



# City of San Antonio

## Agenda Memorandum

**File Number:**18-3362

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**Agenda Item Number:** 2.

**Agenda Date:** 5/16/2018

**In Control:** Comprehensive Plan Committee

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**DEPARTMENT:** Planning Department

**DEPARTMENT HEAD:** Bridgett White, AICP, Director

**COUNCIL DISTRICTS IMPACTED:** Citywide

### **SUBJECT:**

Briefing on the SA Tomorrow Area Planning Services - Year 2 Consultant Contract Award

### **SUMMARY:**

Briefing on the professional services agreement with Moore Iacofano Goltsman, Inc. in an amount not to exceed \$1,055,000.00 for consultant services related to Year 2 of the SA Tomorrow Area Planning Program for the development of four Regional Center Plans and two Community Plans, from prior City Council approved and budgeted funding.

### **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.

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, we need a clear vision and strategic plan for each. These regional center plans need to identify areas of change and stability, and develop a detailed future land use plan that prioritizes infrastructure, policy, and program improvements. It is important to note that the regional centers are not homogenous places. Although they cover large areas, 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.

The thirteen Regional Centers identified along with the seventeen Community Plan areas cover the entire City of San Antonio. City Council has tasked the Planning Department with developing the 30 Sub-Area Plans over a seven-year period, initiating the plan development process for six plan areas each year for five years. The FY2017 Budget included funds for the development of the Year 1 Sub-Area Plans (UTSA Area, Medical Center Area, Midtown Area, Downtown Area, and Brooks Area regional centers, and the Westside Community Area). The Year 1 plans are currently in development and will be taken to City Council for approval along a staggered schedule beginning in late Summer 2018.

#### Procurement of Services

The SA Tomorrow Area Planning Services - Year 2 contract is considered a High Profile Contracting Initiative. As such, it was subject to the City's High Profile Procurement process which included pre- and post-solicitation briefings with the Audit and Accountability Committee of City Council, on November 29, 2017 and February 20, 2018, respectively.

A Request for Qualifications (RFQ) was advertised on December 3, 2017 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 Planning Department. Responses were due on January 12, 2018 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 Planning Department, the Office of Sustainability, VIA Metropolitan Transit, Dignowity Hill Neighborhood Association, and the Southside First Economic Development Council 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).

Based on the evaluation committee's scoring and unanimous decision, Moore Iacofano Goltsman, Inc. (MIG) was selected 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. None of the respondents received the Prime Contract Programs points. Additionally, the Goal Setting Committee set a 16% Minority/ Women-Owned Business Enterprise (M/WBE) subcontracting goal and Moore Iacofano Goltsman, Inc. has committed to 16% M/WBE subcontractor

participation.

The Local Preference Program (LPP) was applied in the evaluation of responses received for this contract; however, none of the respondents are local businesses.

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 subcontractors are registered as small, minority, or women-owned businesses, and are located in San Antonio.

## ISSUE:

The SA Tomorrow Area Planning Services - Year 2 contract is a professional services agreement with Moore Iacofano Goltsman, Inc. (MIG), in an amount not to exceed \$1,055,000.00 for consultant services pertaining to the SA Tomorrow Area Plans - Year 2.

The consultant contract with MIG will provide the City of San Antonio with four (4) Regional Center Plans and two (2) Community Plans:

- Texas A&M - San Antonio Area Regional Center
- Port San Antonio Area Regional Center
- Highway 151 / Loop 1604 Area Regional Center
- Northeast I-35 / Loop 410 Area Regional Center
- Near Eastside Community Area
- Southeast Community Area

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, Modeling and Visualization, Recommendations and Implementation Strategies, Documentation and Adoption, and Ongoing Coordination and Engagement.

The Year 2 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 with the final plan anticipated to be completed in draft form for City Council consideration in 2020.

The term of this contract is 24 months. Subcontractors include:

- Economic & Planning Systems, Inc.
- MOSAIC Planning and Development Services
- Cambridge Systematics, Inc.
- Auxiliary Marketing Services
- Ximenes and Associates
- Fregonese Associates
- BowTie

Community input and participation are essential to the planning process. Public engagement for the Year 2 plans will continue use of the *Public Engagement Strategy* developed in Year 1.

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. And throughout the planning process, there will be a mix of formal and informal opportunities for public engagement.

The SA Tomorrow Area Planning Services - Year 2 contract will allow the City to implement the SA Tomorrow Comprehensive Plan by creating the second phase of Regional Center and Community Plans that will guide future private development, public infrastructure investment, and related public policies.

#### **ALTERNATIVES:**

This briefing is for information purposes only.

#### **FISCAL IMPACT:**

There is no fiscal impact associated with this briefing.

#### **RECOMMENDATION:**

Staff recommends that the Comprehensive Planning Committee forward this contract to the full City Council for consideration of approval.

On February 20, 2018, the Audit and Accountability Committee of City Council voted unanimously to move this High Profile contract forward for City Council consideration. The contract was pulled from the March 29, 2018 City Council agenda and staff was requested to brief the Comprehensive Plan Committee prior to the contract returning to full City Council for consideration. Staff briefed the Comprehensive Plan Committee on April 18, 2018 and will provide an additional briefing on May 16, 2018.