



Purchase Authorization Form

TO: Rolando Fernandez, Interim Capital Contracting Officer
FROM: Kevin Johns, Director, Economic Development Department
Michael Trimble, Director, Corridor Program Implementation Office
DATE: May 10, 2017
SUBJECT: Colony Park Master Plan Implementation and Colony Loop Drive Corridor Mobility Project
Certificate of Exemption for Professional Services Agreement - Urban Design Group PC

The Economic Development Department (EDD) and Corridor Program Implementation Office (CPO) are requesting a Certificate of Exemption to amend an existing contract with Urban Design Group PC ("UDG") for professional services in an amount not to exceed \$605,000, bringing the total contract amount to \$648,729.38. Through an appropriation in FY 2016, EDD entered into a contract with UDG through a professional services exemption on competitive bidding. The reasons underpinning that exemption from competitive bidding apply to this contract amendment.

As explained in greater detail in the Certificate of Exemption Form, UDG served as co-prime consultant for the development of the Colony Park Master Plan. The firm was selected through a competitive qualifications-based process. As the project transitions into implementation, UDG offers a unique skillset and history of the project, having provided both project management and engineering services to the master plan phase. UDG's involvement in the robust community engagement process undertaken for Master Plan development has garnered trust with Colony Park's traditionally underserved neighborhoods. The continuation of UDG services through the contract amendment builds upon the established bonds of trust, an essential ingredient for the early stages of the master developer solicitation phase. In addition, UDG's familiarity with the project will allow them to build upon work completed during the master plan phase seamlessly, avoiding delays and reducing cost to the project. Furthermore, UDG couples the requisite technical expertise to carry out essential engineering duties as well as value engineering, estimating, and community engagement support. Their technical expertise, in-depth understanding of the standards for public infrastructure within and connecting to the development, and relationship with the community substantiate the request for exemption from competitive bidding for the contract amendment.

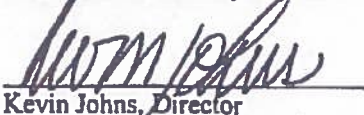
Total New Funding Requested: \$605,000

Economic Development Department Summary

Total Amount: \$105,000
Funding: Operating
FDU: 7470-5500-2345-5280


Reviewed and Recommended
Alejandra Lopez, Deputy Director

5/10/17
Date


Kevin Johns, Director

5-10-17
Date

Corridor Mobility Program Summary

Total Amount: \$500,000
Funding: Mobility Bond
FDU: 8119-2507-C251


Michael Trimble, Director

5/10/17
Date

CC: Robert Goode, Assistant City Manager
Greg Canally, Interim Chief Financial Officer

Directions for Completing

Capital Contracting Office Certification of Exemption Form

(The following steps must be completed prior to forwarding form to Capital Contracting Office)

1. Enter date of request in MM/DD/YYYY format
2. Enter Department requesting exemption
3. Enter Originator of certification
4. Enter phone number of Originator
5. Select one of the exemptions that apply to this procurement
6. Complete the Exemption Form providing any additional information required for the chosen exemption
7. Enter Vendor's Company Name
8. Enter Total Aggregate Amount
9. Obtain signature of:
 - Person requesting exemption (Originator)
 - Department Director or designee
 - Assistant City Manager or designee (for all other exemptions where the purchase > \$50,000)
10. Forward completed form to Capital Contracting Office:
 - Contract Relations Division Manager reviews and signs document
 - Capital Contracting Office Director or designee (only required if purchase > \$50,000)



City of Austin
Capital Contracting Office Certificate of Exemption
Professional Services

DATE: 05/04/2017

DEPT: Economic Development

TO: Capital Contracting Office
Director or Designee

FROM: Martin Barrera

PHONE: (512) 974-3394

Chapter 2254 of the Local Government Code requires that municipalities comply with the procedures established for the selection of professional consulting services such as engineering, architecture, landscape architecture, surveying, or planning services in design or planning of a construction project. Section 2254.003 states that the municipality must select a provider of professional services or award a contract only on the basis of demonstrated competence and qualifications to perform the services and for a fair and reasonable price. Departments requesting the use of this exemption must provide documentation of the use of a Qualifications-Based Selection process in selecting the firm.

This Certification of Exemption is executed and filed with the Capital Contracting Office as follows:

1. The undersigned is authorized to submit this certification.
2. The undersigned is requesting the use of a professional services consultant for the following reason:
(Please check appropriate box below)

☐ a procurement made because of a public calamity that requires the immediate appropriation of money to relieve the necessity of the municipality's residents or to preserve the property of the municipality

☐ a procurement necessary to preserve or protect the public health or safety of municipality's residents

☒ a procurement necessary because of the need for project continuation from a private or 3rd party developer

☐ a public improvement project, already in progress, authorized by voters of the municipality, for which there is a deficiency of funds for completing the project in accordance with the plans and purposes as authorized by the voters

4. Please attach any documentation that supports this exemption. (See Purchase Authorization Form)
5. Please provide any evaluation conducted (qualifications-based selection process) to support the recommendation. Include the efforts taken to ensure the selected vendor is responsible and will provide the best value to the City (Ex: evaluation of other firms, knowledge of market, etc).

(See Exhibit 5 attached)

6. Because the above facts and documentation support the requested exemption, the City of Austin intends to contract with Urban Design Group PC which will cost approximately \$ _____ for a total contract amount not to exceed \$ \$605,000 (Provide estimate and/or breakdown of cost).

Recommended
Certification

Originator

05/10/2017
Date

Approved

Originator

Date

5/10/2017

Department Director or designee

Date

5/10/17

Department Director or designee

Date

5-10-17

Assistant City Manager for designee

Date

5/12/17

Assistant City Manager /or designee

Date

Capital Contracting Office

Contract Relations Division Manager

Date

5/24/17

Exemption Authorized
(if applicable)

Capital Contracting Office Director or
designee

Date

5/24/17

**COLONY PARK MASTER PLAN IMPLEMENTATION - COLONY LOOP DRIVE
CORRIDOR MOBILITY PROJECT: Certificate of Exemption Attachment**

05/05/2017

4. Please attach any documentation that supports this exemption.

(See Purchase Authorization Form)

5. Please provide any evaluation conducted (qualifications-based selection process) to support the recommendation. Include the efforts taken to ensure the selected vendor is responsible and will provide the best value to the City (EX: evaluation of other firms, knowledge of the market, etc.)

The Colony Park Sustainable Communities Initiative (CPSCI) is a two-phase project. The first phase, master planning, developed a community vision for the 208-acre site, which is illustrated in the Council adopted Colony Park Master Plan. The consultant team for the first phase of the project was selected through a competitive qualifications-based process where Urban Design Group PC (UDG) served as a co-lead to the consultant team. As the project transitions into the second phase, Implementation, UDG possesses a unique skillset and history of the project, having provided both project management and engineering services to the first phase. UDG's familiarity with the project will allow them to continue with the second phase seamlessly, avoiding delays and reducing cost to the project. The in-depth knowledge and history that UDG brings from the first phase of the CPSCI project is critical to the success of the second phase.

UDG served as a lead on the consultant team which led the project through the master planning process. The consultant team that facilitated a robust community engagement effort for the master planning process, and in doing so, the firm garnered trust with the residents of Colony Park's traditionally underserved neighborhoods. UDG's contractual role builds upon the established bonds of trust, an essential ingredient for the early stages of the master plan implementation.

UDG couples the requisite technical expertise with its in-depth experience of the project. The firm provided the lead engineering services role in developing the standards for public infrastructure within and connecting to the development. UDG's project management and engineering services that underpins the master plan will enable the City to quickly and cost-effectively transition to implementation. Their familiarity with the project will allow them to add value quickly and seamlessly to solicit a master developer, thereby avoiding delays and reducing cost to the project. The in-depth knowledge and history that Urban Design Group brings from the first phase of the project is critical to the success of phase two of the CPSCI.

ADDITIONAL BACKUP INFORMATION

Over the course of the last four years, the City has collaborated with community leaders through a robust community-led planning process, the Colony Park Sustainable Communities Initiative (CPSCI), to craft a Council-approved Master Plan and Planned Unit Development (PUD) zoning district on a 208-acre parcel of City-owned property. Essential to the Colony Park Master Plan development are the connection of Colony Loop Drive through the City-owned property and complete street improvements to the existing portions of the road. A combination of City operating (A) and Mobility Bond (B) funds enable the engineering and design work necessary for the construction of the new portion of Colony Loop Drive and the improvements along its existing east and west portions.

Total Funding Request: \$605,000

A. Colony Park Master Developer Solicitation and Procurement Services

The solicitation and procurement of a Master Developer is the next major milestone for the implementation of the Colony Park Master Plan. The Economic Development Department (EDD) and Purchasing Department are collaborating to craft a two-stage Master Developer RFQ/RFP procurement process. Staff anticipates the RFQ will be issued within the next 60 days. The goal is to present to City Council a preferred Master Developer by summer 2018. Staff seeks to leverage the Corridor Mobility Bond funds to accomplish preliminary engineering and design of improvements that will best position Colony Loop Drive for near-term public financing, a potentially important incentive in a public-private partnership for the delivery of the project.

Colony Loop Drive – Unbuilt Connector Section: Substantial preliminary engineering and design work has already been completed for the unbuilt connector section during the master planning process. A set of subdivision construction documents, inclusive of the connector section, were produced and have undergone roughly 90% of the City's development review process. In coordination with the development of the subdivision construction documents, the area associated with this project has been final-platted as Right of Way (ROW) and includes the supporting utility easements. The remaining 10% of the development review process requires additional utility easements on the north/south segment of the subdivision construction project, and additional funding to complete the design, engineering, and permitting services.

Funding Requested: Up to \$105,000 in EDD operating funding is requested to procure UDG to provide Engineering services to complete the easements and permitting for the existing Colony Loop Drive Subdivision Construction plans, provide engineering services to coordinate adjacent planning and development projects in the area, such as Colony Park District Park, Parker Creek Ranch, Walter E. Long Master Plan, Austin Resource Recovery Master Plan, and others, provide engineering services to support the Master Developer solicitation and procurement process, including evaluation of Master Developer implementation plans and estimating infrastructure construction costs during exclusive negotiations to form the Master Development Agreement.

B. Colony Loop Drive Corridor Mobility Project Services

With the approval of the 2016 Mobility Bond, voters approved the expenditure of \$500,000 for preliminary engineering and design of improvements for Colony Loop Drive. The Colony Loop Drive Corridor Mobility Project proposes to connect two existing Colony Loop Drive sections to create a continuous loop through existing neighborhoods and the Colony Park project site between Loyola Lane and Decker Lane.

Colony Loop Drive - Complete Street Improvements to Existing East and West Sections: To support and enhance the construction of the proposed Colony Loop Drive connection and provide critical connectivity for the existing neighborhoods, complete street improvements are proposed for the existing eastern and western sections of Colony Loop Drive to address substandard pedestrian and bicycle facilities in the existing neighborhoods immediately adjacent to the adopted Colony Park Master Plan. The proposed complete street improvements would include analysis, design, and engineering to link and support the new Colony Loop Drive connection. The project will provide critical connectivity for residents and visitors of the Colony Park Neighborhood to access Overton Elementary, Turner-Roberts Recreation Center, and Colony Park District Park.

Funding Requested: Mobility Bond funding in the amount up to \$500,000 is requested to procure UDG to provide preliminary engineering and design of improvements for the approximately 1.5 mile Colony Loop Drive Corridor from Loyola Lane to Decker Lane, and to design value engineering and phasing alternates for the Colony Loop Drive Subdivision Construction Plans to align the existing Subdivision and Construction Plans with the Corridor Mobility project requirements.

Note: Illustration subject to change as project develops.

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