



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-8348

**Type:** Misc - Professional Services Agreements

**In control:** City Council A Session

**On agenda:** 12/5/2019

**Title:** Ordinance authorizing a professional services agreement with Moore Iacofano Goltsman, Inc. for consulting services related to Phase 3 and Phase 4 of the SA Tomorrow Sub-Area Planning Program in an amount not to exceed \$2,281,000.00 from the FY 2020 Adopted General Fund budget. Services will include extensive community engagement for and the development of four Regional Center Plans and eight Community Plans. [Lori Houston, Assistant City Manager; Bridgett White, Director, Planning]

**Sponsors:**

**Indexes:** Comprehensive Planning, SA Tomorrow

**Code sections:**

**Attachments:** 1. Fiscal Impact Form, 2. Consensus form RFQ 19-079, 3. Form 1295, 4. Contracts Disclosure Forms\_All, 5. SA Tomorrow Sub-Area Phase Maps, 6. Area Planning Phases 3 4 Contract\_Ordinance\_DRAFT, 7. DRAFT CONTRACT\_Phase 3 & 4, 8. draft ordinance.pdf, 9. Ordinance 2019-12-05-0996

Date	Ver.	Action By	Action	Result
12/5/2019	1	City Council A Session		

**DEPARTMENT:** Planning Department

**DEPARTMENT HEAD:** Bridgett White

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Professional Services Agreement Award for SA Tomorrow Sub-Area Planning Consulting Services - Phases 3 and 4

**SUMMARY:**

An Ordinance authorizing a professional services agreement with Moore Iacofano Goltsman, Inc. for consulting services related to Phase 3 and Phase 4 of the SA Tomorrow Sub-Area Planning Program that will include extensive community engagement for and the development of four Regional Center Plans and eight Community Plans, in an amount not to exceed \$2,281,000.00 from the FY 2020 Adopted General Fund budget.

**BACKGROUND INFORMATION:**

### Project Background

The City of San Antonio is projected to grow significantly over the next two decades and ascertaining how to accommodate that growth was the driving objective for the development of the SA Tomorrow Comprehensive Plan. The SA Tomorrow Comprehensive Plan was adopted on August 11, 2016. This Comprehensive Plan identifies three types of sub-area plans: Regional Center Plans, Corridor Plans, and Community Plans.

Regional Centers are one of the key building blocks of our City's future. In order to leverage their potential to help absorb a significant portion of San Antonio's projected growth, we need a clear vision and strategic plan for each. The regional center planning process will identify areas of change and stability, which will inform a detailed land use plan that prioritizes infrastructure, policy, and program improvements. It is important to note that the regional centers are not homogenous places. Although they cover large areas, each one includes multiple place types, urban forms, and land uses.

The Community Plan areas include the existing neighborhoods, corridors, and urban centers that complete the fabric of our City. Our existing neighborhoods are treasured assets that will continue to play a critical role in our future planning efforts. The growth strategies recommended in the SA Tomorrow Comprehensive Plan protect and enhance these valuable parts of our city by focusing many of the new housing units and jobs along corridors and into urban and regional centers. By focusing our planning efforts on neighborhoods, corridors, urban centers, and regional centers, we ensure the ability to create and support complete communities across our City with access to a variety of amenities and daily needs and services.

The 13 Regional Centers identified along with the 17 Community Plan areas cover the entire City of San Antonio. City Council has tasked the Planning Department with developing the 30 Sub-Area Plans over a seven-year period, initiating the plan development process for six plan areas each year for five years.

The FY 2017 Budget included funds for development of the Phase 1 Sub-Area Plans (Brooks Area, Midtown Area, Medical Center Area, UTSA Area, and Downtown Area Regional Centers, and the Westside Community Area). Four of the Phase 1 plans have been adopted by City Council; the fifth is scheduled for City Council consideration on December 5, 2019; and completion of the final Phase 1 plan is anticipated in Summer 2020.

The FY 2018 Budget included funds for development of the Phase 2 Sub-Area Plans (Port San Antonio Area, Texas A&M-San Antonio Area, Highway 151/Loop 1604 Area, NE Loop 410/I-35 Area Regional Centers, and the Eastside and Southeast Community Areas). The Phase 2 plans are currently in development and are anticipated to be taken to City Council for approval along a staggered schedule beginning Fall 2020.

### Procurement of Services

A Request for Qualifications (RFQ) was advertised on July 2, 2019 on the City's website, City's e-Procurement portal, in the San Antonio Express-News, on the TVSA channel, and distributed by email to a list of potential respondents identified by the Planning Department. Responses were due on August 16, 2019 and two firms responded to the RFQ; however, one response was deemed non-responsive for evaluation as they failed to meet the Minority/Women-Owned Business Enterprise (M/WBE) Subcontracting Program requirement.

An evaluation committee consisting of representatives from the City Manager's Office, Planning Department, Office of Sustainability, Development Services Department, Neighborhood and Housing Services Department, Parks and Recreation Department, Office of Historic Preservation, and VIA Metropolitan Transit evaluated the submission. The RFQ included the following published evaluation criteria: experience, background, and qualifications; proposed plan; SBEDA Program points; M/WBE Subcontracting Program local preference program; and the veteran owned small business preference program. However, because only one firm was

deemed responsive, selection of the recommended vendor was determined by a consensus vote.

Based on the evaluation committee's unanimous decision, Moore Iacofano Goltsman, Inc. (MIG) was selected for award recommendation.

This contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract in an effort to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee applied the Small and Minority/ Women-Owned Business Enterprise Prime Contract Program with 10 evaluation preference points (5 points for SBE Prime Contract and 5 points for M/WBE Prime Contract). Additionally, Goal Setting Committee set a 16% Minority/ Women-Owned Business Enterprise (M/WBE) subcontracting goal and MIG has committed to 16% M/WBE subcontractor participation.

Through the scoring process, MIG would not have received any points as a Prime Contractor for the SBE, M/WBE, LPP, or VOSBPP; however, a number of the subconsultants are registered as small, minority, or women-owned businesses, and are located in San Antonio.

On October 15, 2019, the Audit and Accountability Committee of City Council voted unanimously to move this high-profile agreement forward for City Council consideration.

#### **ISSUE:**

An Ordinance authorizing the execution of a professional services agreement with Moore Iacofano Goltsman, Inc. (MIG) in an amount not to exceed \$2,281,000.00 for consultant services related to Phase 3 and Phase 4 of the SA Tomorrow Sub-Area Planning Program.

The professional services agreement with MIG will provide the City of San Antonio with four Regional Center Plans and eight Community Plans:

- Stone Oak Area Regional Center
- Greater Airport Area Regional Center
- Fort Sam Houston Area Regional Center
- Rolling Oaks Area Regional Center
- South Community Area
- Far East Community Area
- Near North Community Area
- North Central Community Area
- Near Northeast Community Area
- Near Northwest Community Area
- Southwest Community Area
- West Northwest Community Area

The sub-area plans will guide future private development, public infrastructure investment, and related public policy. The primary tasks of the contract will apply to each of the planning areas, and will include Project Chartering, Analysis and Visioning, Aerial Photography and Visualization, Plan Framework, Recommendations and Implementation Strategy, Documentation and Adoption, and Ongoing Coordination and Engagement.

Development of the Phase 3 plans will begin in January 2020, with the six plans to be drafted concurrently.

However, due to differences in the size and complexity of the plan areas, some plans will take longer to develop than others. Therefore, the adoption process will be staggered with the final plan anticipated to be completed in draft form for City Council consideration in 2021. The planning process for Phase 4 is anticipated to begin in January 2021.

The RFQ included all remaining phases of the SA Tomorrow Sub-Area Plans: Phases 3, 4, and 5. The initial contract includes plan development for Phase 3 and Phase 4 Sub-Area Plans, and will be funded with the FY 2020 Adopted General Fund budget. Funding for Phase 5, as well as funding for Spanish translation of adopted plans and the creation of dual-language websites is expected to be approved in future fiscal year budgets. Should future budgets be approved, the Planning Department anticipates utilizing contract renewals and amendments to appropriate additional funds, expand the scope of services, and extend the term of the contract, in accordance with the Amendment provisions of the initial agreement.

The term of this agreement is 48 months. Subcontractors include:

- Economic & Planning Systems, Inc.
- Cambridge Systematics, Inc.
- MOSAIC Planning and Development Services
- Auxiliary Marketing Services
- BowTie
- Worldwide Languages
- Able.City
- WSP

The Consultant Team has demonstrated experience in directing the process for creating Sub-Area Plans, including GIS/geospatial analysis of existing conditions, market analysis, graphic design skills, drone photography and 3D modeling, experience in facilitating public engagement activities, drafting of such plans, development of web-based e-Plan documents and project websites, and working as an extension of City staff in engaging the public to develop consensus around a shared vision for the future of the City.

Community input and participation are essential to the planning process. A public engagement strategy has been developed and refined throughout the sub-area planning phases. The Consultant Team will work with City staff and area-specific Planning Teams to identify which outreach and participation methods will be most successful for each of the individual plan areas. Throughout the planning process, there will be a mix of formal and informal opportunities for public engagement.

Approval of this ordinance will allow the City to continue implementation of the SA Tomorrow Comprehensive Plan by creating the third and fourth phases of Regional Center and Community Plans that will guide future private development, public infrastructure investment, and related public policies.

#### **ALTERNATIVES:**

As an alternative, City Council could choose not to approve; however, the City will lose the opportunity to continue the updated Comprehensive Planning Program that was initiated through the adoption of the SA Tomorrow Comprehensive Plan and the development of the Phase 1 and Phase 2 Sub-Area Plans. The Planning Department would need to start over with a new procurement process, delaying implementation of the SA Tomorrow Comprehensive Plan.

**FISCAL IMPACT:**

This ordinance allows the City to negotiate and enter into a professional services agreement with Moore Iacofano Goltsman, Inc. (MIG), to provide consultant services for the SA Tomorrow Sub-Area Plans - Phases 3 and 4 in an amount not to exceed \$2,281,000.00 from the FY 2020 Adopted General Fund budget.

**RECOMMENDATION:**

Staff recommends authorizing the award of a professional services agreement to Moore Iacofano Goltsman, Inc. (MIG) for SA Tomorrow Sub-Area Planning Services - Phases 3 and 4.

This agreement is procured by means of Request for Qualifications and the Contract Disclosure Form is attached.