

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.



Solicitation Type:
RFCSP



Estimated Value:
Not to Exceed \$96 Million
(Anticipate 8 Contract Awards)**



Proposed Term:
2-year initial term with 2, 1-year
options to extend*



Current Contract Status:
Expires March 1, 2021, with a 1
year extension

*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

Outreach

NIGP Codes Identified	<ul style="list-style-type: none"> • 90922 Building Construction • 95877 Project Management Services
Number of Vendors to be Notified	<ul style="list-style-type: none"> • Central Vendor Registry: 309 • Targeted Vendor Outreach: 2,000 weekly
Advertising	<ul style="list-style-type: none"> • TVSA Channel 21 • COSA Bidding Opportunities Website • The Hart Beat • Texas Electronic State Business Daily • CivCast

Evaluation Voting Members

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
Dennis Fiemeyer, Construction and Development Manager, Aviation Department
Aurora Perkins, Parking Administrator, Center City Development and Operations Department
Lacy K. Hampton, Interim Associate Vice Chancellor, Alamo Colleges District
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
<p>Goal Setting Committee:</p> <ul style="list-style-type: none">▪ October 2020 <p>Audit Committee Pre Solicitation Briefing:</p> <ul style="list-style-type: none">▪ November 17, 2020▪ January 19, 2021 <p>Release Date:</p> <ul style="list-style-type: none">▪ February 1, 2021	<p>Pre-Submittal Conference:</p> <ul style="list-style-type: none">▪ February 19, 2021 <p>Deadline for Questions:</p> <ul style="list-style-type: none">▪ February 26, 2021 <p>Due Date:</p> <ul style="list-style-type: none">▪ March 26, 2021	<p>Evaluation Complete:</p> <ul style="list-style-type: none">▪ April 26, 2021 <p>Contracts Negotiated:</p> <ul style="list-style-type: none">▪ June 2021 <p>Audit Committee Post Solicitation Briefing:</p> <ul style="list-style-type: none">▪ August 17, 2021	<p>City Council Consideration:</p> <ul style="list-style-type: none">▪ September 9, 2021 <p>Contract Start Date:</p> <ul style="list-style-type: none">▪ October 2021