



Mayor Javier Villalobos
Mayor Pro Tem/Commissioner Joaquin Zamora
Commissioner Tony Aguirre, Jr.
Commissioner J. Omar Quintanilla

Commissioner Tania Ramirez
Commissioner Victor "Seby" Haddad
Commissioner Pepe Cabeza de Vaca
City Manager Roel "Roy" Rodriguez, P.E.

**NOTICE OF WORKSHOP TO BE HELD BY THE
MCALLEN BOARD OF COMMISSIONERS
MONDAY, NOVEMBER 8, 2021 – 3:45 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN TEXAS, 78501**

AGENDA

<https://zoom.us/j/5087553077?pwd=TjduYjR4U2l3cWU1NjlsZzlsM2hJUT09>

Members of the public that wish to listen to the meeting can log in to the virtual Zoom meeting or dial (346) 248-7799 US (Houston) Meeting ID: 508 755 3077 Passcode: 878576. Individuals that wish to participate in the meeting or comment on an agenda item should call (956) 681-1020 by 3:30 pm. Any individual dialing in acknowledges his or her phone number may be visible to the public.

"At any time during the course of this meeting, the City Commission may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the City Commission may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code."

CALL TO ORDER

- 1.** Present questions to staff relating to the November 8, 2021 Regular Meeting Agenda, to be discussed at such meeting.
- 2.** Presentation of Grant Proposals by the McAllen Chamber of Commerce.
- 3.** Quinta Mazatlan Palm House - Review of Competitive Sealed Proposal Scoring.
- 4. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.072 (DELIBERATION REGARDING REAL PROPERTY), SECTION 551.074 (PERSONNEL MATTERS) AND SECTION 551.087 (ECONOMIC DEVELOPMENT)**
 - A)** Consultation with City Attorney regarding legal issues of contractual obligations with Chamber of Commerce. (Section 551.071, T.G.C.)
 - B)** Consideration of Economic Development Matters. (Section 551.087, T.G.C.)

ADJOURNMENT

IF ANY ACCOMMODATION FOR A DISABILITY IS REQUIRED (OR INTERPRETERS FOR THE DEAF), NOTIFY THE CITY SECRETARY'S DEPARTMENT AT 681-1020 FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING DATE. WITH REGARD TO ANY ITEM, THE BOARD OF COMMISSIONERS MAY TAKE VARIOUS ACTIONS INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR A FUTURE DATE OR TIME.

C E R T I F I C A T I O N

I, the Undersigned Authority, do hereby certify that the attached agenda of the meeting of the McAllen Board of Commissioners is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the Municipal Building, a place convenient and readily accessible to the general public at all times, and said Notice was posted on November 5, 2021 at 3:30 PM and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

/s/
Perla Lara, TRMC/CMC, CPM
City Secretary



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM	1.
DATE SUBMITTED	11/02/2021
MEETING DATE	11/8/2021

1. Agenda Item: Present questions to staff relating to the November 8, 2021 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Cindy Gonzalez
Perla Lara
Isaac Tawil
Created/Initiated - 11/2/2021
New -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.

DATE SUBMITTED

MEETING DATE

11/8/2021

1. Agenda Item: Presentation of Grant Proposals by the McAllen Chamber of Commerce.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Cindy Gonzalez
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

Created -



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

11/02/2021

MEETING DATE

11/8/2021

1. Agenda Item: Quinta Mazatlan Palm House - Review of Competitive Sealed Proposal Scoring.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Yvette Barrera
Michelle Rivera
Isaac Tawil
Created/Initiated - 11/2/2021
Approved - 11/2/2021
Final Approval - 11/2/2021
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney: Approved. IJT
8. Manager's Recommendation:



ENGINEERING DEPARTMENT

MEMORANDUM

To: Roel "Roy" Rodriguez, PE, City Manager

From: Yvette Barrera, P.E., C.F.M., City Engineer

Date: November 1, 2021

Subject: **Quinta Mazatlan Palm House and Park and Ride- Procurement Process**

GOAL

Consideration and review of procurement process for Quinta Mazatlan Palm House and Park and Ride Improvements.

Explanation

The Architectural Consultants have recommended that the City consider using a competitive sealed proposal when receiving bids in place of the standard sealed bids. Attached is a presentation outlining both processes. If the competitive sealed proposal method is selected, staff is proposing a ranking system like what was in place with the performing arts center. However, it is modified to give less weight to the cost, and the points are tailored to the needs of this project.

Recommendation

Staff recommends consideration and review of the procurement process.



Quinta Mazatlan Palm House

Bidding Options

Competitive Sealed Bids

- Standard Practice for most projects in City
- Contract must be awarded to the lowest responsible bidder based on cost
- General contractor quality is not guaranteed
- Process intends to stimulate price competition
- Faster process, requires less time for evaluation
- Shorter bid process

Competitive Sealed Proposals

- Used most recently for Convention Center and Performing Arts Center
- Allows selection flexibility; not only based on price, but also on qualifications selected by the owner
- Ability to evaluate General Contractor
- Early cost feed-back/value engineering
- Aggressive bidding – opportunity to select more qualified contractor
- Longer bid process, evaluations
- Must have committed and knowledgeable Evaluation Committee members

Competitive Sealed Proposals Scoring Criteria

Criteria used for
Performing Arts
Center

Criteria
Proposed by
Consultants

Criteria used for
Performing Arts
Center

Criteria Proposed
by Consultants

CONSTRUCTION COST	65%	50%
Total of Base Proposal, Add Alternates, Deduct Alternates.	65	50
The lowest monetary offer to the base bid will receive the maximum points. In case of ranking points tie the lowest monetary base bid submitted will be considered the highest ranking Offeror.		
OTHER CRITERIA	35%	50%
CONSTRUCTION TIME HISTORY	2	5
Provide contractual and actual completion date for projects \$25 Million + in construction cost for past 5 years. Explain discrepancies.		
SIMILAR PROJECTS LIST	6	8
Project list of similar scope, complexity and type (Nature Centers) in the last five years.		
LEED and SITES CERTIFICATION EXPERIENCE	0	8
Provide a list of previous projects to have achieved LEED certification in the last five years – 2 points per project. Provide LEED and SITES certifications of personnel or information on consultant that will be retained for the construction of this project.		
SUBCONTRACTORS	5	5
Provide list of Subcontractors within 24 hours of Proposal Submission Deadline. Points are to be assigned on the merits of the proposed subcontractors, no substitutions will be allowed without Owner consent if awarded contract.		
VENDOR'S PAST PERFORMANCE ON PUBLIC PROJECTS	4	5
Provide evidence of past work performance on public projects. Describe timeline, cooperative efforts, overall attitude, and change order history.		
PAST CLIENTS SATISFACTION	5	5
Evidence of past clients (prior 10 contracts) willing to re-contract with General Contractor and subcontractors.		

CONSTRUCTION MANAGER & SUPERINTENDENT QUALIFICATIONS	6	7
Provide completed resume(s) of the key supervisory personnel to be assigned to this project. Re-sumes must include references with names and telephone numbers for Owner verification. Please note Owner will reserve the right to call listed references. Key personnel should have demonstrated ample experience on projects of similar size, construction type, and complexity. Points are to be as-signed on the merits of the proposed personnel, no substitutions will be al- lowed without Owner con-sent if awarded contract. Please identify the following: a. Project Manager b. Onsite Project Superintendent		
SAFETY & RISK MANAGEMENT PLAN	2	2
Submit your safety incident records history and risk management plan.		
LITIGATION	2	2
List litigation filed against company for last 5 years.		
FINANCIALS	1	1
Please provide the following documents dated within the last 18 months. a. current financial statement b. Provide a bank letter of reference with regards to the company's financial strength. c. letter of Bonding Capacity from a treasury listed provider.		
ANY OTHER RELEVANT FACTORS IN THE PROPOSAL	2	2
Any unique approaches, capabilities, or resources that will add value to the project.		
TOTAL	100	100

Competitive Sealed Proposals – Procurement Process

Staff will evaluate and rank each Proposal.

Staff will recommend to negotiate with highest ranked Proposal to City Commission

- If negotiations are unsuccessful, they will cease and will proceed with the next highest ranked Proposal.
- This will continue until acceptable contract terms have been reached.

Upon successful negotiations staff will present recommendation to City Commission for award of contract. If not approved, Commission may reject all bids.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.A.

DATE SUBMITTED

MEETING DATE

11/8/2021

1. Agenda Item: Consultation with City Attorney regarding legal issues of contractual obligations with Chamber of Commerce. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consultation with City Attorney regarding legal issues of contractual obligations with Chamber of Commerce. (Section 551.071, T.G.C.)
4. Routing:
Leilani Estrada Colima Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.B.

DATE SUBMITTED

MEETING DATE

11/8/2021

1. Agenda Item: Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
4. Routing:
Leilani Estrada Colima Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney: None. IJT
8. Manager's Recommendation: None. JJ