

City of San Antonio

ADDENDUM I

SUBJECT: Request for Qualifications for REnewSA Study: Redevelopment Strategies for Economically Challenged Commercial Corridors and their Trading Areas, (RFQ 13-070, 6100003710), Scheduled to Close: November 8, 2013; Date of Issue: October 14, 2013

FROM: Denise D. Gallegos, C.P.M., CPPB
Procurement Administrator

DATE: October 30, 2013

THIS NOTICE SHALL SERVE AS ADDENDUM NO. I - TO THE ABOVE REFERENCED REQUEST FOR QUALIFICATIONS

THE ABOVE MENTIONED REQUEST FOR QUALIFICATIONS IS HEREBY AMENDED AS FOLLOWS:

- 1. Change: This change affects all Respondents that plan and/or have submitted a response to this solicitation before this notice. RFX assigned number has changed from 6100003620 to RFX 6100003710 through the San Antonio e-Procurement System (SAePS). All documents and correspondence related to RFQ 13-070, 6100003620 are now transferred over for electronic submission to RFO 13-070, 6100003710.**
2. Add: Pre-Submittal Conference SBEDA Presentation, this document will be posted as a separate file.
3. Add: Sign-In Sheet to Pre-Submittal Conference dated October 23, 2013.

QUESTIONS SUBMITTED IN ACCORDANCE WITH SECTION 007, PRE-SUBMITTAL CONFERENCE:

On October 23, 2013, the City of San Antonio hosted a Pre-Submittal Conference to provide information and clarification for the REnewSA Study: Redevelopment Strategies for Economically Challenged Commercial Corridors and their Trading Areas Request for Qualifications. Below is a list of questions that were asked at the pre-submittal conference. The City's official response to questions asked is as follows:

Question 1: Will all the information and data to properties and areas for this project be released to the successful Respondent?

Response: The City will provide successful Respondent access to the City of San Antonio's Enterprise GIS data and Bexar County Appraisal District data, after contract award.

Question 2: It seems there were 5 targeted areas from a project and process done before, would this information be made available, so Respondents are aware of business process done and mistakes made?

Response: For FY2014, community development funds have been allocated in a targeted, place-based approach to support revitalization efforts in 5 geographies in the City's core. The 5 geographies were selected based on the objective criteria outlined below. The REnewSA Study will provide site specific intervention strategies for vacant, neglected, and underutilized properties within these existing geographies and provide a market driven approach for selecting future geographies.

1. Ability to leverage existing or planned public investment (Bond Projects in 2007-2012 or 2012-2017);

2. Physical environment including parks and open space, public improvements, historic building stock, etc. (Nearby parks or trails);
3. Presence of unified, energetic stakeholders (Neighborhood Association);
4. Availability of public programs, incentives and tools for revitalization, i.e., Inner City Reinvestment/ Infill Policy (ICRIP);
5. Presence of support organizations – service groups, churches, schools, CDC and/or CHDO;
6. Demonstrated community need, both perceived and quantified as evidenced through Quality of Life Ranking and Census Data, and average age of housing stock, etc.; and
7. Convenient access to major employment/activity centers.

Question 3: You describe waivers (SBEDA program) could be obtained, how does that affect the point's criteria for a submission? If a company submits a waiver and is approved, the Respondent would still not receive points?

Response: The SBEDA Program Vendor/Respondent Subcontracting Waiver Request form is submitted only when subcontracting goals are applied on solicitations, not for determination of evaluation preference points. Since there is no subcontracting requirement in this solicitation, submitting Vendor/Respondent Subcontracting Waiver Request form would **not** affect the preference point's criteria. To be eligible to receive the ten (10) Emerging Small Business Enterprise (ESBE) Prime Contract Program and/or the ten (10) Minority/Woman-Owned Business Enterprise (M/WBE) Prime Contract Program incentive points, Respondents must be certified as ESBE and/or M/WBE with the South Central Texas Regional Certification Agency (SCTRCA) and be headquartered or have a Significant Business Presence in the San Antonio Metropolitan Statistical Area and propose at least 51% utilization (prime and/or subcontractor) on the project. For further details please contact Small Business Office at (210) 207-0071.

Question 4: Regarding the evaluation of the criteria, will any public agencies be involved?

Response: City staff from multiple departments will be involved in evaluating and scoring the RFQ responses received. The REnewSA Committee, which is comprised of staff representatives from the REnewSA partners, will provide oversight and feedback during the study. The REnewSA partners include the Department of Planning and Community Development, Office of Historic Preservation, Development Services Department, Capital Improvement Management Services Department, Center City Development Office, San Antonio Housing Authority, CPS Energy, San Antonio Water System, non-profit housing providers, intermediary organizations, and financial institutions.

QUESTIONS SUBMITTED IN ACCORDANCE WITH SECTION 011, RESTRICTIONS OF COMMUNICATION:

Question 5: Would the City be willing to change the Emerging Small Business Enterprise point preference to a Small Business point preference?

Response: The ESBE Program was applied on this solicitation per the SBEDA Ordinance that was approved by the City Council in June 2010, and which became effective January 1, 2011. All goals are applied with consensus of the Goal Setting Committee that votes on the appropriate Affirmative Procurement Initiatives (APIs) to be applied per solicitation/ agreement/ or contract over \$50,000.

Question 6: In 004 - Scope of Services, can you please explain in more detail the assumed role and interface between COSA GIS staff and programs and the model being sought under this procurement? Specifically, will the consultant be required to update as a layer existing GIS applications? Will the consultant be required to create the online portal as referenced in Section 2, or will the information from consultant be provided to COSA GIS staff to modify the existing gis.sanantonio.gov portal?

Response: Ideally, the feasibility model will be in the form of an extension for ArcMap that can be installed on the workstations of existing GIS users. However, the City is willing to consider other software packages that are compatible with existing equipment. The vacant, neglected, and underutilized property inventory prepared by the successful Respondent will be added to the REnewSA website which is currently under development. The REnewSA website includes a property inventory and mapping feature.

Question 7: If consultant can produce a model using data sets not in a GIS format, would the model still be of value to COSA?

Response: Please refer to response to question #6 in this addendum.

Question 8: If consultant believes the scope of services requested may exceed the budget, should the consultant propose any specific ordering of phases for this project or is this left to the consultants' discretion? If it is left to the consultant's discretion, how will evaluation be handled?

Response: Respondent should identify impediments to achieving scope of services and propose solutions in their proposal response.

Question 9: How many staff members are anticipated to need training on the model?

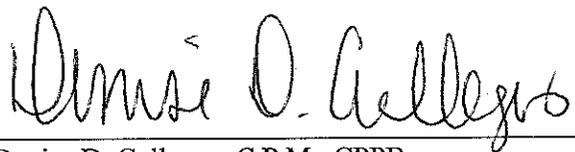
Response: The City anticipates 5 -10 staff members for training.

Question 10: In regards to the public hearing, referenced in section 6 under scope of services, is the event to occur within the 6 month life of the contract? If this is to occur after the 6 month window, will additional funds be available for the hourly fee associated with staff time or should that be taken into account in the proposed total budget?

Response: At this time it is not anticipated that a public hearing will be required to adopt the results of this study. If it becomes necessary to hold a public hearing, it would occur after the term of contract has ended and be handled by City staff. If City staff requires assistance outside of the technical support required by 5b and specified in the contract, additional payment would be negotiated.

Question 11: For existing and possible community development tools (TIF, TIRZ, Fee waivers etc.) can CoSA provide a detailed listing of current guidelines and existing usage for inclusion into the model development?

Response: COSA will provide current guidelines for all programs under consideration to successful Respondent.



Denise D. Gallegos, C.P.M., CPPB
Procurement Administrator
Finance Department – Purchasing Division

Date _____

Company Name _____

Address _____

City/State/Zip Code _____

Signature

