



City of San Antonio

Agenda Memorandum

File Number:15-4601

Agenda Item Number: 21.

Agenda Date: 9/17/2015

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:

Design Services Agreement with Debra Dockery and Associates for the West Commerce Economic Corridor Master Plan Study.

SUMMARY:

An ordinance for the West Commerce Economic Corridor Master Plan Study authorizing the execution of a Professional Design Services Agreement with Debra Dockery and Associates in an amount not to exceed \$240,000.00, a FY 2015 Certificates of Obligation funded project located in Council District 5.

BACKGROUND INFORMATION:

City Council approved within the FY 2015 Budget the allocation of \$1 million towards the West Commerce Economic Corridor in Council District 5 to include an engineering assessment, master plan for infrastructure improvements, and initial design of those improvements.

The enhancements envisioned within this corridor will enhance the recent revitalization efforts near downtown and help spur new business opportunities. Improvements to this corridor also will create improved connectivity and mobility for current residents, customers, employees and tourists who come to enjoy San Antonio's rich cultural history. This west side area is home to institutions such as UTSA, the new VIA Centro Plaza, University Hospital District and residential developments such as the Peanut Factory and the Vitre Apartments (Toudouze).

Of the \$1 million allocated, approximately \$98,500.00 has been spent to date on the traffic and bridge studies, with approximately \$240,000.00 allocated to be spent on the Master Plan. The remaining estimated \$660,000.00 is to be used for project design.

Procurement of Services

Request for Qualifications (RFQ) was released on April 17, 2015. The RFQ was advertised in the San Antonio Hart Beat, on the City's website and the Texas Electronic State Business Daily. Responses were due on May 19, 2015. Ten firms responded to the RFQ and submitted their Statement of Qualifications (SOQs) and all were deemed responsive. A Selection Committee consisting of representatives from Transportation & Capital Improvements evaluated, scored and ranked the submissions. Scoring was based on the published evaluation criteria, which included: experience and qualifications of team, understanding of the project and proposed management plan, the team's experience with San Antonio issues and past experience with City of San Antonio projects and participation in the SBE and M/WBE prime contract program.

ISSUE:

This ordinance for the West Commerce Economic Corridor Master Plan Study authorizes the execution of a Professional Design Services Agreement with Debra Dockery and Associates in an amount not to exceed \$240,000.00, a FY 2015 Certificates of Obligation funded project located in Council District 5.

This Master Plan Study will conduct an inventory and analysis to identify existing conditions within the corridor including the evaluation of existing studies and planning documentation available. In the Program Development Phase, needs and deficiencies will be used to identify goals and define the vision for the master plan. This phase involves the work of the design team including an Economist to evaluate demographics and perform economic analysis for the vision. The Plan will identify and prioritize potential projects within the corridor and will estimate costs for these options.

Extensive public engagement will be performed to obtain input from the community to identify needs and goals for the area that will help serve existing businesses, spur economic development opportunities and improve connectivity and mobility for current residents, customers, employees and tourists who come to enjoy San Antonio's rich cultural history.

The public outreach and stakeholder involvement is scheduled to begin in November 2015 and will continue through the Master Plan development process as phases develop. The public and stakeholder Involvement process includes up to 12 individual interviews that conducted with City officials, public agencies, land owners, community groups and non-profits operating in the area for input on needs, desires, and goals. There will also be one open forum public meeting where the attendees will provide input and participate in a visioning workshop proposed. Also, the consultant will conduct two public informational meetings, one at preliminary master plan concept and one at the final master plan design, to present the master plan and receive community comments.

ALTERNATIVES:

As an alternative, City Council could choose not to execute this contract and require staff to complete a new solicitation process for the work. Considering the additional time required for another solicitation process, this would adversely affect the timely completion of the Project and funding.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in the amount of \$240,000.00 payable to Debra Dockery

and Associates. Funds are available from FY 2015 Certificates of Obligation and are included in the FY 2015-2020 Capital Improvements Budget.

RECOMMENDATION:

Staff recommends approval of this ordinance, authorizing the execution of a Professional Design Services Agreement with Debra Dockery and Associates, in an amount not to exceed \$240,000.00 to provide conceptual design services for the West Commerce Economic Corridor Master Plan Study.