

**THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL,
SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.**

ORDINANCE

**APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH ALTA
ARCHITECTS INC. IN THE AMOUNT NOT TO EXCEED \$1,454,000 FOR
PROGRAMMING AND DESIGN SERVICES FOR THE DISTRICT 2
SENIOR CENTER DESIGN AND CONCEPTUAL MASTER PLAN,
LOCATED IN COUNCIL DISTRICT 2. FUNDS ARE AVAILABLE FROM
INNER CITY TAX INCREMENT REINVESTMENT ZONE (TIRZ) #11.**

* * * * *

WHEREAS, on May 9, 2024, through Ordinance 2024-05-09-0334, City Council authorized the purchase of a 12.21-acre tract of land located at 4911 Lord Road. The property was identified as an ideal site for a District 2 Senior Center facility and affordable senior housing due to the amount of acreage and its location next to Copernicus Community Center and Park; and

WHEREAS, on October 3, 2024, through Ordinance 2024-10-03-0766, City Council approved a Funding Agreement between the City of San Antonio and the Inner City TIRZ Board of Directors for an amount up to \$1,800,000 for the design of a District 2 facility at the recently acquired property at 4911 Lord Road and a concept master plan for affordable housing and park improvements at the adjacent Copernicus Park; and

WHEREAS, on December 4, 2024 a Request for Qualifications (RFQ) was released for programming and design services for the D2 Senior Center Design and Conceptual Master Plan on. Ten (10) responsive submittals were received on January 31, 2025 for evaluation; and

WHEREAS, on April 18, 2025, an evaluation committee consisting of representatives from the Public Works Department and the Department of Human Services evaluated, scored, and ranked the submissions based on the published evaluation criteria, which included evaluation of Experience, Background, Qualifications of Firm, Key Personnel and Key Sub-Consultants; Understanding of the Project and the Proposed Management Plan; and Experience with San Antonio Region, and Past Performance. The evaluation interviewed the top three ranked firms. On April 28, 2025, the evaluation committee recommended Alta Architects Inc. as the highest-ranked firm; and

WHEREAS, Alta Architects Inc. is a certified Small Business Enterprise (SBE) and has committed to meet the Small Business Economic Development Advocacy (SBEDA) Program's Minority/Woman Business Enterprise (M/WBE) 12% subcontracting goal; and

WHEREAS, this ordinance approving a Professional Services Agreement with Alta Architects Inc. in the amount not to exceed \$1,454,000 for programming and design services for the District

2 Senior Center Design and Conceptual Master Plan located in Council District 2. Funds are available from Inner City Tax Increment Reinvestment Zone (TIRZ) #11; **NOW THEREFORE:**

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

SECTION 1. The City Manager or designee, or the Director of the Public Works Department or designee, is authorized to execute approving a Professional Services Agreement with Alta Architects Inc. in the amount not to exceed \$1,454,000 for programming and design services for the District 2 Senior Center Design and Conceptual Master Plan located in Council District 2. Funds are available from Inner City Tax Increment Reinvestment Zone (TIRZ) #11.

SECTION 2. The City Manager or designee, or the Director of the Public Works Department or designee, is further authorized to execute any and all necessary documents to effectuate said agreement.

SECTION 3. Funds in the amount of \$1,454,000.00 are available in Fund 43099000, Project 23-04089, WBS 23-04089-03-01-02-01 and GL Account 5201170

SECTION 4. Payment not to exceed \$1,454,000.00 is authorized to be encumbered with a purchase order and made payable to Alta Architects. Payment is for programming and design services for the D2 Senior Center Design and Conceptual Master Plan located in Council District 2. Funds are available from Tax Increment Reinvestment Zone (TIRZ) #11.

SECTION 5. The financial allocations in this Ordinance are subject to approval by the Chief Financial Officer, City of San Antonio. The Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Fund Numbers, Project Definitions, WBS Elements, Internal Orders, Fund Centers, Cost Centers, Functional Areas, Funds Reservation Document Numbers, and GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 6. This Ordinance is effective ten days after passage.

PASSED AND APPROVED this ____ day of June, 2025.

M A Y O R
Gina Ortiz Jones

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney