Audit and Accountability Committee



Pre-Solicitation Briefing for Job Order Contracting Program

Date: January 19, 2021

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

Public Works Department

Project Background

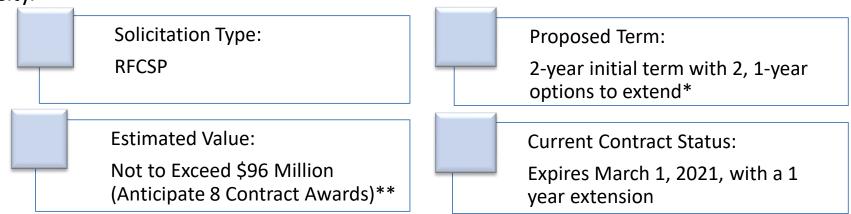
Job Order Contracting Program pre-solicitation briefing was presented to the Audit & Accountability Committee on November 17, 2020

Committee requested staff address the following items prior to solicitation release:

- Proposed Contract Term
- Number of Contract Awards
- Evaluation Criteria and Weighting
 - Construction Experience in the San Antonio Region
 - Respondent's Past Performance

Project & Solicitation Overview

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 in 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.



^{*}Original proposed term was 1 year with 2, 1 year options

^{**}Estimated value revised based upon anticipated award to 8 firms and revised contract term

Solicitation Overview

ì		Outreach	Evaluation Voting Members
	NIGP Codes Identified Number of Vendors to	 90922 Building Construction 95877 Project Management Services Central Vendor Registry: 309 Targeted Vendor Outreach: 2,000 weekly 	Roderick Sanchez, AICP, CBO, Assistant City Manager, CMO
			Razi Hosseini, P.E., R.P.L.S., Director, Public Works Department
			Rodney Dziuk, Capital Programs Manager, Public Works Department
			Rich Walker, Project Control Manager, San Antonio Public Library
	be Notified		Dennis Fiemeyer, Construction and Development Manager, Aviation Department
	 TVSA Channel 21 COSA Bidding Opportunities Website The Hart Beat Texas Electronic State Business Daily CivCast 	Aurora Perkins, Parking Administrator, Center City Development and Operations Department	
		Lacy K. Hampton, Interim Associate Vice Chancellor, Alamo Colleges District	
		Daily	Doug McMurry, Executive V.P., San Antonio Chapter of Associated General Contractors
		Aline Yoldi, AIA, RID, LEED AP BD+C, American Institute of Architects	

Solicitation Requirements

Evaluation Criteria

Experience of Respondent, Subcontractors and Key Personnel with Job Order Contracting Projects: 25 points

Project sheets demonstrating Respondent's JOC experience

Role of subcontractors in performance of the contract

Key personnel assigned to the contract and their qualifications

Organizational Chart

Understanding of the Job Order Contracting Program and Proposed Management Plan: 25 points*

Understanding of City's JOC program objectives

Anticipated program constraints and technical challenges and proposed solutions

Completed JOC Proposal for provided sample project

Proposed Management Plan

Construction experience in the San Antonio region and Past Performance: 15 points**

Knowledge of local construction practices, conditions and environment

Similar experience with City projects

Similar experience with other entities (school districts, universities, utilities, etc.)

Coefficient Price Proposal: 15 points

SBEDA Program: 20 points (M/WBE – 10 pts; SBE – 5 pts; ESBE – 5 pts)

^{*}Weighting reduced from 30 points to 25 points.

^{**}Weighting increased from 10 points to 15 points. Criteria clarified with additional weight given to past performance.

Solicitation Requirements

Additional Requirements

SBEDA Subcontracting Requirements: 24% M/WBE Subcontracting; 3% AABE Subcontracting

Local Preference Program: Not Applicable

Veteran-Owned Small Business Preference Program: Not Applicable

Audited Financial Statements: Not Required

Goal Setting Committee Members

Shuchi Nagpal, Interim Economic Development Administrator, Economic Development Department

Razi Hosseini, P.E., R.P.L.S., 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

Project Timeline

Pre-Solicitation

Solicitation

Post – Solicitation

Finalization

Goal Setting Committee:

October 2020

Audit Committee
Pre Solicitation
Briefing:

- November 17, 2020
- January 19, 2021

Release Date:

■ February 1, 2021

Pre-Submittal

Conference: ■ February 19, 2021

Deadline for **Questions:**

■ February 26, 2021

Due Date:

■ March 26, 2021

Evaluation Complete:

■ April 26, 2021

Contracts
Negotiated:

■ June 2021

Audit Committee Post Solicitation Briefing:

■ August 17, 2021

City Council Consideration:

■ September 9, 2021

Contract Start Date:

October 2021