

Audit and Accountability Committee



Pre-Solicitation Briefing for 3830 Parkdale Street

September 18, 2018

Presented by: Verónica R. Soto, AICP, Director, Neighborhood & Housing Services

Project & Solicitation Overview

Project Scope/Overview

- Successful developer will develop and construct a rental housing development at 3830 Parkdale Street in accordance with the Council-adopted Urban Renewal Plan
- The development will provide at a minimum half of the units serving families at 80% AMI (Area Median Income) or less
- The City's funding serves as a gap financing tool to provide affordable/Workforce Housing



Solicitation Type

- RFP

Estimated Value

- \$2,900,000

Proposed Term

- 3 years

Current Contract Status

- New Contract

Solicitation Overview

Outreach

NIGP Codes Identified	<p>NIGP code(s) and description</p> <p>90976: Site Work</p> <p>91223: Construction, General: Backfill Services, Digging, Ditching, Road Grading, Rock Stabilization, etc.</p> <p>91276: Striping: Streets, Parking Facilities, Lane Divisions, Paint, etc.</p> <p>91347: Construction, Sidewalk and Driveway, Incl. Pedestrian and Handicap Ramps</p> <p>91394: Paving and Resurfacing, Alley and Parking Lot</p> <p>91897: Utilities: Gas, Water, Electric Consulting</p> <p>96239: Hauling Services</p> <p>98852: Landscaping, Including Design, Fertilizing, Planting, etc., Not Grounds Maintenance or Tree Trimming Services</p> <p>90923: Building Construction, Residential, Apartments, etc.</p>
Number of Vendors to be Notified	<p>Central Vendor Registry: 830</p> <p>Veteran Owned Small Business (SBA): N/A</p> <p>Targeted Vendor Outreach: N/A</p>
Advertising	<p>TVSA Channel 21</p> <p>COSA Bidding Opportunities website</p> <p>Hart Beat</p> <p>Express News</p>

Evaluation Voting Members

Peter Zanoni, Deputy City Manager

Verónica Soto, Neighborhood & Housing Services, Director

David Rodriguez, OUR SA Chair

D8 Rep., Neighborhood Improvements Advisory Committee

Alice Salinas, Local Initiatives Solutions Corporation

Solicitation Requirements

Evaluation Criteria

Development Experience: 15 points
Financial Capacity and Capacity: 10 points
Project Site Plan and Timeline: 10 points
Other Public Benefit: 5 points
Affordable Housing: 50 points
SBEDA Program: 10 points (SBE Prime Contract – 5 points; MWBE Prime Contract – 5 points)

Additional Requirements

SBEDA Subcontracting Requirements: 25% MWBE, 5% AABE
Local Preference Program: Not Applicable
Veteran Owned Small Business Preference Program: Not Applicable
Audited Financial Statements: Required

Goal Setting Committee Members

Verónica R. Soto, Director, Neighborhood & Housing Services
Razi Hosseini, Assistant Director, Transportation & Capital Improvements
Michael Sindon, Assistant Director, Economic Development Department
Nikki Ramos, Goal Setting Committee Chair
Lester Bryant, Citizen Member
Linda Lopez-George, Citizen Member

Project Timeline

