



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-2243

**Type:** Staff Briefing - With Ordinance

**In control:** City Council A Session

**On agenda:** 3/30/2017

**Title:** An Ordinance authorizing a professional services agreement with Moore Iacofano Goltsman, Inc. in an amount not to exceed \$1,045,000.00 for consultant services related to the SA Tomorrow Area Planning Program including the development and related community engagement of five Regional Center Plans and one Community Plan. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning]

**Sponsors:**

**Indexes:** Comprehensive Planning, SA Tomorrow

**Code sections:**

**Attachments:** 1. INTERVIEWS SCORE Summary Matrix\_RFQ SA Tomorrow Area, 2. CERTIFICATE OF INTERESTED PARTIES (FORM 1295), 3. Contracts Disclosure Form, 4. Year One Planning Area Maps, 5. Area Planning Services Consulting Contract\_MIG contract\_DRAFT, 6. Area Planning Contract Award\_draft ordinance, 7. Ordinance 2017-03-30-0169

Date	Ver.	Action By	Action	Result
3/30/2017	1	City Council A Session		

**DEPARTMENT:** Department of Planning & Community Development

**DEPARTMENT HEAD:** Bridgett White

**COUNCIL DISTRICTS IMPACTED:** Citywide

### SUBJECT:

SA Tomorrow Area Planning Services Consultant Contract Award

### SUMMARY:

An Ordinance authorizing the execution of a professional services agreement with Moore Iacofano Goltsman, Inc. in an amount not to exceed \$1,045,000.00 for consultant services related to the SA Tomorrow Area Planning Program, including community engagement for and the development of five Regional Center Plans and one Community Plan.

### BACKGROUND INFORMATION:

### Project Background

The City of San Antonio is projected to grow significantly over the next two decades and developing a plan to accommodate that growth was the driving objective for the development of the SA Tomorrow Comprehensive Plan. The SA Tomorrow Comprehensive Plan was adopted by City Council 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, a clear vision and strategic plan for each is needed. These regional center plans will refine each center's boundaries, identify areas of change and stability, and develop a detailed land use plan that prioritizes infrastructure, policy, and program improvements. It is important to note that the centers are not homogenous places; 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.

### Procurement of Services

A Request for Qualifications (RFQ) was advertised on November 14, 2016 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 Department of Planning & Community Development. Responses were due on December 16, 2016 and four (4) firms responded to the RFQ; however, one (1) response was deemed non-responsive for evaluation as they failed to meet the Minority/Women-Owned Business Enterprise (M/WBE) Subcontracting Program requirement.

A selection committee consisting of representatives from the Department of Planning & Community Development, the Office of Sustainability, the Parks & Recreation Department, the Development Services Department, VIA Metropolitan Transit, and two (2) local neighborhood group leaders evaluated and ranked the submissions. Scoring was based on the published evaluation criteria in the RFQ, which included: Experience, Background and Qualifications (35 points); Proposed Plan (30 points); Small Business Economic Development Advocacy (SBEDA) Program including Small Business Enterprise (SBE) Prime Contract Program (10 points) and Minority/Women Business Enterprise (M/WBE) Prime Contract Program (10 points); Local Preference Program (LPP) (up to 10 points), and the Veteran-Owned Small Business Preference Program (VOSBPP) (5 points).

Following the initial discussion and scoring, the selection committee chose to interview all three (3) Respondent firms. During the interview process, the firms presented more detailed information that included their related experience on similar projects and with issues similar to those in the San Antonio region, their plans for public stakeholder involvement and outreach, their team members, and project management approach specific to this project. After interviews were completed, the evaluation team selected Moore Iacofano Goltsman, Inc. (MIG) 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 twenty (20) evaluation preference points.

Additionally, Goal Setting Committee also set a 17% Minority/Women-Owned Business Enterprise (M/WBE) subcontracting goal and MIG has committed to 17% M/WBE subcontractor participation.

The Local Preference Program (LPP) was applied in the evaluation of responses received for this contract; however, the highest ranked firm is not a local business.

There were no proposals submitted from veteran-owned small business Respondents for this contract; therefore, the Veteran-Owned Small Business Preference Program (VOSBPP) was not applied.

Through the scoring process, MIG did not receive 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.

## **ISSUE:**

An Ordinance authorizing the execution of a professional services agreement with Moore Iacofano Goltsman, Inc. (MIG), in an amount not to exceed \$1,045,000.00 for consultant services pertaining to the SA Tomorrow Area Plans.

The consultant contract with MIG will provide the City of San Antonio with five (5) Regional Center Plans and one (1) Community Plan:

- UTSA Regional Center Plan
- Medical Center Regional Center Plan
- Midtown Regional Center Plan
- Downtown Regional Center Plan
- Brooks Regional Center Plan
- Near Westside Community Plan

These six (6) master plans will guide future private development, public infrastructure investment, and related public policy. The primary tasks/phases of the contract will apply to each of the planning areas, and will include Project Chartering, Analysis and Visioning, Plan Framework, Recommendations and Implementation Strategies, Documentation and Adoption, and Ongoing Coordination and Engagement.

The six plans will 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 throughout 2018, with the final two plans (Downtown and Medical Center) anticipated to be completed in draft form for City Council consideration by August 2018.

The term of this contract is 24 months, terminating on March 30, 2019. Subcontractors include:

- Economic & Planning Systems, Inc.
- MOSAIC Planning and Development Services

- Cambridge Systematics, Inc.
- Auxiliary Marketing Services
- SJP|A
- BowTie by Seed Worthy, LLC

Community input and participation are essential to the planning process. Public engagement strategies will be developed for the overarching planning initiative, as well as for each of the six individual plan areas. MIG offers a wide ranging Public Engagement tool box that includes a mix of formal and informal opportunities for public participation. The consultant will work with City staff and area-specific Planning Teams to identify which outreach and participation options will be most successful for each of the plan areas.

Approval of this ordinance will allow the City to implement the SA Tomorrow Comprehensive Plan by creating the first phase 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. The Department of Planning & Community Development would need to start over with a new procurement process, delaying key coordination efforts with other planning initiatives (Community Health Improvement Plan, Parks System Strategic Plan, SA Corridors, VIA Rapid Transit Corridor Study, etc.).

### **FISCAL IMPACT:**

This ordinance authorizes a consultant contract with Moore Iacofano Goltsman, Inc. (MIG) in an amount not to exceed \$1,045,000.00 to provide consultant services for the development of five (5) Regional Center Plans and (1) Community Plan. Funding for this agreement is included in the Department of Planning & Community Development's FY 2017 General Fund budget.

### **RECOMMENDATION:**

Staff recommends authorizing the award of a consultant contract to Moore Iacofano Goltsman, Inc. (MIG) for SA Tomorrow Area Planning Services.