

Audit and Accountability Committee



Post Solicitation Briefing for Neighborhood Improvements Bond Program Southeast Service Center Project

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Solicitation Overview

Project Summary

- Developer will develop and construct a rental housing development at 7402 S. New Braunfels Ave. in accordance with the Council-adopted Urban Renewal Plan
- The development will provide $\frac{2}{3}$ of the units at or below 60% AMI with 10% available to families making 30% AMI or below
- The City's bond contribution of land/site and site readiness serves as a gap financing tool to provide affordable/Workforce Housing

Solicitation Type

- RFP

Estimated Value

- Land – \$1,940,000
- Gap – \$4,200,000

Proposed Term

- 3 Years

Recommended Award

RFP: The Purchase and Development of Southeast Service Center - Phase I		Firm 1	Firm 2	Firm 3
Development Experience	15	12.20	11.20	13.80
Financial Capacity and Capability	10	8.00	6.00	9.00
Project Site Plan and Timeline	10	8.00	7.60	8.40
Affordable Housing	45	20.50	32.25	32.00
SBEDA (Small Business Economic Development Advocacy)	10	0.00	0.00	10.00
Other Public Benefit	10	8.40	6.80	7.40
TOTAL SCORE	100	57.10	63.85	80.60
RANK		3	2	1

RFP: The Purchase and Development of Southeast Service Center - Phase II		Firm 1	Firm 2	Firm 3
Development Experience	15	13.50	11.50	14.25
Financial Capacity and Capability	10	7.00	5.00	9.00
Project Site Plan and Timeline	10	7.00	6.50	8.50
Affordable Housing	45	20.50	32.25	32.00
SBEDA (Small Business Economic Development Advocacy)	10	0.00	0.00	10.00
Other Public Benefit	10	8.50	6.00	9.25
TOTAL SCORE	100	56.50	61.25	83.00
RANK		3	2	1

SBEDA Subcontracting Requirements – 25% M/WBE , 5% AABE

Local Preference Program – not applicable

Veteran Owned Small Business Preference Program – not applicable

Due Diligence

Finance and Audit Departments – Due Diligence Results

Number of vendors notified:	634
Number of vendors at pre-submittal conference:	6
Number of responses received:	3
Results of Minimum Requirements Review	No Findings
Results of Due Diligence Review	No Findings