Director, Finance Department
Nikki Ramos, Committee Chair & Assistant Director, Parks and Recreation Department
Linda Lopez-George, Director, Research Partnerships & Business Development, UT Health San Antonio

API Applied

SBEDA Program Criteria = 20 points

- SBE Prime Contract Program = 10 points
- M/WBE Prime Contract Program = 10 points

SBEDA Subcontracting Requirements: 25% M/WBE Subcontracting; 3% AABE Subcontracting

- Self-performance by Prime respondents will 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

Pre-Solicitation	Solicitation	Post – Solicitation	Finalization
Goal Setting Committee: <ul style="list-style-type: none">▪ January 6, 2022 Pre-Solicitation Briefing: <ul style="list-style-type: none">▪ February 23, 2022 Release Date: <ul style="list-style-type: none">▪ February 28, 2022	Pre-Submittal Conference: <ul style="list-style-type: none">▪ March 16, 2022 Deadline for Questions: <ul style="list-style-type: none">▪ March 23, 2022 Due Date: <ul style="list-style-type: none">▪ April 15, 2022	Evaluation Complete: <ul style="list-style-type: none">▪ May 2022 Contracts Negotiated: <ul style="list-style-type: none">▪ June 2022 Post Solicitation Briefing: <ul style="list-style-type: none">▪ August 24, 2022	City Council Consideration: <ul style="list-style-type: none">▪ September 2022 Contract Start Date: <ul style="list-style-type: none">▪ October 2022

Legislative Changes

- Effective September 1, 2021, HB No. 2581 amended Section 2269.153 of Texas Government Code for civil work projects using RFCSP.
 - Weighted value assigned to price must be at least 50% of the total weighted value
 - Governing body can assign a lower weighted value to price of no less than 36.9 percent of the total weighted value, if in the public interest.
- Public Works recommends no less than 40% for price of the total weighted value.
 - Meets the intent of the legislation to promote best price for public dollars spent on infrastructure.
 - Considers quality and timely construction.
- Legislative changes to be presented to City Council February 2022.

S. Alamo Evaluation Criteria	Weighted Value
Experience, Background, Qualifications	20 pts
Understanding Management Plan	10 pts
Experience in SA & Past Performance	10 pts
Price Proposal	40 pts
SBEDA Program	20 pts
Total	100 pts