

## AGENDA



Thursday, May 8, 2008

**Contract and Land Management  
RECOMMENDATION FOR COUNCIL ACTION****Item No. 15**

**Subject:** Authorize negotiation and execution of a professional services agreement with one of the following three firms: ROMA DESIGN GROUP/ROMA AUSTIN COLLABORATIVE DESIGN STUDIO – JOINT VENTURE, San Francisco, CA, or SASAKI ASSOCIATES, INC., Watertown, MA or URS CORPORATION, Austin, TX, for professional planning services for the Waller Creek Master Plan in an amount not to exceed \$400,000. Staff recommendation for award is to the highest ranked firm, ROMA DESIGN GROUP/ROMA AUSTIN COLLABORATIVE DESIGN STUDIO – JOINT VENTURE, San Francisco, CA.

**Amount and Source of Funding:** Funding is available in the fiscal Year 2007-2008 Capital Budget of the Watershed Protection & Development Review Department.

**Fiscal Note:** There is no unanticipated fiscal impact. A fiscal note is not required.

**For More Information:** Rosie Truelove 974-3064, Robin Field 974-7064, Scott Lookabaugh 974-7283

**Purchasing Language:** Best qualification statements of seven received.

**MBE/WBE:** This contract will be awarded in compliance with Chapter 2-9A of the City Code (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 16.5% MBE and 14.2% WBE subcontractor participation.

The City of Austin is seeking the services of a consultant, with extensive experience in waterfront planning, economic development and urban design to assist the City and the community in the creation of a vision and implementation strategy for the development of Waller Creek for the next 20 years.

In addition to the vision for the creek and district, the project is expected to produce a master plan, design guidelines, regulating plan and implementation strategy for the area that results in the creation of a mixed-use, pedestrian and transit-supportive development plan. The implementation strategy should include cost estimates for implementation items recommended to be undertaken by the City.

The planning area includes a one-mile stretch of Waller Creek and is approximately 127 acres, located on the eastern edge of downtown Austin. The area is generally bordered by 12th Street on the north, Interstate Highway 35 on the east, Lady Bird Lake on the south, and Red River Street and Trinity Street on the west.

Much of the land within the study area either cannot currently be developed or has limited development potential because of the 100-year flood plain, which runs along Waller Creek from the University of Texas to Lady Bird Lake. The flood-management plan, of which the Waller Creek tunnel is the central piece, calls for the construction of a tunnel and other elements that will reduce the floodplain and protect most of the land and existing structures from flood. The inlet for the tunnel will be located at Waterloo Park, just north of 12th Street, and the outlet will be located near the mouth of the creek along the north bank of Lady Bird Lake. The project's water re-circulation components will supplement stream base flow and enhance the quality of water in the creek and flowing into Lady Bird Lake. The Waller Creek Tunnel

project is in the design stage at this time, with construction expected to begin in 2010 and completion expected in 2014.

The Waller Creek tunnel project is expected to spur economic development in the area within and nearby the current floodplain. To finance the project, the City of Austin and Travis County have created a 20-year tax increment financing reinvestment zone (TIF). The project will be funded by the issuance of debt that will be repaid primarily from the revenues of the TIF. Under the terms of the TIF, the City of Austin will contribute 100% of its tax increment, and Travis County will contribute 50% of its tax increment.

As part of the study, the Consultant will perform the following tasks:

1. Evaluation, analysis, and inventory
2. Community outreach and public involvement
3. Create visioning process, identify challenges, and opportunities
4. Provide preliminary and final reports and
5. Implementation of the master plan

This request allows for the development of a professional services agreement with the recommended firm. Should the City be unsuccessful in negotiating a satisfactory agreement with the recommended firm, negotiations will cease with that firm. Staff will then return to Council and request authorization to begin negotiations with the alternate recommendation listed below.

Participation subgoals stated in the solicitation were 1.7% African American; 9.5% Hispanic; 5.3% Native American / Asian Americans; 14.2% WBE. All recommended firms provided an M/WBE Compliance Plan that met the goals of the solicitation and was approved by the Department of Small and Minority Business Resources.

Notification of issuance of a Request for Qualifications (RFQ) for the subject services was sent to 380 firms on November 28, 2008. The RFQ was obtained by 57 firms, and seven firms submitted qualification statements. None of the firms were certified M/WBE firms. Of the seven firms evaluated, three firms were short-listed and interviewed. Interviewing of the short-listed firms results in the following recommendation.