



City of San Antonio

Agenda Memorandum

File Number:16-2561

Agenda Item Number: 24.

Agenda Date: 5/19/2016

In Control: City Council A Session

DEPARTMENT: Department of Planning and Community Development

DEPARTMENT HEAD: Bridgett White

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Contract Award for Corridor Land Use Planning Study

SUMMARY:

An Ordinance authorizing the execution of a contract for consulting services with Fregonese Associates, Inc in an amount not to exceed \$250,000 to conduct a Corridor Land Use Planning Study to optimize land use and transit investments to support SA Tomorrow and VIA Vision 2040 planning efforts.

BACKGROUND INFORMATION:

The Department of Planning and Community Development (DPCD) solicited proposals from firms specializing in land use planning, with a strong background in transit oriented development, to collect and analyze relevant information along significant transportation corridors throughout the city. The current planning process will update the VIA Metropolitan Transit Authority (VIA) Long Range Comprehensive Transportation Plan (LRCTP), and SA Tomorrow (Comprehensive, Transportation, and Sustainability plan). The land use plans will consider the capacity for infill development, economic opportunities, connections between various travel modes, as well as provide detailed recommendations on land use, zoning, and infrastructure improvements.

DPCD and the Purchasing division of the Finance Department jointly developed a Request for Qualifications (RFQ) which was issued on December 21, 2015. Qualifications from four firms were received and were evaluated in conformance with the criteria contained in the RFQ.

The evaluation of each proposal was based on a total of 100 points: 20 points allotted for experience,

background, qualifications; 45 points allotted for proposed plan; 20 points allotted for SBEDA (SBE Prime Contract Program, 10 points and M/WBE Prime Contract Program, 10 points); 10 points allotted for Local Preference Program (LPP); and 5 points allotted for Veteran-owned Small Business Preference Program (VOSB). A summary of the RFQ scoring is attached.

Based on the evaluation conducted by members of the review panel, Fregonese Associates, Inc. received the top score. The final recommendation considered both the panel scores and the SBEDA scores, in conformance with the stated criteria.

Submittals in response to the RFQ were due on February 8, 2016. Four qualified proposals were received and evaluated by the RFQ evaluation committee (“committee”). After an initial review, two Respondents were short-listed and invited by the City for interviews. After interviews, Fregonese Associates, Inc. was selected by the committee as the recommended Respondent for award. The committee based its decision on several weighted factors, to include experience, background and qualifications and proposed plan. ESBE Prime Contract Program, M/WBE Price Contract Program, and Local Preference points, where applicable, were added to the committee’s points to determine final scores. The Local Preference Program was applied in the evaluation of responses received for this contract; however, the highest ranked firm is not a local business.

The term of the Agreement shall be for one year. There is no minimum contract value guaranteed by this agreement. The total value for the agreement is not to exceed \$250,000.00.

This contract was developed utilizing a formal request for qualifications process; therefore, as required by the Ethics Ordinance, the Discretionary Contracts Disclosure Form is included herein as an attachment.

ISSUE:

The study will include twelve (12) significant transportation corridors in San Antonio to identify development patterns that accommodate projected growth and support high-capacity transit use in accordance with Vision 2040. The corridors were adopted by VIA Metropolitan Transit during the Vision 2040 planning process.

The planning work of the selected firm will result from the three (3) primary tasks identified in the Scope of Services. A summary of the three (3) tasks is provided below:

- 1. Scenario Planning for Land Use Optimization** - Using profiles developed as part of VIA Vision 2040, the selected firm will provide a proposed land use scenario for each corridor based on a growth pattern optimized for a shift toward higher-capacity transit, such as bus rapid transit (BRT) and light rail (LRT). The proposed land use scenario for each corridor will consider market characteristics, financial feasibility, social equity, environmental impacts, community acceptance, impacts on local and regional traffic patterns, and policy needs.

A chart outlining the twelve (12) selected corridors for further study is shown below:

Corridor Name	Study Limits	Corridor Length*
Austin Highway	Centro Plaza to Rolling Oaks	16.4 miles
Bandera	Leon Valley to Centro Plaza	7.2 miles
Commerce-Houston	Lackland AFB to AT&T Center	9.0 miles
Fredericksburg	Centro Plaza to UTSA	16.5 miles

General McMullen-Babcock	South Park Mall to Medical Center	15.0 miles
Huebner-Grissom	Alamo Ranch to Medical Center	12.0 miles
Looper Premium (Partial)	Military Drive and WW White	21.2 miles
New Braunfels Avenue	Centro Plaza to Brooks City-Base	11.6 miles
Randolph	Centro Plaza to Randolph AFB	6.7 miles
Rockport Subdivision	Centro Plaza to Brooks City-Base	7.8 miles
San Pedro	Centro Plaza to Stone Oak	20.5 miles
Zarzamora	Medical Center to TAMU-SA	17.7 miles
Total Corridors: 12		Total: 161.6 miles

* Corridor lengths reflect sections within City of San Antonio limits only.

2. Corridor and Station Area Planning - Based on the proposed land use scenario, the selected firm will provide recommendations to support the optimized land use scenario at the corridor level, produce a more detailed optimized land use profile for station areas within the City limits, and provide detailed recommendations to support the optimized station area land use scenarios.

Through the station area planning process, one catalyst site will be identified for near-term redevelopment. The selected firm will prepare a detailed pro forma and marketing package for the catalyst site and facilitate the solicitation of proposals to result in its redevelopment.

3. Public & Stakeholder Engagement - The selected firm will incorporate citizen and stakeholder outreach throughout the study and will ensure that public and stakeholder input is integrated into the work related to the other primary tasks listed in this document.

ALTERNATIVES:

The alternative is to not fund the Corridor Land Use Study. This alternative is not recommended because this Study will support the SA Tomorrow citywide planning initiatives and the VIA Vision 2040 transportation plan.

FISCAL IMPACT:

Funds for this agreement are available in the Department of Planning and Community Development budget. Funds were contributed to the City by VIA Metropolitan Transit. This contract shall not exceed \$250,000.

RECOMMENDATION:

The Department of Planning and Community Development recommends approval of this contract for professional consulting services with Fregonese Associates, Inc.