

# Audit and Accountability Committee



## Post Solicitation Briefing for Design Build Services for Police Station at St. Mary's

Date: October 20, 2020

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

# Solicitation Overview

- 2017 Bond Program project located at 2020 N. St. Mary's Street
- Two-story police station, approximately 24,000 square feet
- SAPD patrol, SAFFE, property crimes, crisis response team currently located at Central Substation on Frio Street
- Community room for neighborhood and SAPD events
- Parking available to the public



## Solicitation Type

Design Build: 2-Step Process

- 1) Request for Qualification
- 2) Request for Proposal



## Estimated Value

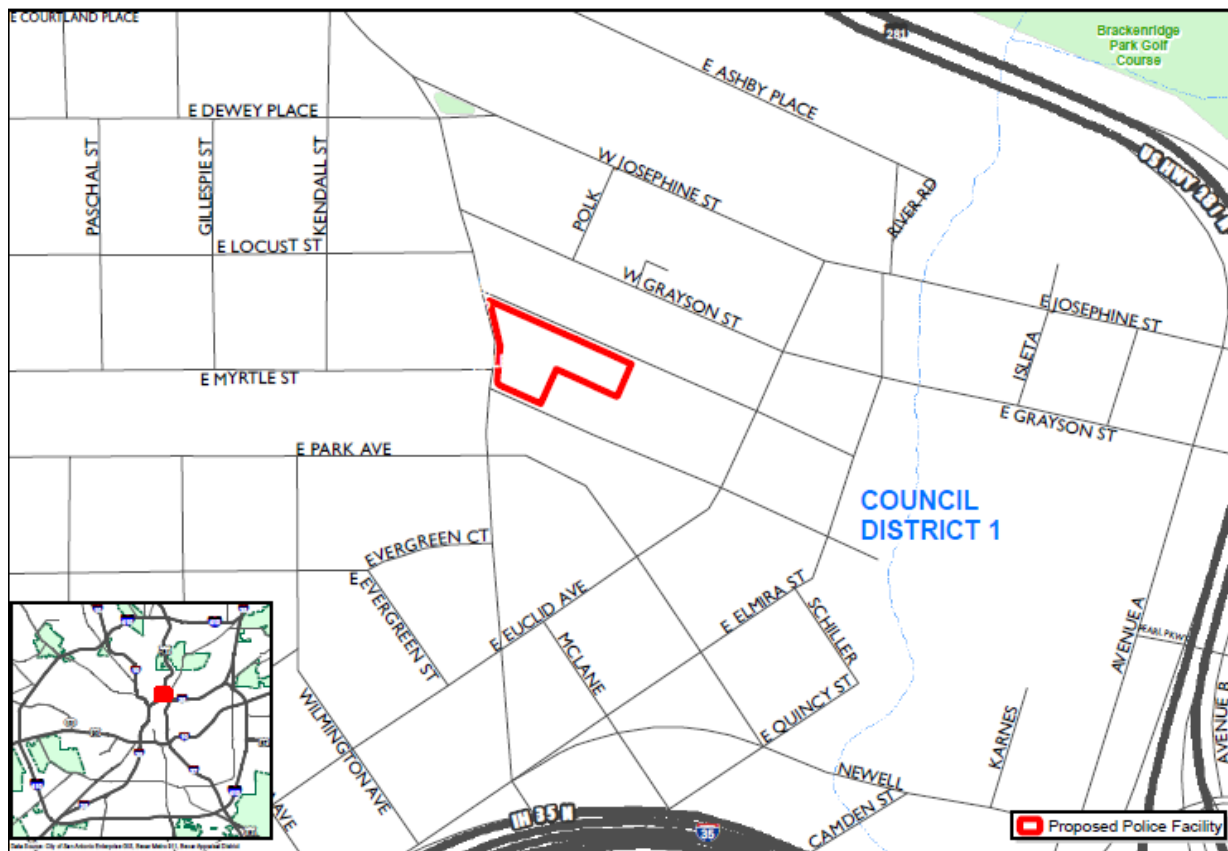
- \$10,550,000



## Proposed Term

- Estimated Construction Completion: February 2023

# Project Location



# Recommended Award

RFQ: Design Build Services for the Police Station at St. Mary's		Vendor A	Vendor B	Vendor C	Vendor D	Vendor E
<b>SCORE SUMMARY</b> <b>*PHASE I EVALUATION SCORING</b> <b>May 29, 2020</b>						
A. Experience, Background and Qualifications of DB Firm, Key Personnel, Key Sub-Consultants (35 Points)	35	28.14	31.86	29.29	22.29	18.14
B. Experience with Issues in the San Antonio Region & past experience with City of San Antonio Contracts (10 Points)	10	7.86	8.86	8.14	5.14	4.71
C. Understanding of the Project and Proposed Management Plan (20 Points)	20	16.29	17.57	16.29	12.86	11.14
D. DB Team's past experience working together as a team	15	9.86	13.29	11.43	8.86	7.71
SBEDA - SBE Prime Contract Program	10	10.00	10.00	0.00	0.00	0.00
SBEDA - M/WBE Prime Contract Program	10	10.00	0.00	0.00	0.00	0.00
<b>TOTAL SCORE</b>	<b>100</b>	<b>82.15</b>	<b>81.58</b>	<b>65.15</b>	<b>49.15</b>	<b>41.70</b>
<b>RANK</b>		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>

SBEDA Subcontracting Goals: M/WBE 27% AABE 3%

Local Preference Program: Not applicable

Veteran Owned Small Business Preference Program: Not Applicable

# Recommended Award

<b>Design Build Services for the Police Station at St. Mary's</b>  <b>SCORE SUMMARY</b> <b>*Final Evaluation August 28, 2020</b>	<b>Maximum Points</b>	<b>Vendor B</b>	<b>Vendor A</b>
<b>A. Proposed Design Plan</b>	20	17.00	15.43
<b>B. Proposed Construction Plan</b>	20	17.14	15.71
<b>C. Context Sensitive Design</b>	10	8.43	7.71
<b>D. Overall Evaluation of the Firm/Team and its Ability to Provide the Required Services</b>	10	8.86	7.86
<b>E. Price Proposal</b>	20	20.00	9.49
<b>F. SBEDA</b>	20	10.00	20.00
<b>TOTAL SCORE</b>	100	81.43	76.20
<b>RANK</b>			
		<b>1</b>	<b>2</b>

SBEDA Subcontracting Goals: M/WBE 27% AABE 3%

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:	2,435
Number of vendors at pre-submittal conference:	55
Number of responses received:	6
Results of Minimum Requirements Review	One vendor deemed non-responsive due to inability to meet requirements for RFQ Exhibit C, Design-Build General Conditions
Results of Due Diligence Review	No issues or findings to report