



City of San Antonio

Legislation Details (With Text)

File #: 19-1612

Type: Staff Briefing - Without Ordinance

In control: Audit and Accountability Committee

On agenda: 1/29/2019

Title: 2019 Job Order Contracting for Capital Improvement Projects [Peter Zanoni, Deputy City Manager; Razi Hosseini, Interim Director/City Engineer, Transportation & Capital Improvements]

Sponsors:

Indexes:

Code sections:

Attachments:

| Date | Ver. | Action By | Action | Result |
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**CITY OF SAN ANTONIO
TRANSPORTATION AND CAPITAL IMPROVEMENTS DEPARTMENT
INTERDEPARTMENTAL CORRESPONDENCE**

TO: Sheryl Sculley, City Manager

FROM: Christie Chapman, Assistant Director, Transportation & Capital Improvements

COPY: Audit and Accountability Committee; Ben Gorzell, Jr., CPA, Chief Financial Officer; Kevin Barthold, City Auditor; Troy Elliott, CPA, Deputy Chief Financial Officer; Peter Zanoni, Deputy City Manager; Razi Hosseini, TCI Interim Director/City Engineer

SUBJECT: Post-Solicitation Briefing for Job Order Contracting 2019

DATE: January 29, 2019

The following high profile project has completed the solicitation process. This item is presented to the Audit and Accountability Committee for review prior to the full City Council for consideration.

Job Order Contracting 2019 (TCI) - City of San Antonio solicited proposals from qualified contractors to provide minor construction, repair, rehabilitation and/or alteration services for facilities and buildings and/or the surrounding property, parks, trails, and other projects of interest. The City currently owns approximately 825 buildings, with an additional 56 leased office spaces, and 220 parks, of which 80 have trails and 4 greenway trail systems, which may require a variety of minor construction, repair, rehabilitation or alteration services.

- Solicitation Type: Request for Competitive Sealed Proposals

- Contract Value: \$3 Million initial year with 2 one year option periods (\$9 Million total)
- Term of Contract: 1 year with 2, 1 year options
- Number of Respondents: 16
- Contracts to be Awarded: 10
- Council Consideration: February 21, 2019
- Evaluation Criteria:
 - Experience of Respondent, to include Subcontractors and/or Key personnel with similar Job Order Contracting Projects - 30 points
 - Understanding of the JOC Program and Proposed Management Plan - 20 points
 - Experience with San Antonio Region Issues and Past Experience with City of San Antonio Contracts - 20 points
 - Coefficient Price Proposal - 10 points
 - SBEDA Program - 20 points
 - Small Business Enterprise (SBE) Prime Contract Program - 5 Points
 - Minority Women-Owned Business Enterprise (M/WBE) Prime Contract Program - 10 points
 - Emerging Small Business Enterprise (ESBE) Prime Contract Program - 5 points
- SBEDA Subcontracting Requirements: 24% M/WBE; 4% AABE
- Local Preference Program: Not Applicable
- Veteran Owned Small Business Preference Program: Not Applicable
- Voting Committee Members:
 - Peter Zanoni, Deputy City Manager, City Manager’s Office (Advisory)
 - Razi Hosseini, Interim Director/City Engineer, Transportation & Capital Improvements
 - Ron Griego, Facilities Administrator, Building and Equipment Services
 - Mack McKenzie, Project Manager, Transportation & Capital Improvements
 - Sandy Jenkins, Project Manager, Parks and Recreation
 - Imelda Molina, Senior Management Analyst, Transportation & Capital Improvements

| RFCSF: Job Order Contracting 2019 | | Firm 1 | Firm 2 | Firm 3 | Firm 4 | Firm 5 | Firm 6 | Firm 7 | Firm 8 | Firm 9 | Firm 10 | Firm 11 | Firm 12 | Firm 13 | Firm 14 | Firm 15 | Firm 16 |
|--|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| A. Respondent Experience, to include Subcontractors and/or Key personnel with similar Job Order Contracting Projects | 30 | 28.60 | 25.00 | 29.60 | 23.80 | 27.00 | 21.60 | 21.60 | 24.80 | 18.00 | 19.60 | 16.40 | 14.40 | 13.00 | 14.60 | 10.20 | 10.20 |
| B. Understanding of the JOC Program and Proposed Management Plan | 20 | 19.20 | 16.40 | 19.80 | 14.80 | 18.40 | 11.80 | 12.60 | 15.60 | 12.00 | 10.20 | 11.00 | 8.00 | 7.80 | 8.00 | 5.40 | 3.80 |
| C. Respondent's Experience with San Antonio Region Issues and Past Experience with City of San Antonio Contracts | 20 | 19.20 | 16.80 | 19.60 | 15.00 | 18.00 | 14.20 | 13.20 | 16.80 | 14.60 | 13.00 | 11.80 | 10.40 | 8.80 | 10.00 | 8.00 | 6.60 |
| D. Coefficient Price Proposal | 10 | 7.62 | 7.72 | 8.18 | 7.54 | 8.73 | 8.84 | 8.47 | 7.21 | 7.42 | 7.30 | 7.74 | 7.49 | 8.05 | 7.33 | 9.40 | 10.00 |
| E. SBEDA | 20 | 20.00 | 15.00 | 0.00 | 15.00 | 0.00 | 15.00 | 15.00 | 5.00 | 15.00 | 15.00 | 15.00 | 20.00 | 20.00 | 15.00 | 20.00 | 20.00 |
| TOTAL SCORE | 100 | 94.62 | 80.92 | 77.18 | 76.14 | 72.13 | 71.44 | 70.87 | 69.41 | 67.02 | 65.10 | 61.94 | 60.29 | 57.65 | 54.93 | 53.00 | 50.60 |
| RANK | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 |

Due diligence conducted for the respondents to the above solicitations included a search of federal and state debarment lists, prohibited political contributions, conflicts of interest, delinquent City/County taxes, outstanding payments to the City, payment of state franchise fees as well as a search of the internet for pertinent

business information. No findings were noted that would prevent the City from awarding to the selected vendors.

Staff recommends committee approval to proceed with scheduling this item for full City Council consideration.