



**Purchasing Contract  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.:** 45  
**AGENDA DATE:** Thu 01/26/2006  
**PAGE:** 1 of 2

**SUBJECT:** Authorize negotiation and execution of a contract with DIANA MCIVER AND ASSOCIATES, INC., Austin, TX, to conduct studies to identify strategies to achieve housing affordability goals for Urban Commuter Rail Stations and Bus Rapid Transit Stations in an amount not to exceed \$66,135.

**AMOUNT & SOURCE OF FUNDING:** Funding is available in the Fiscal Year 2005-2006 Capital Budget of the Neighborhood Planning and Zoning Department.

**FISCAL NOTE:** A fiscal note is attached.

<b>REQUESTING</b>	Purchasing	<b>DIRECTOR'S</b>
<b>DEPARTMENT:</b>	for Neighborhood Planning and Zoning;	<b>AUTHORIZATION:</b> <u>Vickie Schubert</u>

**FOR MORE INFORMATION CONTACT:** Mick Osborne, Sr. Buyer/974-2995

**PRIOR COUNCIL ACTION:** On 7/29/04, the City Council approved Resolution No. 040729-76 directing the City Manager to develop regulations regarding Transit-Oriented Development. The City Council adopted the Transit Oriented Development (TOD) Ordinance (#20050519-008) and Resolution (#20050519-009) on May 19, 2005.

**BOARD AND COMMISSION ACTION:** The TOD Ordinance and TOD Resolution were reviewed by the Urban Transportation Commission, Design Commission, Planning Commission, and the Zoning and Platting Commission.

**PURCHASING:** Best proposal of four proposals received.

**MBE / WBE:** This contract will be awarded in compliance with Chapter 2-9 of the City Code (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.

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In November 2004, voters within the boundaries of the Capital Metropolitan Transportation Authority (CMTA) service area approved the construction of a 32-mile urban commuter rail line connecting the cities of Austin and Leander, scheduled to begin service in the first quarter of 2008.

On May 19, 2005 the City Council adopted the Transit Oriented Development (TOD) Ordinance and Resolution. The TOD Ordinance describes affordability goals for new housing to be located in TOD areas, and the TOD Resolution states, "Each Station Area Plan shall include a housing affordability analysis and potential strategies for achieving housing goals prescribed by Ordinance 20050519-008 prior to review of the proposed plan by any commission or the City Council."

This action authorizes a contract to conduct studies to identify strategies to achieve housing affordability goals for five Phase One Urban Commuter Rail Stations along the CMTA Northwest Commuter Rail line and up to three Phase One Bus Rapid Transit Stations.

This contract will provide for affordable housing studies in the areas around the proposed stations, identification of strategies for achieving housing affordability, and calculation of the estimated level of



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subsidies or incentives that would be required to achieve the adopted affordability goals.

An evaluation committee consisting of City staff from the Neighborhood Housing and Community Development Department, Neighborhood Planning and Zoning, and Economic Growth and Redevelopment Services evaluated the proposals based upon demonstrated applicable experience, personnel qualifications, project concept and solutions proposed, and total evaluated cost.

MBE/WBE solicited: 27/23

MBE/WBE bid: 0/0

**PROPOSAL ANALYSIS**

- a. Adequate competition.
- b. Two hundred ninety six notices were sent, including 27 MBEs and 23 WBEs. Fifteen solicitations were issued, including two MBEs and one WBE. Four proposals were received, with no MBE/WBE firms responding.

**APPROVAL JUSTIFICATION**

- a. Best proposal received.
- b. The Neighborhood Housing and Community Development and Neighborhood Planning and Zoning departments concur with the recommended award.
- c. Advertised in the Austin-American Statesman and on the Internet.

**CIP BUDGET  
FISCAL NOTE**

**DATE OF COUNCIL CONSIDERATION:**  
**WHERE ON AGENDA:**  
**DEPARTMENT:**

26-Jan-06  
Resolution not required  
Neighborhood Planning and Zoning

Description: Authorize negotiation and execution of a contract with DIANA MCIVER AND ASSOCIATES, INC. Austin, TX, to conduct studies to identify strategies to achieve housing affordability goals for Urban Commuter Rail Stations and Bus Rapid Transit Stations in an amount not to exceed \$66,135.

**FINANCIAL INFORMATION:**

Project Name:	Station Area Plans
Project Authorization:	2035-2036 Amended Capital Budget
Funding Source:	CMTA - 1/4 Cent
Fund/Agency/Orgn	8581 257-9135

Total Current Appropriation	\$82,000.00
Available Balance	\$70,664.00
Amount of this Action	<u>(\$66,135.00)</u>
Estimated Available	<u>\$4,529.00</u>

Financial Approval: \_\_\_\_\_ Date: \_\_\_\_\_