

# AUDIT COMMITTEE



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## INDIVIDUAL PRE-SOLICITATION BRIEFING FOR SA TOMORROW COMPREHENSIVE PLAN REGIONAL CENTER/ COMMUNITY PLAN DEVELOPMENT

October 25, 2016

Bridgett White, AICP, Director  
Department of Planning &  
Community Development

# Solicitation Overview



**Originating Department: Planning & Community Development**



**Solicitation Type: Request for Qualifications (RFQ)**



**High Profile Designation: Contract Value over \$1 Million**



**Estimated Value: \$1,045,000 total value**

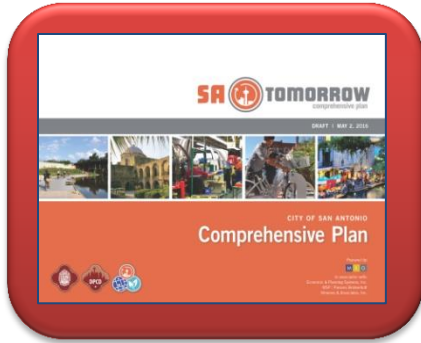


**Current Contract Status: New Contract**



**Proposed Term: 2 years w/2, 1 year renewal options**

# Project Overview



- SA Tomorrow Comprehensive Plan
- 1.1 Million New Residents
- Key Data: 500,000 Housing Units / 500,000 Jobs

## Regional Centers

- 13 Employment Centers
- Current: 15,000 or more jobs
- Three Types: Activity Centers, Logistics / Service Centers, and Special Purpose Centers

## Community Planning

- Community-scaled
- Areas need planning for growth and development
- Neighborhood Considerations
- Plan scaled for infrastructure planning: Growth Assumptions

# Project Scope\*

(similar scope for Community Plans)

## Regional Center Plan Components

The following provides the major plan components and steps for a regional center plan.

### *Project Team and Initiation*

- Organize Planning Team and Key Stakeholders
  - Neighborhood Representatives, including all registered neighborhood associations, Major Institutions, Major Property Owners and Major Employers
  - Department of Planning & Community Development Lead
  - Economic Development Department Co-Lead
  - Plan Partners
    - Housing Commission Staff Liaison
    - Transportation & Capital Improvements Department
    - Development Services Department
- Develop the boundary of the regional center, while ensuring that neighborhood boundaries remain intact.
- Develop community engagement strategy

### *Areas of Change and Areas of Stability Analysis*

- Areas of Stability identification and stabilization and enhancement strategy
- Areas of Change identification and strategy
  - Economic development strategy
  - Housing strategy
  - Housing and job capture target development
- Transition Areas strategy

### *Land Use Plan Development*

- Areas of Change land use plan
- Areas of Stability plans (Neighborhood Plans)
- Identification of zoning changes

### *Infrastructure and Amenity Improvement Plan*

- Identification of major issues and gaps
- Identification of needed improvements

### *Implementation*

- Regional Center organizational structure and management plan
- Update land use plan and zoning
- Key Investments
  - Prioritization of needed improvements
  - Phasing strategy
- Design guideline/standards development
- Neighborhoods action plans

# Solicitation Requirements

## Evaluation Criteria

- Experience, Background, Qualifications: 35 Points
- Proposed Plan: 30 Points
- SBEDA Program: 20 Points (SBE Prime Contract – 10 points; MWBE Prime Contract – 10 Points)
- Local Preference: 10 Points
- Veteran Owned Small Business Preference: 5 Points

## Additional Requirements

- SBEDA Subcontracting Requirements: 17% MWBE
- Audited Financial Statements: Not Required

## Goal Setting Committee Members

- Richard Keith, Chair
- Troy Elliott, Deputy Chief Financial Officer
- Michael Sindon, Assistant Director, EDD – Small Business Office
- Rudy Nino, Interim Assistant Director, DPCD

# Outreach Efforts

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## NIGP Codes Identified

- 91892, Urban Planning Consulting

## Number of Vendors notified

- Central Vendor Registry: 69
- Veteran Owned Small Business (SBA): 428
- Targeted Vendor Outreach: 13

## Advertising

- TVSA channel 21
- COSA Bidding Opportunities website
- Express News

# Project Evaluation Committee

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Voting Members	Voting Members
Bridgett White, AICP (Planning) Director	Rudy Nino, Jr., AICP (Planning) Interim Assistant Director
Doug Melnick, AICP (Sustainability) Chief Sustainability Officer	Sandy Jenkins (Parks) Parks & Recreation Manager
Michael Dice (Development Services) Policy Administrator	Hannah Santiago (VIA) Strategic Planner II

# Project Timeline

## Pre-Solicitation

### Goal Setting Committee:

- 10/24/16

### Audit Committee Pre Solicitation Briefing:

- 10/25/16

### Release RFQ:

- 11/04/16

## Solicitation

### Pre-Submittal Conference:

- 11/15/16

### Deadline for Questions:

- 11/21/16

### RFQ Due:

- 12/07/16

## Post – Solicitation

### Evaluation Complete:

- 01/11/17

### Audit Committee Post Solicitation Briefing:

- 01/17/17

### Contract Negotiated:

- Late January 2017

## Finalization

### City Council Consideration:

- February 2017

### Contract Start Date:

- February 2017



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