

AN ORDINANCE 100321

AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FOR MASTER PLANNING SERVICES FOR CITY SOUTH SAN ANTONIO FROM KELL-MUÑOZ, ARCHITECTS, INC.; AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE A CONTRACT NOT TO EXCEED \$415,000 FOR A CONTRACT PERIOD TERMINATING JUNE 17, 2005 AND REDIRECTING FUNDS IN THE AMOUNT OF \$115,000.00 FROM THE GENERAL FUND TO THE CITY SOUTH MASTER PLAN BUDGET

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WHEREAS, City South, based on a “balanced growth” effort initiated by Mayor Ed Garza, is an attempt to reshape San Antonio’s growth patterns in the south sector of San Antonio, through the implementation of Smart Growth principles; and

WHEREAS, the primary goal of City South is to reverse the trend of disinvestments in the southern sector and encourage the balanced growth of San Antonio by developing the area as an integral part of our City and create an overall scenario of sustainable development; and

WHEREAS, the focus of this continuing initiative is an 80 square mile area located approximately 7.5 miles south of downtown, bounded by Loop-410 on the north; IH-35 on the west; IH-37 on the east; and an area varying approximately 1350’ to 5,875’ south and parallel to the Medina River on the south; and

WHEREAS, previous work/actions for this initiative include a study by the Urban Land Institute, annexation for limited purposes, coordination of the Southside Initiative Community Plan, creation of the Flex-Zoning Districts, and the introduction and adoption of legislation for the Defense Adjustment Management Authority; and

WHEREAS, a Request for Proposal seeking master planning services as part of the ongoing effort to plan for, illustrate, and promote sustainable development was released on October 8, 2004, was advertised in the San Antonio Express-News and La Prensa, posted on the American Planning Association’s national website, and on the City’s website; and

WHEREAS, City staff held a pre-proposal conference on October 20, 2004 and nineteen interested parties attended and on November 10, 2004, the RFP closed and responses were received from Urban Retail Properties (Chicago, IL) in association with Huntley & Associates, TVS, EDAW, Fly & Associates, Industrial Development International, Aguirre Corporation, Stellar Services, CDM, and Foster CM Group, and from Kell-Muñoz Architects, Inc. (San Antonio, TX) in association with Duany Plater-Zyberk, Bender Wells Clark, Vickery & Associates, Swift & Associates, Raba-Kistner, Texas Perspectives, and Creative Civilization; and

WHEREAS, the City established an evaluation committee which included participants from the Planning, Public Works, Neighborhood Action, Development Services and

Economic Development Departments, City Manager's Office, San Antonio Water Systems, and City Public Service; and

WHEREAS, on December 10, 2004, following presentations by and interviews with each respondent, the evaluation committee scored and evaluated the proposals based on criteria established in the RFP, with Kell-Munoz receiving 85.57 and Urban Retail receiving 62.25 out of a possible 100 points; and

WHEREAS, based on the evaluation of the committee, City staff recommends the selection of the proposal submitted by Kell-Muñoz Architects, Inc. and the awarding and execution of a contract for master planning services as outlined in the RFP; and

WHEREAS, one-time funds in the amount of \$300,000 for Southside Initiative master planning services were set aside in the FY 2004 General Fund Budget and have subsequently been carried forward into the FY 2005 Budget for this purpose; and

WHEREAS, it is necessary to redirect funds in the amount of \$115,000 that have been set aside in the General Fund to offset the costs of the Housing Summit toward the City South master planning services contract; and

WHEREAS, City funds in that amount are available as a result of financial support from CDBG funding and the private sector in hosting the 2004 Housing Summit; and

WHEREAS, it is now necessary to accept the proposal for master planning services for City South San Antonio from Kell-Muñoz, Architects, Inc., authorize the Interim City Manager to execute a contract not to exceed \$415,000 for a contract period terminating June 17, 2005, and authorize the transfer of funds in the amount of \$115,000.00 from the General Fund to the City South master plan budget; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The proposal submitted by Kell-Muñoz Architects, Inc. for master planning services for City South San Antonio is hereby accepted.

SECTION 2. The Interim City Manager, or his designee, is hereby authorized to execute the Agreement with Kell-Muñoz Architects, Inc., for the provision of City South master plan services attached hereto and incorporated herein for all purposes as Exhibit 1.

SECTION 3. A budget adjustment in the amount of \$115,000 from Fund 11001000, entitled "General Fund", Cost Center 8002280001, General Ledger Account 5201040 entitled "Fees to Professional Contractors," is authorized to be moved to Fund 11001000, entitled "General Fund," Cost Center 7001990001, General Ledger 5201040 entitled "Fees to Professional Contractors."

SECTION 4. Funds in the amount of \$415,000 are authorized to be encumbered in Fund 11001000, entitled "General Fund", Cost 7001990001, General Ledger 5201040 entitled

“Fees to Professional Contractors”, and are authorized payable to Kell-Muñoz Architects for master planning services for City South.

SECTION 5. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director may, subject to concurrence by the Interim City Manager or his designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

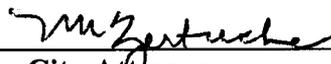
SECTION 6. This ordinance shall be effective immediately following the receipt of eight (8) affirmative votes or if the eight (8) affirmative votes are not received, on the tenth day after passage hereof.

PASSED and APPROVED this 20th day of January 2005.



M A Y O R
EDWARD D. GARZA

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
for City Attorney

Agenda Voting Results

Name: 35. - *Main motion*

Date: 01/20/05

Time: 03:33:32 PM

Vote Type: Multiple selection

Description: An Ordinance authorizing the acceptance of a proposal for master planning services for City South San Antonio from Kell-Muñoz, Architects, Inc.; authorizing the Interim City Manager or his designee to execute a contract in an amount not to exceed \$415,000.00 for a contract period terminating June 17, 2005; establishing a consolidated City South Master Plan budget within the General Fund One-Time Special Projects Account and redirecting funds in the amount of \$300,000.00 from FY 2005 Southside Initiative Master Planning budget and \$115,000.00 from the General Fund to the Consolidated City South Master Plan Budget. [Presented by Emil Moncivais, Director, Planning; Jelynn LeBlanc Burley, Assistant City Manager]

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
JOEL WILLIAMS	DISTRICT 2		x		
RON H. SEGOVIA	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
ENRIQUE M. BARRERA	DISTRICT 6		x		
JULIAN CASTRO	DISTRICT 7	Not present			
ART A. HALL	DISTRICT 8		x		
CARROLL SCHUBERT	DISTRICT 9	Not present			
CHRISTOPHER "CHIP" HAAS	DISTRICT_10		x		
MAYOR ED GARZA	MAYOR		x		

Agenda Voting Results

Name: 35 Amendment #1 as presented by Councilmember Perez, Seconded by Segovia

Date: 01/20/05

Time: 03:33:06 PM

Vote Type: Multiple selection

Description: Choose DPC as Lead Architectural firm

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
JOEL WILLIAMS	DISTRICT 2		x		
RON H. SEGOVIA	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5			x	
ENRIQUE M. BARRERA	DISTRICT 6		x		
JULIAN CASTRO	DISTRICT 7	Not present			
ART A. HALL	DISTRICT 8		x		
CARROLL SCHUBERT	DISTRICT 9	Not present			
CHRISTOPHER "CHIP" HAAS	DISTRICT_10		x		
MAYOR ED GARZA	MAYOR		x		