

Audit and Accountability Committee



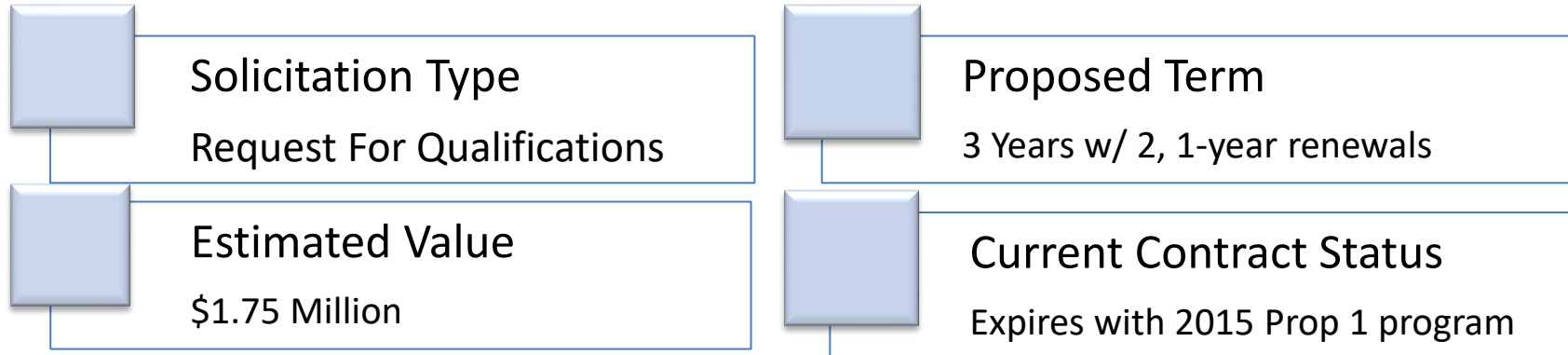
Pre-Solicitation Briefing for Land Acquisition Services for Edwards Aquifer Protection Program

Date: December 6, 2021

Presented by: Homer Garcia III, Director, Parks and Recreation Department

Project & Solicitation Overview

- City of San Antonio's Edwards Aquifer Protection Program (EAPP) was created in 2000 w/voter approval of 1/8 cent sales tax to protect Edwards Aquifer water quality and quantity through acquisition of land and conservation easements over the recharge and contributing zones
 - \$325 Million approved by voters through Propositions 3 and 1 to protect 168,534 acres (to date)
- EAPP is seeking qualifications from regional land trusts and/or governmental entities with the intent to enter into Professional Services Agreements (PSAs) for assistance in evaluating and acquiring additional properties and conservation easements located in targeted sensitive areas over the Edwards Aquifer recharge and contributing zones
 - RFQs previously issued in 2011 and 2016 with same scope of services
 - City Council approved PSAs w/Bexar Land Trust and The Nature Conservancy following the prior RFQs



Land Acquisition Services

EAPP is seeking responses from regional land trusts and/or governmental entities (Consultants) with the ability to purchase and hold conservation easements and the experience and expertise to perform the following scope of services:

1. Prioritize acquisitions with the EAPP aquifer protection target area and update GIS spatial model's property evaluation criteria;
2. Establish and maintain professional relationships with property owners and act as an independent contractor on behalf of City;
3. Coordinate and conduct due diligence on identified properties; and
4. Attend monthly Conservation Advisory Board (CAB) and semi-annual planning meetings.

EAPP Property Evaluation Process



PROPERTY MODELING & RANKING

GIS model ranks properties based on geological features, such as size and location



BOARD REVIEW

Conservation Advisory Board (CAB) considers properties



STAGE 1 DUE DILIGENCE

Geological assessment and property appraisal



STAGE 2 DUE DILIGENCE

Environmental Assessments completed and property negotiations



FINAL APPROVAL

Final CAB approval & City Council consideration

Solicitation Overview

Outreach	
NIGP Codes Identified	<ul style="list-style-type: none">• 91889 Real Estate and Land Consulting, Including Land Survey Consulting and Land Developers
Number of Vendors to be Notified	<ul style="list-style-type: none">• Central Vendor Registry: 55• 21 land trusts with focus on conservation efforts in the greater San Antonio area and Hill Country• 5 governmental organizations
Advertising	<ul style="list-style-type: none">• TVSA Channel 21• COSA Bidding Opportunities website• COSA Parks/EAPP website• Hart Beat & SA Express News

Evaluation Voting Members
Dr. Francine Romero, Conservation Advisory Board Chair
Melinda Cerda, Assistant Director, Parks & Recreation Department
Grant Ellis, Natural Resources Manager, Parks & Recreation Department
Karen Bishop, Senior Supervisor, San Antonio River Authority
Thomas Marsalia, Aquifer Protection Manager, Edwards Aquifer Authority

Solicitation Requirements

Evaluation Criteria

Experience, Background, Qualifications: **40 points**

Proposed Management Plan: **40 points**

Experience with San Antonio Region and Past Performance:
20 points

Additional Requirements

SBEDA Program: Waiver Approved

Local Preference Program: Not Applicable

Veteran Owned Small Business Preference Program: Not
Applicable

Project Timeline



Accomplishments: 2000 - Present

Program Totals:

- Acquired - 105 conservation easements
- Protected – 168,534 acres
- Committed - \$316M

County	Acres Protected
Bexar	10,923
Comal	1,521
Medina	58,307
Uvalde	92,324
Bandera	3,856
Kendall	1,603
Total	168,534

Method	Acreage Protected
CE	160,794
Fee	7,740
Total	168,534



Edwards Program Strategies

- ✓ Continue to target properties over the sensitive Recharge and Contributing Zones in accordance with program funding
- ✓ Emphasize important watersheds
- ✓ Work to connect existing protected lands – fill in the gaps



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