



# City of San Antonio

## Agenda Memorandum

**File Number:**17-3614

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**Agenda Item Number:** 4.

**Agenda Date:** 6/15/2017

**In Control:** City Council A Session

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**DEPARTMENT:** Finance

**DEPARTMENT HEAD:** Troy Elliott

**COUNCIL DISTRICTS IMPACTED:** City Wide

**SUBJECT:**

Implementation Services for Land Development Management Software

**SUMMARY:**

This ordinance authorizes a contract with GCOM Software, an Accela Certified Partner, using the General Services Administration (GSA) Federal Supply Schedule contract to complete the implementation of the Land Development Management Software in an amount not to exceed \$5,203,238.00. The ordinance authorizes \$5,203,238.00 from the Enterprise Land Management System capital project.

The term of the contract shall begin upon the issuance of a notice to proceed and shall terminate following the completion of the post production support period specified in the Statement of Work.

**BACKGROUND INFORMATION:**

Submitted for City Council consideration and action is the attached Statement of Work for GCOM Software to provide professional services needed to complete the implementation of the Land Development Management Software.

Development Services is responsible for assisting customers through the development process and enforcing municipal codes, ordinances and regulations regarding the protection of health, safety and welfare of the citizens of San Antonio. Development Services uses four principal systems to support its business operations: Hansen, ECCO, TPLAT and LDS. The current systems are antiquated and are systems that have been in operation with limitations in capability, analytics and reporting. These systems do not share information with each other and integration with other systems is extremely limited. In addition to these four main systems, the department uses several other integrated and standalone systems for managing land development processes, issuing permits via the web, scheduling inspections via the web and mobile devices, accountability of inspectors, notification to customers concerning permit activity, plat management, electronic plan review, zoning and land use management.

In order to replace these antiquated systems, the City issued a Request for Competitive Sealed Proposal (RFCSP) on September 16, 2015, seeking a solution that would provide the City the ability to effectively

manage all land development, zoning, variance, appeals, permitting, inspections, licensing, and violation enforcement information related to a City location.

An award to Accela Inc. (“Accela”) was recommended after receiving the highest rating by the evaluation committee. The City of San Antonio entered into a contract for a comprehensive Land Development, Permit, Inspection, Licensing and Compliance comprised of software licenses (\$2,029,727.00), software maintenance (\$2,476,442.00) and implementation services (\$11,257,298.00). The contract was approved by City Council on June 18, 2015 (Ordinance 2015-06-18-0524). The project also included a contingency amount.

The project was divided into three functional groups: Land Development, Building Development and Code Enforcement, with an initial “go live” for Land Development transactions to be November 2016. The project experienced a number of delays and contract disputes. The City is negotiating a mutual termination of the contract with Accela.

In order to prevent further delays to the project, the City selected one of Accela’s largest certified “partners”, GCOM Software, to complete the implementation for Functional Group 1 (FG-1) - Land Development. GCOM Software holds extensive knowledge in Accela Software implementations and has delivered similar services to other governmental agencies. In addition, GCOM was a subcontractor on the City’s contract with Accela. The contract in the amount of \$5,203,238 to complete the implementation of FG-1 Land Development is made through a federal supply schedule of the United States General Services Administration (GSA) Contract # GS-35F-0217Y authorized under Texas Local Government Code 271.103, which satisfies the legal requirement to seek competitive bids. In order to complete the remaining functional groups, the City will issue a Request for Competitive Sealed Proposal.

The term of the contract shall begin upon a notice to proceed and shall terminate following the completion of the post production support period specified in the Statement of Work. The City’s issuance of the Notice to Proceed is contingent upon the City’s notice of termination or actual termination of the contract with Accela.

The City will be issuing a solicitation for implementation services for the remaining two functional groups, Building Development and Code Enforcement, which will be brought back for City Council consideration at a later date. A financing plan will be presented with that item.

#### **ISSUE:**

Staff is requesting that City Council authorize an agreement with GCOM to provide the necessary professional services in order to complete the implementation of the Accela Software solution for FG1 - Land Development

This purchase is exempt from the Local Preference Program and the Small Business Economic Development Advocacy (SBEDA) Ordinance requirements were waived for this contract.

#### **ALTERNATIVES:**

Should the attached contract for implementation services for FG1 - Land Development not be approved, the City will not be able to effectively complete the implementation of the software solution.

#### **FISCAL IMPACT:**

This is a one-time expense in the amount of \$5,203,238.00 to complete Functional Group 1 - Land Development. Funds are available in the FY 2017 Capital Program, Enterprise Land Management System project.

#### **RECOMMENDATION:**

Staff recommends authorization of a contract with GCOM Software through GSA Contract GS-35F-0217Y for

a total cost of \$5,203,238.00. This contract is procured through cooperative purchasing and a Contract Disclosure Form is not required.