



**City Council Questions and Answers for
Thursday, August 03, 2017**

These questions and answers are related to the
Austin City Council meeting that will convene at 10:00 AM on
Thursday, August 03, 2017 at Austin City Hall
301 W. Second Street, Austin, TX



Mayor Steve Adler
Mayor Pro Tem Kathie Tovo, District 9
Council Member Ora Houston, District 1
Council Member Delia Garza, District 2
Council Member Sabino "Pio" Renteria, District 3
Council Member Gregorio Casar, District 4
Council Member Ann Kitchen, District 5
Council Member Jimmy Flannigan, District 6
Council Member Leslie Pool, District 7
Council Member Ellen Troxclair, District 8
Council Member Alison Alter, District 10

The City Council Questions and Answers Report was derived from a need to provide City Council Members an opportunity to solicit clarifying information from City Departments as it relates to requests for council action. After a City Council Regular Meeting agenda has been published, Council Members will have the opportunity to ask questions of departments via the City Manager's Agenda Office. This process continues until 5:00 p.m. the Tuesday before the Council meeting. The final report is distributed at noon to City Council the Wednesday before the council meeting.

QUESTIONS FROM COUNCIL

Agenda Item # 2: Authorize negotiation and execution of an interlocal agreement with the Capital Metro Transportation Authority for an amount not to exceed \$30,000 for costs related to the design and construction of an oversized water main and appurtenances associated with the Capital Metro "Downtown Station" located at 401 East 4th Street. (District 9)

QUESTION: Please explain why this \$30,000 cost was not included in the May 4, 2017 downtown rail station interlocal agreement with Capitol Metro which was for an amount not to exceed \$3,000,000. COUNCIL MEMBER FLANNIGAN'S OFFICE

ANSWER: The Water Utility cost participation agreement was not included in the master interlocal agreement with Capital Metro at their request. Their attorneys wanted to keep the cost participation from Watershed separate from the more straightforward Water utility participation. They wanted to approach the items separately.

FOLLOW-UP QUESTION: Was there a reason the two interlocal agreements had to be on two separate Council Agendas? COUNCIL MEMBER FLANNIGAN'S OFFICE

ANSWER: Capital Metro preferred to wait for City Council action to take place on the master interlocal agreement prior to initiating any action on the cost participation agreement. Based on this, additional time was required in order for the RCA to be reviewed by the Water and Wastewater Commission prior to sending it for City Council consideration.

QUESTION: During approval of the Downtown station, Council provided direction that city staff continue to work with Capital Metro regarding the need for a public restroom to be integrated into that site. Has that negotiation happened, and if so, what is the outcome? MAYOR PRO TEM TOVO'S OFFICE

ANSWER: Negotiation related to incorporating a public restroom as part of the design for the downtown station has not yet been initiated. Capital Metro

is currently working on the next phase of design, which is critical to determine the feasibility and optimum location for placing public restrooms within the affected area. We will also be working with the Convention Center, fire station, and adjacent hotel to determine if they can provide options as well for public use.

QUESTION: Would the proposed improvements to the water main need to be redesigned for future restroom facilities on the site? MAYOR PRO TEM TOVO'S OFFICE

ANSWER: The proposed 12-inch oversized water main as contemplated in this agreement will accommodate future introduction of public restrooms. It will not need to be redesigned.

Agenda Item # 4: Authorize negotiation and execution of an amendment to the professional services agreement with URS CORPORATION, for additional professional engineering services for the Barton Springs Road Bridge over Barton Creek project in the amount of \$692,387 for a total contract amount not to exceed \$1,049,387. (District 5)

QUESTION: Please provide detail on the financial difficulty encountered by the project. What is the gap, if any, left for the remaining phases of the project and where will it be sourced from? COUNCIL MEMBER ALTER'S OFFICE

ANSWER: In May 2015, City Council approved preliminary engineering services (Phase 1) for inspection and rehabilitation recommendations for the Barton Springs Road Bridge over Barton Creek. That RCA is attached for your review. The resulting preliminary engineering report from Phase 1 indicated that the "low impact" option of preserving the existing structure was not a viable option. As a result, staff determined it was necessary to conduct an expanded bridge condition inspection (Phase 2), which is the request before Council at the August 3rd Council Meeting. This contract will provide detailed modelling of the Barton Springs Road Bridge and whether the current structure can support a major rehabilitation, or if full bridge replacement is necessary. Additionally, the consultant will study options for improvements in adjacent intersections to support improved traffic flows along Barton Springs Road and Robert E. Lee Road. The resulting technical report will provide options and recommendations for next steps as supported by bridge load analysis, geotechnical sampling, and traffic modelling. Staff will receive cost estimates as part of this next phase, and can provide a more complete answer to the City Council at that time. It is expected that staff will request additional authorization under subsequent phases of the project.

QUESTION: Will the contracts be sent out for bid? Will an initial bidding process cover the needs of all three phases? How was three phases determined as the correct number of phases? Please explain rationale for the division of the project into three phases. COUNCIL MEMBER ALTER'S OFFICE

ANSWER: No contracts will be bid for this phase. On May 2015, City Council approved preliminary engineering services (Phase 1) for inspection and rehabilitation recommendations for the Barton Springs Road Bridge over Barton Creek. The resulting report from Phase 1 indicated that the "low impact" option of preserving the existing structure was not a viable option. As a result, staff determined it was necessary to conduct an expanded bridge condition inspection (Phase 2), which is the request before Council at the August 3rd Council Meeting. The report from Phase 2 will provide options and recommendations for next steps. Staff will receive cost estimates as part of this Phase 2 and can provide a more complete answer to the City Council at that time. It is expected that staff will request additional authorization under subsequent phases of the project.

Agenda Item # 5: Authorize negotiation and execution of an amendment to the professional services agreement with FREESE AND NICHOLS, INC., for additional professional engineering services for the Martin Luther King Blvd. Transit Oriented Development Stormwater Conveyance project in the amount of \$810,000 for a total contract amount not to exceed \$1,617,000. (District 1)

QUESTION: Will the monies be spent before Oct. 1? Or will they roll over to the next budget? Please provide a copy of or link to the Congestion Action Plan. COUNCIL MEMBER ALTER'S OFFICE

ANSWER: The increased authorization-- to be funded with dedicated Drainage Utility funds-- for design, permitting, and construction phase services will be utilized over the course of the next three fiscal years. Approximately \$400K will be utilized in Fiscal Year (FY) 2018. These funds are appropriated within the Capital Budget and are available for expenditures in future years. Please see the attached PDF and the link below regarding the congestion action plan.
<https://austintexas.gov/article/city-announces-traffic-congestion-action-plan>

Agenda Item # 6: Authorize negotiation and execution of a professional services agreement with the three staff-recommended firms, or other qualified responders to Request for Qualifications Solicitation No. CLMP227: TERRACON CONSULTANTS, INC., FERKAM MANAGEMENT CORPORATION, and BAER ENGINEERING & ENVIRONMENTAL CONSULTING, INC. for The 2017 Asbestos, Lead Paint, and Mold Consulting Services Rotation List for an estimated period of three years, or until financial authorization is expended, for a total contract amount not to exceed \$3,300,000 divided among the three firms.

QUESTION: 1) What percentage of the City's capital assets require immediate asbestos abatement work? 2) Does the city have an established policy on acquiring property with potential asbestos issues? If so, please describe the policy. 3) The RCA states the selected firms will "provide onsite monitoring, owner representation, work observation," please elaborate on what those specific services entail. COUNCIL MEMBER TROXCLAIR'S OFFICE

ANSWER:

1) Asbestos containing materials are abated if they pose an imminent health hazard or if they are required to be removed during renovation, maintenance or repair activities. Therefore, it is difficult to determine which buildings currently need asbestos abatement until renovation or maintenance are scheduled. In fiscal year 2016, 87 assignments for investigation of asbestos resulted in 33 asbestos remediation actions. For year-to-date fiscal year 2017, the City assigned 67 asbestos investigations resulting in 27 remediation actions. The professional services on this rotation list contract allow for material sampling, property surveying, material testing, and design of remediation plans for asbestos removal and remediation.

2) The City asbestos control policy dated Sept. 12, 1991 requires asbestos surveys and testing before the City acquires real estate or property. This professional services rotation list contract allows for material sampling, testing, and design of required remediation plans for asbestos removal.

3) Onsite monitoring is the sampling and analysis of air quality samples that are collected during an abatement project. During a remediation/abatement project involving asbestos, lead or mold a licensed individual is retained to conduct on site work observation and air quality monitoring as well as determine compliance with the written specifications for the project and reports directly to the City. As the "Owner's Representative", the consultant has the authority to oversee the work and to shut-down the project if any safety or air quality issues arise, contact the City's project manager, and only resume work after corrections are made and it is safe to proceed. During the "Work Observation" portion of this contract, the consultant ensures that the abatement contractors are following the remediation scope of work and adhering to all State regulations and Federal laws during the project.

Agenda Item # 7: Authorize negotiation and execution of an amendment to the professional services agreement with MCKINNEY ARCHITECTS INC. dba MCKINNEY YORK ARCHITECTS, for additional professional architectural services for the Montopolis Recreation & Community Center in the amount of \$30,000, for a total contract amount not to exceed \$1,288,000. (District 3)

QUESTION: What is the monetary value of the in kind 50 photovoltaic panels contributed by AE? COUNCIL MEMBER TROXCLAIR'S OFFICE

ANSWER: The current value of the 50 panels is approximately \$15,000 based on energy generation of 1,000 kilowatts. Austin Energy staff coordinated the donation with panels in Austin Energy's existing inventory. The panels are estimated to generate approximately 20% of the building's energy needs based on current energy models.

Agenda Item # 9: Authorize negotiation and execution of a construction manager-at-risk agreement with SPAWGLASS CONSTRUCTORS INC., for pre-construction and construction phase services for Town Lake Metropolitan Park Alliance Children's Garden for a total contract amount not to exceed \$4,000,000. (District 9) (Related to Item # 8)

QUESTION: Does "estimated preconstruction and construction phase budget" mean that this estimated budget amount will cover the life of project, or are there future phases which will require future funding? COUNCIL MEMBER TROXCLAIR'S OFFICE

ANSWER: The \$4,000,000 request is a not-to-exceed amount based on the entire construction project budget through completion. This funding includes repair of the Liz Carpenter Fountain and other components as requested by stakeholders during the public engagement process. This request for the construction-manager-at-risk not-to-exceed construction amount allows staff to proceed quickly from design, to construction work packages, and to project completion.

Agenda Items # 16, # 17 and # 18: NHCD Items Concerning the Need for Early Drawdown of Affordable Housing General Obligation Bond Funds.

QUESTION: 1) NHCD, pls provide background on amounts appropriated to the three categories listed in this early draw-down request (homeowner assistance, renter assistance, housing developer assistance) that explains basis for allocations. Are the funds already designated or can Council reallocate so that a larger portion would go to homeowner or renter direct assistance? Those individuals would tend to have less access to bank lending (having less collateral at hand) than a developer, and would seem then to have greater need for funding from the City. 2) Please explain how the funds have been used historically (e.g., when did the program start; who has been helped; how much in the three categories has been distributed for what projects or properties?), and how the City tracks their use after funds were distributed. Do we have an inspection, for example? 3) Please provide information on need in our community for an increase in these areas - e.g., how we might allocate the additional millions from the next bond. I am particularly interested in knowing whether we are aware of the extent of the needs of individual renters or homeowners, how we find and reach them, and how effective the program is or has been over time. COUNCIL MEMBER POOL'S OFFICE

ANSWER: See attachment.

Agenda Item # 20: Authorize negotiation and execution of a 60-month lease with two five-year renewal options, with EAST HOLLY, LLC, A TEXAS LIMITED LIABILITY COMPANY for approximately 3,580 square feet of lease space at 417 Red River Street, in Austin, Travis County, Texas. (District 9)

QUESTION: How has this space been used in the past? The proposal also includes payment of a referral fee of \$3,580. Please explain the terms of a referral fee and how often this fee is paid during the leasing of city property. MAYOR PRO TEM TOVO'S OFFICE

ANSWER: The space is an empty shell requiring build out and has not been previously used. The Convention Center offered a one-time referral fee of

\$1.00 per square foot if a licensed Broker could bring the Convention Center a viable tenant for this particular retail lease space.

Agenda Item # 25: Approve an ordinance authorizing the negotiation and execution of all documents and instruments necessary or desirable to purchase ten properties at risk of flooding, located at 4601 and 4603 South Pinehurst Drive, 4602 Tamarisk Cove, 11109 Champions Lane, and 11218, 11244, 11253, 11256, 11260, and 11262 Pinehurst Drive, in a total amount not to exceed \$4,987,500, establishing acquisition and relocation guidelines, and waiving requirements of City Code Chapter 14-3. (District 5)

QUESTION: Were these properties in the flood plain when the buildings were built and purchased? COUNCIL MEMBER ALTER'S OFFICE

ANSWER: This area was platted and built in the mid to late 1970s, before it was within the City of Austin's jurisdiction. There was no regulatory floodplain for this part of Travis County at the time these houses were built. The subdivision plans, however, do show a floodplain delineation on a portion of some of these properties but not in areas where the houses were built. The first regulatory floodplain maps for this area were published in 1982 and show these properties to be in the floodplain.

The most recent deed dates for these properties range from 1991 to 2012.

Agenda Item # 31: Authorize negotiation and execution of four contracts with MCCOY-ROCKFORD, INC., AUSTIN BUSINESS FURNITURE, TECH CENTER DESIGN, INC. (WBE) and EVANS CONSOLES, INC., through the Texas Multiple Award Schedule, Houston-Galveston Area Council, and The Cooperative Purchasing Network cooperative purchasing programs, for furniture for Austin Energy's System Control Center Network Operations Center, in an amount not to exceed \$500,000, divided among the contractors.

QUESTION: How many Austin Energy staff will be at the System Control Center? MAYOR PRO TEM TOVO'S OFFICE

ANSWER: The System Control Center newly constructed office space will house the new Security and Network Operations Center and have 40 staff members assigned. This will allow the co-location of Network IT professional and Cyber Security personnel in one place to monitor the health of the Austin Energy Network and guard against cyber-attack.

These personnel are currently housed in three different locations which makes the monitoring and response to incidents difficult. In addition to standard office furniture and support equipment in this RCA, the facility will have a large video wall that will project multiple network monitoring applications coupled with a "war room" capability in the event of a cyber or other security breach.

Agenda Item # 32: Authorize award and execution of a 12-month contract with

CAPITAL PRINTING CO., to provide printing services for Austin Energy's PowerPlus newsletter, in an estimated amount of \$98,400, with four 12-month extension options in an estimated amount of \$98,400 per extension option, for a total contract amount not to exceed \$492,000.

QUESTION: Do we offer paperless billing and if so how has that impacted this cost? COUNCIL MEMBER FLANNIGAN'S OFFICE

ANSWER: Yes, Austin Energy offers paperless billing to customers who choose that method of receiving their utility statements. In June, the savings in printing cost to the City for customers paying online was \$1,752.56. To encourage greater participation in online bill payments, customers who receive paper statements see reminders about that option on the envelope and statement. Customers are informed of the online bill payment option by the utility call center customer care representatives, at the branch offices, and at walk-in payment service centers. Information for online billing options is also found on the online customer care portal here: <https://coautilities.com>

Agenda Item # 38: Authorize award and execution of two contracts with MWI ANIMAL HEALTH and PATTERSON VETERINARY SUPPLY INC., to provide veterinary pharmaceuticals and supplies, each with a initial 24-month term, in an estimated amount of \$1,150,000, with three 12-month extension options in an estimated amount of \$575,000 per extension option, for total contract amounts not to exceed \$2,875,000, divided between the contractors.

QUESTION: Funding for the remaining 22 months of the original contract period and extension options are contingent upon available funding in future budgets. Will approval of this contract require council action in the 2018-2019 budget adoption that would result in an increase to the base funding of the Operating Budget of Animal Services compared to their existing budget for this service. How animals do we estimate will be served annually through this contract? COUNCIL MEMBER ALTER'S OFFICE

ANSWER: 1) Approval of this contract only grants contract authority and does not obligate the city to expend funds. The approval of this contract does not require Council to increase Animal Services' budget in future years. 2) Animal Services estimates that 17,500 animals will be served specifically through this contract.

Agenda Item # 41: Authorize an amendment to the contract with FARMSHARE AUSTIN, to provide continued mobile farmer's markets, for an increase in an estimated amount of \$14,500 to the current contract term, and to increase each of the four 12-month extension options in an estimated amount of \$14,500 per extension option, for a revised contract amount not to exceed \$362,500.

QUESTION: Are mobile market prices market rate or subsidized? COUNCIL MEMBER TROXCLAIR'S OFFICE

ANSWER: The Mobile market prices are neither market rate nor subsidized, but rather offered at a reduced rate. Mobile market prices are able to be reduced because FarmShare supplies produce from their own farm in addition to purchasing additional items at wholesale prices from other farms. These items are then sold without any mark-up and are below market rate for comparable quality items. Grant funds are used to help offset costs for operating the market; the produce, however, is not subsidized.

QUESTION: Is there usage data available on the current mobile farmer's markets? COUNCIL MEMBER FLANNIGAN'S OFFICE

ANSWER: Total data collected at this time for Mobile Farmers Markets shows 100 operational days across 6 separate sites from January through the end of June with a grand total of 1,655 customer visits. (Customer visits are counted when a customer makes a purchase at the mobile market site).

Agenda Item # 42: Authorize negotiation and execution of a 24-month contract with BIBLIOCOMMONS, INC., to provide subscription, support and maintenance services for the website builder and content management system for the Austin Public Library, in an estimated amount of \$173,788, with three 12-month extension options in an estimated amount of \$88,548 for the first extension option, \$92,327 for the second extension option, and \$96,062 for the third extension option, for a total contract amount not to exceed \$450,725.

QUESTION: How is this related to the smart cities efforts and/or innovation office efforts? COUNCIL MEMBER ALTER'S OFFICE

ANSWER: The BiblioCommons subscription, support and maintenance services for the Library's website builder and content management system is not a specific project inventoried in the Smart Cities initiative. The systems and functionality of BiblioCommons does support Smart Cities goals by providing mobile friendly access to the Library's collection and customer account information.

Agenda Item # 43: Authorize award and execution of a 12-month contract with TESSCO, Inc., to provide two-way radio parts and accessories, in an estimated amount of \$250,000, with four 12-month extension options in an estimated amount of \$250,000 per extension option, for a total contract amount not to exceed \$1,250,000.

QUESTION: What departments will make use of this equipment? COUNCIL MEMBER ALTER'S OFFICE

ANSWER: See attachment.

Agenda Item # 44: Authorize negotiation and execution of a 36-month contract with DOUG BURDITT DBA CENTRAL TEXAS OFFICIALS ASSOCIATION, to provide athletic official management services for adult sports programs, in an

estimated amount of \$330,000, with two 12-month extension options each in an estimated amount of \$110,000 per extension option, for a total contract amount not to exceed \$550,000.

QUESTION: Why was there only 1 response to the bid? COUNCIL MEMBER ALTER'S OFFICE

ANSWER: When only one offer was received, potential vendors were contacted and stated their lack of interest was due to the nature of working with the highly competitive adult sports leagues.

Agenda Item # 46: Authorize award and execution of a 12-month contract with TEXAS ELECTRIC COOPERATIVES; a local bidder that offers the City the best combination of contract price and additional economic development opportunities, including the employment of residents and increased tax revenues; to provide relays for switchgear and control panels in an estimated amount of \$274,157 with four 12-month extension options in an estimated amount of \$274,157 per extension, for a total contract amount not to exceed \$1,370,785.

QUESTION: What was the term and total authorization of the previous contract? Why is staff recommending this firm rather than the lowest bidder? COUNCIL MEMBER TROXCLAIR'S OFFICE

ANSWER: This item is being postponed. A response will be provided when it comes back to Council.

Agenda Item # 47: Authorize negotiation and execution of a contract for various 60-month lease agreements with ALTEC INDUSTRIES, INC., or the other qualified offeror to the Request for Proposals GGU0103, to provide customized utility vehicles in an amount not to exceed \$21,000,000.

QUESTION: What was the term of the previous contract? Is there additional equipment that will be leased under this contract that was not needed under the previous one? Why is the authorization so much more for this term? COUNCIL MEMBER TROXCLAIR'S OFFICE

ANSWER: 1) The previous contract was for five years. 2) Yes, this contract will lease 19 more units than the current contract. 3) 1- The new contract includes 19 more vehicles than the previous contract; 2 - The new contract includes cabs and chassis that are four years newer than the previous package—that's a 3-4% price increase per year for four years. That alone could account for a cost increase of up to 20% per unit; and 3- Since the contract provides the lease of equipment over a 5-year period, a 3%-5% rate of inflation was used to ensure adequate authorization to cover increases during the lease.

QUESTION: Do the phases happen consecutively across 60 months or one after the other across 25 years? COUNCIL MEMBER ALTER'S OFFICE

ANSWER: The vehicles and equipment will be ordered when the contract is executed (2017) and will be delivered in four phases over a two year period. Each lease will last for five years and will begin when Austin Energy takes delivery of the vehicles and equipment. The final delivery is scheduled for 2019 and will expire in 2024.

Agenda Item # 49: Approve issuance of a street closure permit under City Code Chapter 14-8 for 2nd Street District's White Linen Night, a fee-paid event in the 200 block of West 3rd Street, which will be held on Saturday, August 5, 2017 from 10:00 a.m. to 11:00 p.m. (District 9)

QUESTION: What costs does the City incur from public safety and across other departments for this type of street closure activity? Please provide actual numbers for this case. How does the City cover these costs? COUNCIL MEMBER ALTER'S OFFICE

ANSWER: This is a fee-paid event which means the promoter will be collecting a fee to enter the closure. The City does not incur costs but instead receives 4 ½ percent of the gate fees collected by the promoter. All permits are paid by the event promoter. A breakdown of the fees collected are as follows:

Fee Breakdown:

Gate Fee – \$50.00 for General Admission and \$75 for VIP from 6:00 p.m. until 9:00 p.m.

Street Event Application Fee \$250

Sound Permit Fee \$33.00 per day (1 day)

Safety Inspection Fee \$76.00 (\$38.00 per hour = 2 hours)

Street Event Permit Fee \$200.00 per day (1 day)

Security Deposit \$2000.00 (refundable upon written request)

Total: \$2559.00

Agenda Item # 51: Authorize negotiation and execution of a professional services agreement with TOOLE DESIGN GROUP, LLC. (staff recommendation), or one of the other qualified responders to the Request for Qualification Solicitation No. CLMP229, to provide engineering services for Street Design Staff Augmentation for an initial two-year term, with four renewal options, for a total contract amount not to exceed \$6,000,000 including all renewals, subject to annual appropriations.

QUESTION: Would the City see any fiscal savings from employing temporary staff v. contracting extra staff needed through a staffing contract with a consultant? Please explain why a consultant method was chosen and what other methods for staff augmentation were considered. Please include any fiscal data that can explain why the consultant method would be more fiscally prudent. Please provide any other relevant context/detail that would help Council understand why the Department sees it of benefit to staff up for the increased Mobility Bond duties in this way. COUNCIL MEMBER ALTER'S OFFICE

ANSWER: The staff augmentation approach was identified as the best course of action to provide the quality, consistency and breadth of multimodal street

design services needed to deliver critical components of three Local Mobility programs from the 2016 Mobility Bond (Bikeways, Safe Routes to Schools, and Sidewalks). The proposed contract and approach will also be used to meet increasing demand for street design services for transit priority, neighborhood partnering and other City initiatives. The approach was adopted to conservatively manage operational costs both during and after the 2016 Mobility bond program is complete.

Other staffing models, including permanent and temporary staffing, were considered. While temporary staff could cost less because they often do not receive full City benefits, temporary staffing is intended for short-term staffing needs and the needed resource will be required through at least 2022. With the temporary staffing approach, there is significant risk of not being able to attract professionals who are qualified in this highly specialized area of street design, thus requiring on-the-job training from City staff experts, further reducing the long term sustainability of this approach. In the proposed selection of the professional design firm for staff augmentation, the department sought a firm that was highly qualified in the required areas of expertise. Use of temporary staff also carries a risk of high turn-over which erodes the stability and consistency needed to deliver these programs and projects at the financial scale, scope, diversity, and timeframe as mandated by the 2016 Mobility Bond.

Permanent staffing was considered as well; however, this could require significant increases in the Transportation User Fee (TUF) to pay for these staff salaries long-term as our commitment would likely last beyond the bond and beyond the peak needs now being felt. Hiring permanent staff that might not be needed in the future could result in the potential need for a Reduction In Force (RIF). Also, given the highly specialized area of design required of these positions, it is difficult to hire design experts as quickly as is needed and they too often require on-the-job training. Hiring a design firm to support the program through staff augmentation will shift the responsibility to the design firm to train staff prior to working as an extension of our staff.

While we expect the cost to provide augmented staff services is greater on a per-hour basis than the cost to provide either temporary or permanent city staff, the risks that temporary or permanent staff present (as shared above), balanced with the need to prudently manage increases to the TUF only where absolutely necessary, led to the decision to pursue an augmented staffing model.

QUESTION: Can staff please post a copy of the RFP for these services?
COUNCIL MEMBER TROXCLAIR'S OFFICE

ANSWER: All solicitation documents for this Request For Qualifications is available at the Austin Online website at the link below:
https://www.ci.austin.tx.us/financeonline/vendor_connection/solicitation/solicitation_details.cfm

Agenda Item # 52: Authorize negotiation and execution of a professional services agreement with AECOM TECHNICAL SERVICES, INC. (staff

recommendation), or one of the other qualified responders to the Request for Qualifications Solicitation No. CLMP228, to provide engineering services for the William Cannon Railroad Overpass (East End) project for a total contract amount not to exceed \$400,000. (District 2 and 9)

QUESTION: What year was the construction of the bridge? Is it currently in use by the community or is it closed to public use at this time? Under what circumstance would it need to be closed for public use? COUNCIL MEMBER ALTER'S OFFICE

ANSWER: The bridge was originally constructed in 1983 and is currently in use. It is not closed to the public. The Bridge has been receiving maintenance to address pavement cracking and pavement separation from the curb and sidewalks. Engineers from Public Works have monitored the separation over the years and have taken action by continuing to provide maintenance as needed, and seeking solutions, including hiring engineering services to document the extent of separation.

Public Works has documented evidence that the Mechanically Stabilized Earth (MSE) walls, which serve as the approach to the bridge over the rail road tracks, continue to shift and without a design to mitigate or replace the MSE walls, the road could be closed to the public. The amount of separation is significant and has led to recommending the services of a Consultant that will provide options on how to best mitigate and/or replace the MSE wall on the east end of the bridge. If there was a major structural deficiency, or unanticipated failure, the bridge could be closed causing unacceptable traffic delays. This contract starts the process of preliminary design to correct the structural issues and provide options to consider future alternatives.

This project was specifically identified in the 2016 Mobility Bond referendum for preliminary engineering and design to prepare for future funding to complete the rehabilitation.

QUESTION: Was the soil movement issue known by the department at the time of initial construction? Why did the project go initially with such risk? What was unforeseen? What can the department do to mitigate this sort of risky investment/construction in the future. COUNCIL MEMBER ALTER'S OFFICE

ANSWER:

1) Yes, movement on the west end was noted right after the initial construction. Several experts were consulted immediately for an evaluation of the situation. Ultimately, the City decided to monitor the situation for about 10 years rather than reject the work entirely. The situation stabilized, with no significant movement for about another 10 years. Near the end of the 1990s, movement was discovered again, as large cracks appeared in the roadway above the bridge. The east end was similarly constructed to the west end; therefore, it seems prudent to retrofit both ends to assure the overpass and bridge remain stable,

safe, and reliable for their remaining service life of 50 or more years.

2) It was not perceived or understood as a risk at all at that time. Mechanically Stabilized Earth (MSE) walls were developed as an extremely efficient technology for bridge embankments. They are still widely in use today. However, this embankment was placed during the first generation of MSE wall designs in 1983. Minor flaws in these first generation designs and some compounding construction issues with marginal materials caused our problems on the William Cannon Drive overpass.

3) MSE technology has improved significantly since the 1980s. Specifically, changes have since been made to the design standards for MSE walls, correcting these problems. TxDOT has experienced similar issues and is still retrofitting some of their older walls today. There are new MSE walls all over the Austin area on IH-35, US 183, US 290, MoPac, and Hwy 71. However, these new retaining walls and embankments are far superior and constructed much more conservatively and reliably than the older walls.

Agenda Item # 57: Approve a resolution relating to the Low-Income Housing Tax Credit Program.

QUESTION: Please provide the definition or criteria used by NHCD to identify high opportunity, moderate opportunity, and gentrifying areas. Please provide a map for each of those areas within the city.

The context of the following questions is not regarding the substance of Item # 57, but rather the broader process for implementing the Strategic Housing Blueprint. In April along with the Strategic Housing Blueprint (SHB), we passed a resolution calling on staff to produce an implementation plan. Item # 57 asks for specific action on one or more of the tools highlighted in the SHB. Please explain how the passage of this IFC or other IFCs highlighting specific housing tools will factor into the development of the SHB implementation plan. For instance, does passage of such IFCs indicate priority for the tools in question, create delays in the production of the overall plan or ultimately delay actual implementation of other strategies? Staff has finite capacity with given resources and we would like to understand whether and/or how staff would benefit from Council Members identifying specific strategies within the SHB to be further developed contemporaneously with development of the implementation plan.

In addition, for Item # 57 specifically, how does staff interpret the direction being given in this resolution differently from the direction already embedded in the SHB and thus anticipated to be included in the implementation plan?

COUNCIL MEMBER ALTER'S OFFICE

ANSWER: See attachment.


Agenda Item # 119: Conduct a public hearing and consider a resolution supporting an application to be submitted to the Texas Department of Housing and


Community Affairs by Del Valle 969 Apartments, Ltd., or an affiliated entity, for the new construction of an affordable multi-family development to be located at approximately 14011 FM 969, in the extraterritorial jurisdiction of the City of Austin.

QUESTION: Could staff please provide a map of the areas within the City of Austin and our ETJ that have the Small Area Difficult to Develop Area (SADDA) designation by HUD? This designation is detailed in the Travis County Impact Study with a data source for the designation. COUNCIL MEMBER ALTER'S OFFICE

ANSWER: Small Area Difficult Development Areas (SADDA) is an area designated by the U.S. Department of Housing and Urban Development (HUD) with high construction, land, and utility costs relative to its Area Median Gross Income (AMGI). Low Income Housing Tax Credit properties in SADDA can receive 30% basis boost in qualified costs, increasing tax credit and resulting in greater equity in a development. Please find attached the requested map.

END OF REPORT - ATTACHMENTS TO FOLLOW

 *The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request.*

 *For assistance, please call 512-974-2210 or TTY users route through 711.*

A G E N D A



Recommendation for Council Action (CMD)

Austin City Council	Item ID:	45244	Agenda Number	35.
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Meeting Date:	May 21, 2015
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Department:	Contract Management
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Subject

Authorize negotiation and execution of a professional services agreement with URS CORPORATION (staff recommendation) or one of the other qualified responders to Request for Qualifications Solicitation No. CLMP166, to provide engineering services for the Barton Springs Road Bridge over Barton Creek Project in an amount not to exceed \$300,000. Related to Item # 36.

Amount and Source of Funding

Funding is available in the Fiscal Year 2014-2015 Capital Budget of the Public Works Department.

Fiscal Note

A fiscal note is attached.

Purchasing Language:	Staff recommendation is the most qualified firm out of four firms evaluated through the City's Qualification-Based Selection process.
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Prior Council Action:	
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For More Information:	Paulinda Lanham, 512-974-7974; Lucy Bonee, 512-974-7967; Rolando Fernandez, 512-974-7749; Elizabeth Godfrey-Weidig, 512-974-7141
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Council Committee, Boards and Commission Action:	Approved by the Mobility Committee on April 29, 2015.
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Related Items:	
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MBE / WBE:	This contract will be awarded in compliance with City Code Chapter 2-9B Minority Owned and Women Owned Business Enterprise Procurement Program by meeting the goals with 15.80% MBE and 15.90 % WBE participation.
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Additional Backup Information

Barton Springs Road Bridge over Barton Creek is located near the intersection of Robert E. Lee Road and Barton Springs Road. The bridge is obsolete and requires rehabilitation or replacement. The bridge was originally built in 1925 and was expanded on one side in 1946. The current bridge is 212' long and 58'-8" wide. Structurally it appears to be in fair condition; however, the deck width and geometry are obsolete. The bridge is critical to the welfare of daily commuters because it provides connection for vehicular access to several major roads and communities. The bridge is currently a bottle-neck for the enhancement of all modes of travel on Barton Springs Road approaching Zilker Park from the east.

In 2011, City staff within Street and Bridges Operations Division proposed a proof of concept design that would widen

the bridge deck about 30' to accommodate 2-6' sidewalks, 2-5' bicycle lanes, 4-10' travel lanes and a 15' median, thus matching the new cross section of Barton Springs Road established by the reconstruction of that roadway east of Robert E. Lee Rd. This proof of concept was completed in-house and was not a formal report or document approved by a qualified engineering firm. The cross section of the newer, wider Barton Springs Road to the east that was completed in mid-2003 has been a mismatch to the older roadway due to the following: lack of a median, substandard sidewalk, and missing bike lanes on the bridge. Successive discussions amongst City staff in the Public Works Department and Austin Transportation Department confirmed the inadequacy of these elements in addition to many other aspects of this intersection in the decade since.

The selected engineering firm will serve as the bridge designer and will present options for the rehabilitation or replacement of the bridge that shall provide safe and efficient access for people, goods, and vehicles across Barton Creek. The new or rehabilitated bridge will meet current design standards for cars, trucks, pedestrians, and bicycles, and will serve for 100 years if replaced and 40 years if rehabilitated.

The selected engineering firm will provide a bridge conceptual engineering report ("Report") that will include the project development and environmental information. The Report will have a minimum of five preliminary design options:

- One option to rehabilitate and preserve the existing structure in accordance with interiors standards for rehabilitation.
- One option to rehabilitate the existing structure and enhance the deck by widening it to incorporate wider sidewalks and a bike lane on both sides. This new bridge deck option may either be placed on the existing substructure or a widened, expanded substructure as necessary.
- Three options for complete reconstruction of the bridge. The options for all new designs are each expected to be significantly unique in terms of bridge type, geometry, and/or aesthetics as to offer a range of choices to the City.

The preliminary design options and the high level design elements will form the basis for moving forward with the final design. The final design is the detailed design work required to complete the plans, specifications, estimates, and all other documents required to bid and award the construction portion of the work. The Report must address and evaluate the benefits, costs, constraints, and concerns for all of the options to be considered. Only one of the design options or a variation thereof will be selected by the City for development into the final bridge design. Staff will return to Council for the selection of the preliminary design option.

The selected engineering firm shall also assist the City's in-house Public Information Office staff with planning public information meetings and addressing neighborhood concerns. The bridge selection phase shall consist of meetings with City stakeholders, including the Public Works Department, Austin Transportation, Austin Water Utility, Watershed Protection, Parks and Recreation, Preservation Austin and the Texas Historical Commission. The selected engineering firm will work closely with the stakeholders for roadway transition design, landscaping, electrical design, and channel stabilization works. A design charrette for City stakeholders is required to formulate the aesthetic elements of the bridge. The selected engineering firm will work closely with the firm selected to provide peer review engineering services for this project.

A Request for Qualifications for engineering services was originally released in February of 2014 as one solicitation for the Design Services for Barton Springs Road Bridge over Barton Creek Bridge and the Design Services for Redbud Trail Bridge. Staff cancelled that solicitation in order to consider additional feedback from key stakeholders regarding concerns over the historical significance and the possible replacement of the Barton Springs Road Bridge over Barton Creek that was important to the overall success of the project. Prior to the release of the current Request for Qualifications, the City solicited, received input and met with representatives from the Austin Preservation Committee and Texas Historical Commission. This exchange of information provided an objective forum to address historical concerns for the project while communicating the City's objectives for the solicitation that ultimately led to a more robust solicitation. The City decided to issue two separate solicitations, one for the Design Services for Barton Springs Road Bridge over Barton Creek and one for the Design Services for Redbud Trail Bridge, to adequately address the unique requirements for each bridge.

This authorization provides funding for only the preliminary engineering services (Bridge Conceptual Engineering Report) outlined above. Staff estimates that the preliminary engineering services will be approximately \$300,000. Staff will next return to Council with the Report results and present the bridge design options and associated costs. Due to the inability to determine the options and its associated cost at this time, staff may return to council to request additional funding to complete the final design and construction phase services.

This request allows for the development of an agreement with the qualified responder that Council selects. If the City is unsuccessful in negotiating a satisfactory agreement with the selected responder, negotiations will cease with that provider. Staff will return to Council so that Council may select another qualified responder and authorize contract negotiations with this provider.

Participation subgoals stated in the solicitation were 1.90% African American; 9.00% Hispanic; 4.90% Native/Asian; and 15.80% WBE. The recommended firm provided a MBE /WBE Compliance Plan that met the goals of the solicitation and was approved by the Small and Minority Business Resources Department. The alternate firm provided a MBE /WBE Compliance Plan that met the goals of the solicitation and was approved by the Small and Minority Business Resources Department.

This Request for Qualifications solicitation was issued on October 24, 2014 through the City's Vendor Connection web portal, which resulted in 2,435 firms receiving notice. The solicitation documents were obtained by 127 firms and 6 firms submitted responses. None of the firms were certified MBE /WBE firms.

Of the four firms evaluated, 2 firms were short-listed for interviews which resulted in the following recommendation:

RECOMMENDED FIRM: URS CORPORATION

ALTERNATE FIRM: HDR ENGINEERING, INC.

URS Corporation is located in Austin, Texas.

HDR Engineering, Inc. is located in Austin, Texas.



Council Question and Answer

Related To

Item #16, #17 and #18

Meeting Date

August 3, 2017

Additional Answer Information

QUESTION: 1) NHCD, pls provide background on amounts appropriated to the three categories listed in this early draw-down request (homeowner assistance, renter assistance, housing developer assistance) that explains basis for allocations. Are the funds already designated or can Council reallocate so that a larger portion would go to homeowner or renter direct assistance? Those individuals would tend to have less access to bank lending (having less collateral at hand) than a developer, and would seem then to have greater need for funding from the City. 2) Please explain how the funds have been used historically (e.g., when did the program start; who has been helped; how much in the three categories has been distributed for what projects or properties?), and how the City tracks their use after funds were distributed. Do we have an inspection, for example? 3) Please provide information on need in our community for an increase in these areas - e.g., how we might allocate the additional millions from the next bond. I am particularly interested in knowing whether we are aware of the extent of the needs of individual renters or homeowners, how we find and reach them, and how effective the program is or has been over time. COUNCIL MEMBER POOL'S OFFICE

ANSWER:

1) NHCD, pls provide background on amounts appropriated to the three categories listed in this early draw-down request (homeowner assistance, renter assistance, housing developer assistance) that explains basis for allocations. Are the funds already designated or can Council reallocate so that a larger portion would go to homeowner or renter direct assistance? Those individuals would tend to have less access to bank lending (having less collateral at hand) than a developer, and would seem then to have greater need for funding from the City.

As shown in the following table, estimated commitments through FY18 for the Housing Developer Assistance program will be \$54.7M, assuming Council approval of August 3rd Housing items and Council approval of the proposed \$10.5M appropriation for FY18.

Category	2013 Housing Bond Overview		
	Initial Spending Plan	Estimated Commitments Through FY18	Variance
Homeowner Assistance Program	\$12.0	\$9.9	(\$2.1)
Renter Assistance Program	\$1.5	\$0.4	(\$1.1)
Housing Developer Assistance Program	\$51.5	\$54.7	\$3.2
Totals	\$65.0	\$65.0	\$0.0

This is an increase of \$3.2M over the original 6-year spending plan of \$51.5M. To offset this increase, funding for the Homeowner Assistance and Renter Assistance programs has been reduced by \$2.1 and \$1.1, respectively. Also of note is that Community Development Block Grant (CDBG) funds have been used to fund the Architectural Barrier Removal – Renter program in lieu of 2013 Housing Bond capital.

Council can reallocate the proposed FY18 \$10.5M funding mix to include larger portion to the Homeowner Assistance and/or Renter Assistance programs.

2) Please explain how the funds have been used historically (e.g., when did the program start; who has been helped; how much in the three categories has been distributed for what projects or properties?), and how the City tracks their use after funds were distributed. Do we have an inspection, for example?

See the table in response to question #1.

The 2013 Affordable Housing General Obligation (G.O.) Bond funds are part of the City's Capital Improvement Program funds and are used for capital expenditures in the following categories:

Homeowner Assistance – G.O. Bond funds are used to fund the *GO! Repair* program that provides repairs to the homes of low-income homeowners. The program is available City-wide, and the work of the program is contracted out to non-profit organizations. The non-profit organizations who perform this work are selected through a Notice of Funding Availability issued annually by NHCD. The maximum amount of funding per address is \$15,000. Over 450 low-income homeowners have been assisted.

Renter Assistance – As stated previously, CDBG is currently funding the Architectural Barrier Removal program for disabled renters. However, 2013 G.O. Bond funds were used to provide accessibility modifications, with landlord permission, in 33 rental units occupied by persons with disabilities. The work is performed by contractors on a rotation list.

Housing Developer Assistance – G.O. Bond funds are used to assist developers with affordable housing developments, whether rental or for home ownership. Eligible activities include acquisition of property, new construction, and rehabilitation. Funds expended have a robust leveraging effect, when combined with other outside funding sources, makes an affordable development feasible. For those projects that are completed or currently under construction, \$1.00 of G.O. Bond funds has leveraged \$6.82 in other funding. To date, over 3,000 units are in various stages of development or completed, over 1,700 of which are affordable. See the attached list of 2013 GO Bond-funded developments.

Long-term Monitoring of Rental and Ownership Developments – The rental projects are monitored on a scheduled basis to ensure units are being leased to income-eligible households and that rents are being calculated correctly. Physical inspections are performed on a scheduled basis with the goal of making sure each property receiving AHFC funding is inspected once every three years during its affordability period. In order not to duplicate inspections, AHFC Monitoring staff also obtains copies of physical inspections performed by other funders such as the Texas Department of Housing and Community Affairs or HUD.

Ownership units are monitored annually by AHFC staff through various records to ensure that the units are owner occupied.

3) Please provide information on need in our community for an increase in these areas - e.g., how we might allocate the additional millions from the next bond. I am particularly interested in knowing whether we are aware of the extent of the needs of individual renters or homeowners, how we find and reach them, and how effective the program is or has been over time.

The 2014 Comprehensive Housing Market Study (<http://austintexas.gov/page/reports-publications>) identified the following as top housing needs in Austin:

- A shortage of 48,000 deeply affordable rental units (primarily units renting for less than \$500/month) for renters earning less than \$25,000 per year.
- Geographically limited housing opportunities:
 - o Affordable rentals are scarce west of I-35
 - o Homes to buy for \$250,000 or less are concentrated in northeast, far south and southeast Austin
- Rising housing costs in a handful of redeveloping neighborhoods, which could cause long-time residents to

seek more affordable housing elsewhere.

- A growing need for affordable housing near transit and services – to enable seniors to age in place, to provide a wider array of housing choices for persons with disabilities and to mitigate the financial impact of rising transportation costs.

The Austin Strategic Housing Blueprint, adopted by City Council in April of 2017, set goals informed by community needs, public input, and data. Additionally, funding mechanisms and tools were evaluated based on past success and anticipated affordable units that could potentially be realized to achieve the 60,000 affordable housing unit goal over the next 10 years.

In 2019, the Neighborhood Housing and Community Development Department will update its last Comprehensive Housing Market Study to determine the City's housing needs and gaps. This information will be used as a basis for the 2019-2024 Consolidated Plan, a five year plan which serves as a grant application for federal formula grants from the U.S. Department of Housing and Urban Development (HUD).

Outreach and marketing to eligible clients for these programs is conducted by both NHCD and its subrecipients, who specialize in serving clients eligible for their respective programs. The City of Austin is currently partnering with the Housing Authority of the City of Austin and Austin CityUp, a Smart City consortium, to support the creation of a "real-time" database of available affordable housing units to make it easier for low- and moderate-income households to find affordable housing.

The \$55 million in 2006 General Obligation Bonds for affordable housing built, retained, and repaired 2,409 affordable homes. HousingWorks Austin has conducted return on investment analyses on the \$55 million in 2006 General Obligation Bonds for affordable housing, estimating it has produced an economic impact approaching \$865 million over 10 years. The first \$27 million of the 2013 General Obligation Bonds for affordable housing built, retained and repaired 1,278 homes. Analysis of the return on investment of those funds found that there is an economic impact of \$558 million over 10 years. [View the analyses: <http://housingworksAustin.org/wp-content/uploads/2016/12/HousingWorks-Impact-2016.pdf> and http://housingworksAustin.org/wp-content/uploads/2014/04/Bond_Impact_Update_Memo_04042013.pdf]

					Goal: Geographic dispersion			Goal: Deeper levels of Affordability		Goal: Longer-term affordability					
	Builder / Developer	Project Name	Location	Council Dist.	Zip Code	Total Units	G. O. Bond Units	Affordability Level(s), % of MFI	Affordability Period in years	G.O. Bond Funding Amount	G. O. Bond Per-Unit Amount	Leveraged Funding	Housing Type	Description	Status
1	Lonestar Development/LDG	The Rail at MLK Jr Station	1800 Alexander Ave	1	78702	225	58	50% MFI or less	99 years	\$ 2,500,000	\$ 43,103	\$ 30,000,000	Rental	Affordability in MLK TOD.	Groundbreaking scheduled in Aug 2017
2	Diana McIver & Assocs.	Aldrich 51	2604 Aldrich St	9	78723	240	63	50% MFI or less	99 years	\$ 2,000,000	\$ 31,746	\$ 31,675,975	Rental	Affordability in RMMA; ideal for persons working in RMMA.	Under construction
3	Foundation Communities	Cardinal Point	11015 Four Points Drive	6	78726	120	72	50% MFI or less	99 years	\$ 2,575,000	\$ 35,764	\$ 22,850,866	Rental	Affordability in the affluent Four Points area,	Under construction
4	The Mulholland Group	Cross Creek	1124 Rutland Dr	4	78723	0	0	50% MFI or less	99 years	\$ 2,000,000	n/a	n/a	n/a	n/a	Inactive
5	Foundation Communities	Garden Terrace, Phase III	1015 West William Cannon Dr	5	78745	20	20	50% MFI or less	99 years	\$ 1,200,000	\$ 60,000	\$ 1,292,392	SRO	Expansion of Garden Terrace SRO to make use of unused parking area.	Under construction
6	Guadalupe Neighborhood Development Corp.	Jeremiah Housing	1200 Paul Teresa Saldana St	3	78721	35	35	50% MFI or less	99 years	\$ 2,000,000	\$ 57,143	\$ 7,267,546	Rental	Housing for single-parent families completing their post-secondary education.	Completed Mar 2017
7	Wolfpack Group	LaMadrid	11320 Manchaca Road	5	78745	95	43	50% MFI or less	40 years	\$ 3,300,000	\$ 76,744	\$ 17,137,344	Rental	Affordable housing for low-income working households.	Under construction; opening Dec 2017
8	Foundation Communities	Lakeline Station	13635 Rutledge Spur	6	78717	128	77	50% MFI or less	99 years	\$ 2,975,000	\$ 38,636	\$ 23,476,108	Rental	Affordability in the Lakeline TOD.	Completed Dec 2016
9	Foundation Communities	Live Oak Trails	8500 HW 71 West	8	78735	58	58	50% MFI or less	99 years	\$ 1,750,000	\$ 30,172	\$ 13,216,834	Rental	Affordability in Oak Hill area.	Completed Dec 2016
10	Foundation Communities	Bluebonnet Studios	2301 S Lamar	5	78704	107	107	50% MFI or less	99 years	\$ 3,700,000	\$ 34,579	\$ 16,993,790	SRO	SRO with high-frequency transit and central location	Completed Dec 2016
						1,028	533			\$ 24,000,000	\$ 45,028	\$ 163,910,855			

					Goal: Geographic dispersion			Goal: Deeper levels of Affordability		Goal: Longer-term affordability					
	Builder / Developer	Project Name	Location	Council Dist.	Zip Code	Total Units	G. O. Bond Units	Affordability Level(s), % of MFI	Affordability Period in years	G.O. Bond Funding Amount	G. O. Bond Per-Unit Amount	Leveraged Funding	Housing Type	Description	Status
	Funding Commitments Made -- Leveraging Amounts Unknown at this Time														
11	Lifeworks	Pleasant Valley Phase II	2800 Lyons Road	3	78702	29	23	50% MFI or less	99 years	\$ 410,000	\$ 17,826	TBD	Rental / Youth focused	Expansion of existing housing for youth, teen families, etc.	Obtaining additional financing
12	Austin Habitat for Humanity	Scenic Point Phase II	Boyle Dr., Farrell Glen Dr., Zachary Dr.	1	78721	67	67	80% MFI or less	CLT Model	\$ 460,000	\$ 6,866	TBD	Homeowner	Affordable home ownership	Loan documents executed
13	Austin Travis County Integral Care	Housing First Oak Springs	3000 Oak Springs Drive	1	78702	50	50	50% MFI or less	40 years	\$ 3,888,112	\$ 77,762	TBD	Housing First PSH	50 units of housing for homeless persons with services provided by ATCIC.	Loan closing pending.
14	Diana McIver & Assocs.	RBJ Rehab and New Construction	15 Waller Street	3	78702	491	270	50% MFI or less	40 years	\$ 3,000,000	\$ 11,111	TBD	Rental / Elderly-focus	Legacy project to rehab the RBJ tower and construct new housing around, all for seniors.	Loan documents being prepared, and additional financing being obtained.
15	Cesar Chavez Foundation	Govalle Terrace (thinkEAST)	5500 Jain Lane	3	78721	97	35	50% MFI or less	40 years	\$ 1,280,000	\$ 36,571	TBD	Rental	Affordability for working families. In the thinkEast PUD.	Acquisition of property May 2017, and additional financing being obtained.
16	Foundation Communities	Mueller Apartments	Philomena & Tilley Streets	9	78723	132	79	50% MFI or less	99 years	\$ 4,000,000	\$ 50,633	TBD	Rental	Affordability in RMMA for working families	Anticipating tax credit award July 27, 2017
17	Saigebrook Development	Aria Grand	IH-35 Frontage and Woodland	9	78704	70	30	50% MFI or less	40 years	\$ 1,500,000	\$ 50,000	TBD	Rental w/ 25 VASH Vouchers	Affordability for working families and veterans who would otherwise be homeless. Services to be provided by the VA.	Anticipating tax credit award July 27, 2017
18	Chestnut Neighborhood Revitalization Corp.	The Chicon	13th & Chicon	1	78702	43	33	80% MFI or less	CLT Model	\$ 992,000	\$ 30,061	TBD	Homeowner	Affordable ownership in Central East Austin.	Under construction
19	Saigebrook Development	Elysium	3300 Oak Creek Drive	7	78727	80	54	50% MFI or less	40 years	\$ 2,120,000	\$ 39,259	TBD	Rental	Affordability near the Domain for working families.	Obtaining additional financing
						3,115	1,707			\$ 41,650,112	\$ 24,400				



Council Question and Answer

Related To

Item #43

Meeting Date

August 3, 2017

Additional Answer Information

QUESTION: What departments will make use of this equipment? COUNCIL MEMBER ALTER'S OFFICE

ANSWER:

This contract is managed by the CTM – Wireless Radio Shop. The following departments will buy off of this contract:

BUILDING SERVICES
AVIATION
AUSTIN ENERGY
AUSTIN FIRE
AUSTIN POLICE
AUSTIN-TRAVIS HEALTH & HUMAN SERVICES
AUSTIN WATER
CTECC AND 9-1-1 BACKUP CTR
CITY MANAGER
CODE
CONVENTION CENTER
COMMUNICATIONS AND TECHNOLOGY MANAGEMENT
AUSTIN-TRAVIS COUNTY EMERGENCY MEDICAL SERVICES
FLEET SERVICES
LIBRARY
HOMELAND SECURITY AND EMERGENCY MANAGEMENT
PARKS AND RECREATION
CORPORATE PUBLIC INFORMATION OFFICE
PUBLIC WORKS
AUSTIN RESOURCE AND RECOVERY
CTM-WIRELESS
PLANNING AND DEVELOPMENT REVIEW
TRANSPORTATION
WATERSHED PROTECTION



REQUEST FOR QUALIFICATIONS

Solicitation Number: CLMP229

Project Name: Street Design Staff Augmentation (Sit-In Consultant)

The following is a summary of information for this Solicitation. The Consultant is cautioned to refer to other sections of this Request for Qualifications (RFQ) packet for further details.

The City of Austin, through its Capital Contracting Office, is requesting Statements of Qualifications (SOQs) for the selection of professional engineering services for the above-noted project.

Submittals will be received at 505 Barton Springs Road, Suite 1045-C, Austin, TX 78704, Capital Contracting Office.

ALL SUBMITTALS ARE DUE ON: May 17, 2017 PRIOR TO 3:00 PM

ATTENTION: SOFIE JOHNSON

ALL SUBMITTALS NOT RECEIVED PRIOR TO THE DATE AND TIME SET FORTH ABOVE WILL NOT BE ACCEPTED FOR CONSIDERATION. The time stamp clock in the **Suite 1045-C** Reception Area is the time of record and is verified with www.time.gov, the Official U.S. time. The qualification statement evaluation criteria for this project are included in this packet for your information. The selection process for this project is anticipated to be complete for City Council action in August, 2017. Contract execution is anticipated for September, 2017.

All prime firms and subconsultants must be registered to do business with the Owner prior to the contract award. Prime firms are responsible for ensuring that their subconsultants are registered as vendors with the City of Austin. You may register through the Owner's on-line Vendor Registration system. Log on to the following link and follow the directions:

https://www.austintexas.gov/financeonline/vendor_connection/index.cfm.

All City procurements are subject to the City's Minority-Owned and Women-Owned Business Enterprise Procurement Program (Chapter 2-9-B of the MBE/WBE Ordinance, revised June 15, 2006). The program provides Minority-Owned and Women-Owned Business Enterprises (MBEs/WBEs) opportunity to participate in all City contracts. Information on achieving the MBE/WBE participation goals or documenting good faith efforts to achieve the goals is contained in the MBE/WBE Procurement Program Package included in this RFQ packet. The City has determined that no goals are appropriate for this project. **Even though no goals have been established for this solicitation, the Proposer is required to comply with the City's MBE/WBE Procurement Program, if areas of subcontracting are identified.** Entities submitting SOQs are required to complete and return the MBE/WBE "No Goals" Form with their response.

The selected consultant will be required to execute a standard City of Austin professional services agreement. Prior to contract execution, the selected firm must submit either their existing or an updated personnel policy (on letterhead) documenting conformity with City

Code, 5-4, § 5-4-2. If the Consultant does not submit a copy of their personnel policy incorporating the non-discrimination policy, the company will not be in compliance and the City will exercise its option to cease contract negotiations.

The selected consultant shall carry insurance in the following types and amounts for the duration of the Agreement, and furnish certificates of insurance along with copies of policy declaration pages and policy endorsements as evidence thereof:

- Workers' Compensation and Employers' Liability Insurance with coverage consistent with statutory benefits outlined in the Texas Workers' Compensation Act (Section 401). The minimum policy limits for Employers' Liability Insurance are \$100,000 bodily injury each accident, \$500,000 bodily injury by disease policy limit and \$100,000 bodily injury by disease each employee. The firm's policy shall apply to the State of Texas and include these endorsements in favor of the City of Austin:
 - (a) Waiver of Subrogation, form WC 420304.
 - (b) 30 day Notice of Cancellation, form WC 420601.
- Commercial General Liability Insurance with a minimum combined bodily injury and property damage per occurrence limit of \$500,000 for coverage A & B. The policy shall contain the following provisions:
 - (a) Contractual liability coverage for liability assumed under the Agreement and all contracts relative to this project.
 - (b) Products/Completed Operations Liability for the duration of the warranty period.
 - (c) If the project involves digging or drilling, Explosion, Collapse, and Underground (XCU) coverage
 - (d) Independent Contractors coverage (Contractors/ Subcontractors work).The policy shall contain the following endorsements in favor of the City of Austin:
 - (a) Waiver of Subrogation, endorsement CG 2404.
 - (b) 30 day Notice of Cancellation, endorsement CG 0205.
 - (c) Additional Insured, endorsement CG 2010.
- Business Automobile Liability Insurance for all owned, non-owned and hired vehicles with a minimum combined single limit of \$500,000 per occurrence for bodily injury and property damage. Alternate acceptable limits are \$250,000 bodily injury per person, \$500,000 bodily injury per occurrence and at least \$100,000 property damage liability per accident. The policy shall contain the following endorsements in favor of the City of Austin:
 - (a) Waiver of Subrogation, endorsement CA 0444.
 - (b) 30 day Notice of Cancellation, endorsement CA 0244.
 - (c) Additional Insured, endorsement CA 2048.
- Professional Liability Insurance with a minimum limit of \$1,000,000.00 per claim and in aggregate to pay on behalf of the assured all sums which the assured shall become legally obligated to pay as damages by reason of any negligent act, error, or omission committed or alleged to have been committed with respect to estimates, schedules, analyses, reports, surveys, designs or specifications prepared or alleged to have been prepared by the assured. Coverage, including any renewals, shall have a retroactive date coincident with or prior to the date of the Agreement. The consultant shall provide the City of Austin annually

with a certificate of insurance as evidence of such insurance. The policy shall provide for 30 day notice of cancellation in favor of the City of Austin. The consultant shall provide a discovery period on professional liability policies that is commensurate with the warranty period of the project.

Should you have any questions concerning the information included in this RFQ, **please attend a pre-response meeting on Tuesday, April 25 2017, at 3:30 pm in Room 325 of One Texas Center located at 505 Barton Springs Road, Austin, Texas.** You may also join the meeting with GoToMeeting software via your computer, tablet or smartphone using the following link: <https://global.gotomeeting.com/join/867504869> or dial in at (571) 317-3112. The Access Code is 867-504-869. Attendance at the meeting is not required; however, meeting minutes will not be issued.

Thank you for requesting the RFQ and your interest in the City of Austin. For information about other professional services procurement actions of this office, please visit us at https://www.austintexas.gov/financeonline/vendor_connection/index.cfm.

AUTHORIZED CONTACT PERSONS

BUYER II: **Sofie Johnson**
Telephone: **(512) 974-9143**
Email: sofie.johnson@austintexas.gov

PROJECT MANAGER: **Nathan Wilkes**
Telephone: **(512) 974-7016**
Email: nathan.wilkes@austintexas.gov

END



Council Question and Answer

Related To

Item #57

Meeting Date

August 3, 2017

Additional Answer Information

QUESTION: 1) Please provide the definition or criteria used by NHCD to identify high opportunity, moderate opportunity, and gentrifying areas. Please provide a map for each of those areas within the city. The context of the following questions is not regarding the substance of Item #57, but rather the broader process for implementing the Strategic Housing Blueprint. In April along with the Strategic Housing Blueprint (SHB), we passed a resolution calling on staff to produce an implementation plan. Item #57 asks for specific action on one or more of the tools highlighted in the SHB. Please explain how the passage of this IFC or other IFCs highlighting specific housing tools will factor into the development of the SHB implementation plan. For instance, does passage of such IFCs indicate priority for the tools in question, create delays in the production of the overall plan or ultimately delay actual implementation of other strategies? Staff has finite capacity with given resources and we would like to understand whether and/or how staff would benefit from Council Members identifying specific strategies within the SHB to be further developed contemporaneously with development of the implementation plan. In addition, for Item #57 specifically, how does staff interpret the direction being given in this resolution differently from the direction already embedded in the SHB and thus anticipated to be included in the implementation plan? COUNCIL MEMBER ALTER'S OFFICE

ANSWER:

1) Please provide the definition or criteria used by NHCD to identify high opportunity, moderate opportunity, and gentrifying areas. Please provide a map for each of those areas within the city.

Information about Opportunity Mapping is from these documents: http://kirwaninstitute.osu.edu/wp-content/uploads/2013/09/FINAL_OM_9-5.pdf and http://www.kirwaninstitute.osu.edu/reports/2013/04_2013_Austin-reported.pdf.

Opportunity Mapping:

Opportunity mapping creates composite maps based on numerous neighborhood indicators of community opportunity and vitality. The maps allow for an examination of the relationship between marginalized populations and opportunity, placing the equity challenges facing marginalized communities in a geographical perspective, and giving insights into the range of meaningful choices available to an individual or a community.

Methodology:

The opportunity mapping methodology pulls together an array of indicators that have been demonstrated to impact an individual or family's chance to succeed in life—indicators of community health and of individual and family financial, educational, health, and vocational well-being. These data, usually collected at the census tract or block group level for the entire community, are then evaluated in groups with similar indicators, with each census geography receiving a normalized score (or a z score) that reflects how the tract or block group compares to others on each group of indicators.

High, Medium, Low Opportunity:

An area's Opportunity Score is a composite of scores from three different indices: Economic & Mobility,

Education, and Housing & Environment (see chart below). Each of these indices is comprised of several different socioeconomic indicators [see slide pasted below for list of indicators]. Each indicator is normalized to give all an equal weight, resulting in a z-score for each indicator. A z-score of less than zero means it is lower than the average for the Austin area overall and a z-score of greater than zero means it is higher than average. All the indicators in a category are averaged to get the index score. The index scores are averaged together to get the composite score. The Opportunity Index is a relative measure: scores compare neighborhoods in the region only to other neighborhoods in the region. Just because an area has a low score does not mean the neighborhood has no assets; it just ranks lower compared to other places in the area.

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2012 Opportunity Indicators

Education	Economics & Mobility	Housing & Environment Conditions
<ul style="list-style-type: none"> • Adult Educational Attainment • Student Poverty • Student/Teacher Ratio • School Reading Proficiency Rate • School Math Proficiency Rate • High School Graduation Rate • Enrollment Rate 	<ul style="list-style-type: none"> • Unemployment Rate • Jobs Within 5 Miles • Mean Commute Time • Transit Access • Median Household Income 	<ul style="list-style-type: none"> • Neighborhood Poverty Rate • Vacancy Rate • Proximity to Parks • Proximity to Toxic Release Sites • Proximity to Brownfields • Crime Index • Food Deserts • Proximity to Health Care Facilities

The Kirwan Opportunity Map can be found here http://www.austintexas.gov/sites/default/files/files/Housing/Reports_and_Publications/Maps/Comp_City.pdf. However, Neighborhood Housing and Community Development is currently considering replacing the Kirwan Opportunity Score with more meaningful and up-to-date metrics that speak to opportunity, socioeconomics, and access.

Gentrification:

NHCD looks to the *Imagine Austin Comprehensive Plan*, which embraces the Brookings Institute definition of gentrification. The *Imagine Austin Comprehensive Plan* defines gentrification as: “The process of neighborhood change that results in the replacement of lower income residents with higher income ones.” Over 14 years ago, the City accepted the Brookings Institute definition of gentrification (“the process by which higher income households displace lower income residents of a neighborhood, changing the essential character and flavor of that neighborhood”). The NHCD web site has two reports/publications from the early 2000s that contain that definition:

2001 (<http://www.ci.austin.tx.us/housing/downloads/gentrification.pdf>) and **Staff Task Force on Gentrification** – 2003 (http://www.ci.austin.tx.us/housing/downloads/gentrificationreport_eastaustin.pdf).

[Governing.com](http://www.governing.com) has a map of gentrifying areas in Austin: <http://www.governing.com/gov-data/austin-gentrification-maps-demographic-data.html>. Staff will be assessing potential indicators of gentrification as part of the *Strategic Housing Blueprint* implementation.

2) The context of the following questions is not regarding the substance of Item #57, but rather the broader process for implementing the Strategic Housing Blueprint. In April along with the Strategic Housing Blueprint (SHB), we passed a resolution calling on staff to produce an implementation plan. Item #57 asks for specific action on one or more of the tools highlighted in the SHB. Please explain how the passage of this IFC or other IFCs highlighting specific housing tools will factor into the development of the SHB implementation plan. For instance, does passage of such IFCs indicate priority for the tools in question, create delays in the production of the overall plan or ultimately delay actual implementation of other strategies? Staff has finite capacity with given resources and we would like to understand whether and/or how staff would benefit from Council Members identifying specific strategies within the SHB to be further developed contemporaneously with development of the implementation plan.

Response:

Staff will respond to Resolution No. 20170413-024 by developing a detailed, multi-year Implementation Plan for the *Strategic Housing Blueprint* (SHB) to include, but not limited to, the following:

- Specific action steps which state the parties responsible for successfully executing the step, the due date for completion, the goal each step is designed to achieve, and the measure for successful completion
- Priorities for goals, action steps, and resources
- Process and timeline for reporting progress to City Council, including reporting progress on the metrics for measuring success on Plan goals
- Resource needs (including funding) for plan implementation
- Potential source(s) of funding and other necessary resources

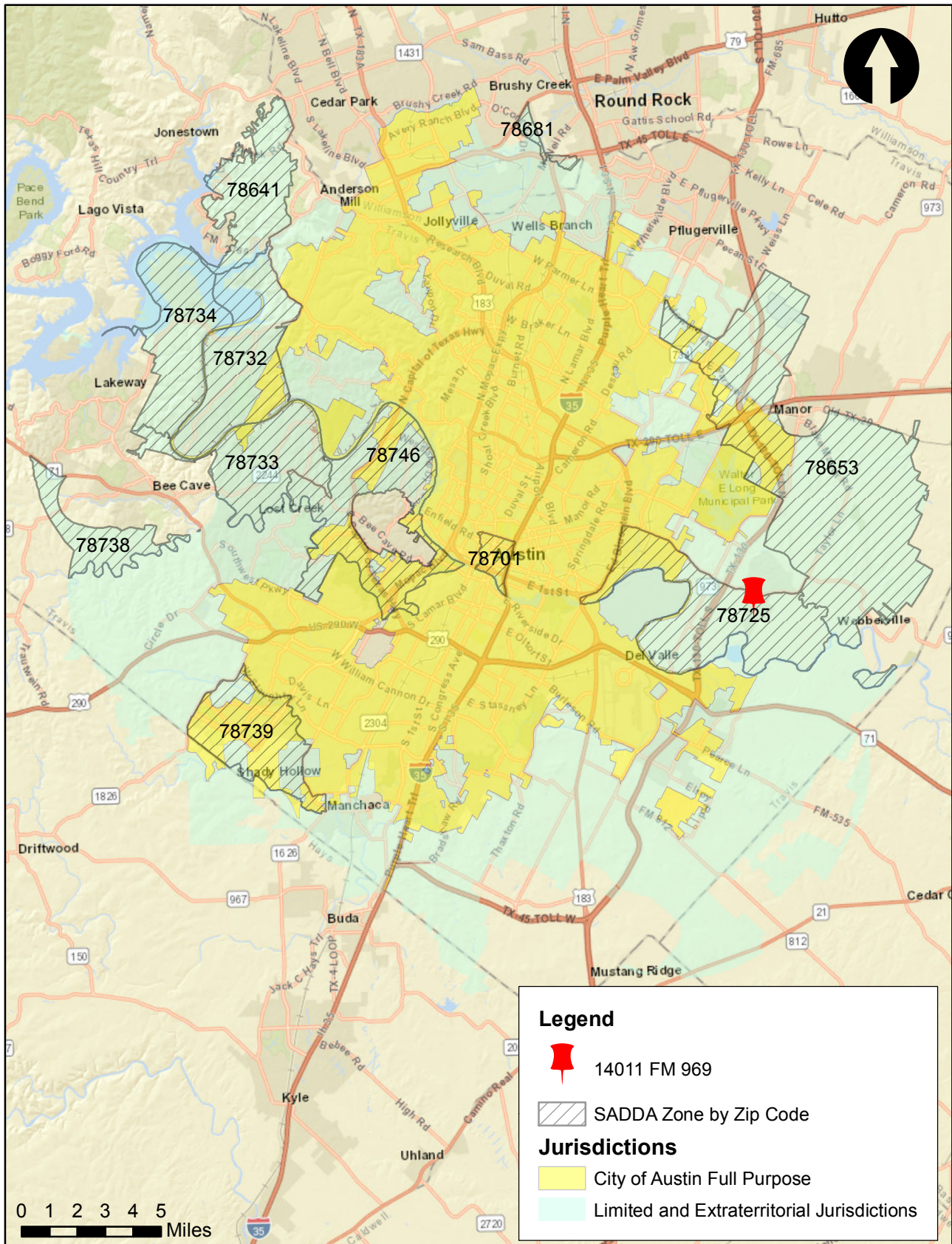
The Implantation Plan will include a detailed plan for the initial two years with a higher level plan for the remaining eight years. NHCD staff will require additional capacity to develop and execute the Implementation Plan and anticipates hiring a consultant and presenting the Implementation Plan to Council by end of year. The Implementation Plan will not be delayed by this IFC, as this issue was already generally addressed in the SHB in the strategy to “Implement the City of Austin's Fair Housing Action Plan and Bolster Enforcement of Existing Fair Housing Requirements.” Additional IFCs that require staff time would likely require recalibration of the timeline to implement the SHB. There will be opportunity for Council direction as SHB implementation items are brought to Council for consideration.

Low Income Housing Tax Credits (LIHTCs) remain one of the most powerful tools the City of Austin currently has available to obtain income restricted affordable housing units. However, the siting, affordability levels and development concepts, particularly for 9% LIHTCs, remain heavily dictated by the Texas Department of Housing and Community Affairs (TDHCA) Qualified Allocation Plan (QAP), which is updated annually. The City of Austin has regularly provided feedback to TDHCA during annual public comment periods on the QAP and will continue to do so as recommended by the adopted SHB.

3) In addition, for Item #57 specifically, how does staff interpret the direction being given in this resolution differently from the direction already embedded in the SHB and thus anticipated to be included in the implementation plan?

The interpretation is to implement the SHB by leveraging city resources through the LIHTC program while also working to affirmatively further fair housing, which is required as a participating jurisdiction in receipt of federal entitlement grants.

Small Area Difficult to Develop Areas (SADDA) in Austin or Extraterritorial Jurisdiction



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Neighborhood Housing
and Community Development
Map Created 7/31/2017

Small Area Difficult Development Areas (SADDA) - is an area designated by the U.S. Department of Housing and Urban Development (HUD) with high construction, land, and utility costs relative to its Area Median Gross Income (AMGI).

Low Income Housing Tax Credit properties in SADDA can receive 30% basis boost in qualified costs, increasing tax credit and resulting in greater equity in a development.

