



City of San Antonio

Agenda Memorandum

File Number: 19-4440

Agenda Item Number: 49.

Agenda Date: 6/13/2019

In Control: City Council A Session

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett White

COUNCIL DISTRICTS IMPACTED: 6, 7, and 8

SUBJECT:

Bandera Road Corridor Plan Consultant Professional Services Agreement Award

SUMMARY:

An Ordinance authorizing a professional services agreement with Astelle, LLC (dba Work5hop) for consultant services related to the development of the Bandera Road Corridor Plan, in the amount not to exceed \$400,000 as included in the FY 2019 - FY 2024 Capital Improvement Program.

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.

Corridor Plans are one of the key building blocks of our City's future. In order to leverage their potential to help absorb San Antonio's projected growth, we need a clear vision and strategic plan for key corridors throughout the city. These corridor plans will focus on detailed land use and urban design; multimodal alternatives; economic development; sustainability and innovation; and an implementation strategy.

Though the Planning Department has not secured consultant services to-date, the Department has been collaborating with the Texas Department of Transportation (TxDOT) as they begin their studies of Bandera Road. Currently, TxDOT is conducting a complementary study into potential future alternatives for Bandera

Road, but this study is mainly confined to the right-of-way and is limited in scope. The City's study will address some facets that cannot be accomplished in TxDOT's work, such as a land use scenarios, related multimodal alternatives, and a high-level market study. Once the City's corridor plan is completed and adopted, TxDOT has committed to using the corridor plan to inform the final stages of their studies and engineering alternatives.

The City of San Antonio and TxDOT, along with numerous other stakeholders, have already begun the planning process, including public engagement. In terms of the planning process, there have been numerous engagements that have already occurred. Led by the District 7 Council Office, the Bandera Road Task Force has been meeting for almost one year to assist with collaboration between the numerous affected governmental entities and stakeholders. The Planning Department and TxDOT are regular contributors to these meetings and will report progress on a regular basis.

The Planning Department and TxDOT have committed to a tightly coordinated public input program that ensures that the public views the efforts as coordinated and seamless, and where each entity is participating at each engagement. To-date, both entities have collectively attended and sought initial public input at four "pop up" events:

1. Movies in the Park (February 15, 2019)
2. C.R.Y. San Antonio Run/Walk for Child Rights (February 24, 2019)
3. Earthwise Living Day (March 2, 2019)
4. SH 16 @ Loop 1604 Displaced Left Turn Informational Meeting (March 5, 2019)

Over 600 residents attended a community meeting on April 29, 2019 that was co-facilitated by the District 7 Council Office and the Planning Department. Additionally, District 7 Councilwoman Ana Sandoval, the Planning Department, and TxDOT were guests on "The Source" radio show to be interviewed about the planning process and to take call-in questions.

The Planning Department and TxDOT have conducted two Technical Working Group meetings. The Technical Working Group is comprised of members from agencies such as the AAMPO, TCI, and VIA. Additionally, the Planning Team has also been engaged in the process, with their first meeting occurring on May 20, 2019. The Planning Team is a group of community stakeholders including residents, property owners, neighborhood representatives, community groups, business owners, and others who will meet regularly throughout the planning process.

Procurement of Services

The Finance Department, Purchasing Division, on behalf of the Planning Department released a Request for Proposal (RFP) on January 14, 2019. The RFP was advertised in the San Antonio Express-News, San Antonio e-Procurement System, City's Bidding and Contracting opportunities website, TVSA, and outreach notices were sent notifying potential respondents of the RFP and how to apply. A pre-submittal conference was held on January 23, 2019, to allow for Respondent questions and clarification to the RFP. Four proposals were received by the February 15, 2019 deadline and all were eligible to be evaluated. The Evaluation Committee included representatives from the Planning Department, Transportation and Capital Improvements Department, City of Leon Valley, and Texas Department of Transportation.

The evaluation of each proposal response was based on a total of 100 points: 25 points allotted for Experience, Background, Qualifications; 35 points allotted for Proposed Plan; and 15 points allotted for Respondent's price schedule. Small Business Economic Development Advocacy Program was allotted 10 points (SBE Prime Contract - 5 points, M/WBE Prime Contract - 5 points), Local Preference was allotted 10 points, and 5 points were allotted for the Veteran-Owned Small Business Preference Program.

The Evaluation Committee conducted an evaluation for short list on March 7, 2019, and conducted interviews of the two top scoring firms on March 28, 2019 with evaluation and scoring immediately after. The Evaluation Committee recommended Astelle, LLC (dba Work5hop) for award as the firm receiving the highest collective score from the evaluation categories.

The Small Business Economic Development Advocacy (SBEDA) Program was applied to this evaluation process. The highest ranked firm was eligible for all points allotted.

Recommended Award is in accordance with the Local Preference Program, with the recommended respondent received 10 points for being headquartered within the incorporated San Antonio city limits.

Recommended Award is in accordance with the Veteran-Owned Small Business (VOSB) Preference Program. The VOSB program was applied in the evaluation of responses received for this contract; however, the highest ranked firm is not a VOSB eligible firm.

ISSUE:

An Ordinance authorizing a professional services agreement with Astelle, LLC (dba Work5hop) for consultant services related to the development of the Bandera Road Corridor Plan, in the amount not to exceed \$400,000 as included in the FY 2019 - FY 2024 Capital Improvement Program.

The professional services agreement with Astelle, LLC (dba Work5hop) will provide the City of San Antonio with the Bandera Road Corridor Plan. This plan will guide future public and private development, public infrastructure investment, and related public policy. The scope of work will include the following phases: Discovery, Exploration, and Synthesis. Each phase will include components related to three specific disciplines: Public Involvement, Transportation Analysis, and Market Analysis; as well as general planning work needed to accomplish the overall intent of the plan. The term of this contract is 24 months, with an option to extend for 12 additional months. Subcontractors include:

- Ximenes & Associates, Inc.
- Page
- HR&A
- Nelson/Nygaard

Approval of this ordinance will allow the City to implement the SA Tomorrow Comprehensive Plan by creating the first corridor plan that will guide future public and 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. The Planning Department would be required to re-initiate the procurement process, delaying key coordination efforts with the Texas Department of Transportation (TxDOT) related to Bandera Road.

FISCAL IMPACT:

An Ordinance authorizing a professional services agreement with Astelle, LLC (dba Work5hop) for consultant services related to the development of the Bandera Road Corridor Plan, in the amount not to exceed \$400,000 as included in the FY 2019 - FY 2024 Capital Improvement Program.

RECOMMENDATION:

Staff recommends authorizing the award of a professional services agreement to Astelle, LLC (dba Workshop).

This contract is procured by means of Request for Proposals and the Contract Disclosure Form is attached.