Audit and Accountability Committee



Pre-Solicitation Briefing for 3830 Parkdale Street

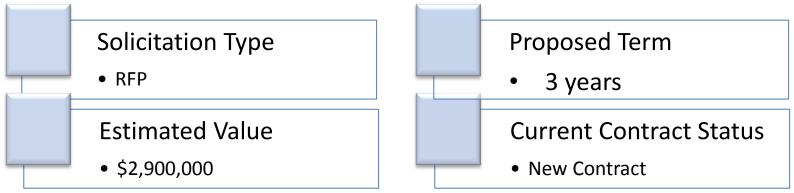
September 18, 2018

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 Overview

Outreach

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

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

Pre-Solicitatio	n Solicitation	Post – Solicitation	Finalization	
Goal Setting	Pre-Submittal	Evaluation	City Council	
Committee:	Conference:	Complete:	Consideration:	
■ Sept. 14, 2018	 Oct. 9, 2018 	■ Nov. 16, 2018	Jan. 17, 2019	
Audit Committee	Deadline for	Contract	Contract Start	
Pre Solicitation	Questions:	Negotiated:	Date:	
Briefing: ■ Sept. 18, 2018	 Oct. 11, 2018 	December, 2018	 Jan. 30, 2019 	
	Due Date:	Audit Committee		
Release Date:	■ Nov. 2, 2018	Post Solicitation		
Sept. 20, 2018		Briefing:		
		Dec. 18, 2018		