



City of San Antonio

Agenda Memorandum

File Number:17-3226

Agenda Item Number: 4.

Agenda Date: 2/8/2018

In Control: City Council A Session

DEPARTMENT: Finance

DEPARTMENT HEAD: Troy Elliott, Deputy Chief Financial Officer

COUNCIL DISTRICTS IMPACTED: Council Districts 1 & 2

SUBJECT:

Approval to execute a contract for a lighting study and the development of a Downtown Lighting Master Plan

SUMMARY:

This ordinance authorizes a contract with Alderson & Associates, Inc. to perform a lighting study and develop a Downtown Lighting Master Plan for a total amount not to exceed \$500,000, the cost of which will be shared equally by the City and CPS Energy.

BACKGROUND INFORMATION:

During the summer of 2016, with input from Downtown stakeholders and Councilman Treviño, there was a call for a well-thought-out lighting solution for the Downtown area due to its unique historical and cultural features. A comprehensive approach was recommended for all lighting Downtown.

Historically, Downtown lighting has developed project by project, without a unifying plan. On December 16, 2016, the City issued a Request for Qualifications (RFQ), for a lighting consultant to perform a lighting study and develop a Downtown Lighting Master Plan. An objective of the master plan is to engage the creativity of architects and lighting experts and gather input from Downtown stakeholders on how a unified lighting plan could improve the experience in Downtown after dark.

The scope of work includes:

1. Inventory and assess the condition and performance of existing lighting assets;
2. Gather stakeholder input to include input on unique lighting needs around historical/culturally significant

areas;

3. Survey parks and plaza lighting in the study area considering security, visibility and aesthetics;
4. Evaluate three Downtown public buildings to demonstrate the positive effect of lighting exterior facades. Create a vision and master plan with guidelines using different lighting techniques and strategies on buildings. Mockup several lighting technique on one build;
5. Synthesize stakeholder input and develop a vision to be presented to City Council for input and direction;
6. Create a detailed Lighting Master Plan with cost estimates based on the vetted vision. The primary components of the Master Plan are:
 - A catalog with categories of lighting equipment combinations, technology and features;
 - Application of lighting categories to specific situations in the study area based on field conditions like pedestrian traffic and street volumes, with application guidance and model to mapped locations;
 - Identification and documentation of all equipment recommended throughout the target area.

The scope of work does not include execution of the Plan, rather only Master Plan development. It is intended that the Plan will become a menu of options, which can be prioritized and implemented as funds become available.

Four firms responded to the RFQ. No responses were disqualified.

An evaluation committee was formed consisting of representatives from the Finance Department, City Manager's Office, and CPS Energy, as well as three citizen members representing hotels, Downtown residents and architectural interests.

The proposals were evaluated based upon the firm's experience, background and qualifications of key personnel (35 points); experience with San Antonio and San Antonio Regional issues (20 points); and proposed project management plan (25 points). Economic Development scored 20 points for Small Business Economic Development Advocacy (SBEDA) - 10 points for Emerging Small Business and 10 points for Minority/Women Owned Business.

On April 14, 2017, presentations were received from all four responding firms. Results of the evaluation scored Alderson & Associates, Inc. highest. Alderson & Associates received 20 SBEDA points for both Emerging Small Business and Minority/Women Owned Business.

Alderson & Associates is a local engineering firm with experience on a number of San Antonio projects including the River Walk Lighting Master Plan, Hanger 9, and Miraflores Park. Alderson is teaming with Randy Burkett Lighting Design, Inc. as the Master Plan Developer. Burkett worked with Alderson before on the River Walk Lighting Master Plan, and has worked on many other lighting projects including the Arlington VA Lighting Master Plan, Gateway Arch lighting in St. Louis MO, the MLK Jr. Memorial lighting design and implementation in Washington DC, and GSA Hipolito Federal Building lighting design and implementation in San Antonio. Two additional team members are CFZ Group for landscape design/cost estimation and Ximenes & Associates for public outreach and communication.

The results of the RFQ were presented in the Audit Committee meeting on May 30, 2017.

A map of the Plan's study area is attached with the parks to be included in the Master Plan marked.

The project will be managed by the Transportation & Capital Improvements Department.

ISSUE:

Approving this ordinance would allow the development of a unified Downtown Lighting Master Plan which could, if implemented, improve visitors' experience in Downtown after dark. Development of the Plan will provide more clarity and consistency on the lighting options available and costs associated with those options. Development of the Plan does not require the Plan's implementation.

ALTERNATIVES:

The City could choose not to develop a Downtown Lighting Master Plan or proceed under a modified scope.

FISCAL IMPACT:

This Ordinance authorizes a contract with Alderson & Associates, Inc. for an amount not to exceed \$500,000 to perform a lighting study and develop a Downtown Lighting Master Plan. Of this amount, the City of San Antonio will fund \$250,000 and CPS Energy will fund \$250,000. Funding in the amount of \$250,000 is available from savings in the Downtown Street Light Improvement Project, a previously authorized capital improvements project funded with Certificates of Obligation (CO). Savings from the LED conversions in the Downtown Street Light Improvement Project are being used to pay debt service on the COs. In addition, this ordinance accepts and appropriates \$250,000 from CPS Energy for the study.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing a contract with Alderson & Associates, Inc. to perform a lighting study and develop a Downtown Lighting Master Plan for a total amount not to exceed \$500,000.

This contract was procured by means of a Request for Qualifications and a Contracts Disclosure Form is attached.