



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: 3

Agenda Date: January 25, 2023

In Control: Conservation Advisory Board Meeting

DEPARTMENT: Parks & Recreation Department

DEPARTMENT HEAD: Homer Garcia III

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

A discussion and update regarding the Request for Qualifications solicitation process and Professional Services Agreements for land acquisition assistance services for the Edwards Aquifer Protection Program.

SUMMARY:

Staff with the City of San Antonio's Edwards Aquifer Protection Program (EAPP) will provide an update on the status of the Request for Qualifications and Professional Services Agreements for land acquisition assistance services for the Edwards Aquifer Protection Program.

BACKGROUND INFORMATION:

The purpose of the Edwards Aquifer Protection Program (EAPP) is to protect the quality and quantity of water recharging into the aquifer. Since 2000, a 1/8-cent venue sales tax collection (Propositions 3 and 1) has generated \$325 million for protection of 172,688 acres to date. In September 2020, City Council authorized a 10-year, \$100 million program through the San

Antonio Municipal Facilities Corporation for continued expansion of the EAPP. The City has previously issued Requests for Qualifications in 2011 and 2016 for land acquisition assistance for the EAPP and has held Professional Services Agreements with land trusts for over a decade. The current Professional Services Agreements will expire upon the EAPP's expenditure of the remaining balance of the 2015 Proposition 1 funding program which is projected to occur in Fiscal Year 2023. The City utilized a discretionary public process to procure land acquisition services to assist with identifying properties appropriate for acquisition and conservation over sensitive areas of the aquifer recharge zone and contributing zones.

The City issued a Request for Qualifications titled "Assistance with the Edwards Aquifer Protection Program" on January 21, 2022 with a submission deadline of March 7, 2022. Two proposal responses were received, which were scored on March 29, 2022. The evaluation team consisted of representatives from the Parks and Recreation Department, Conservation Advisory Board, Edwards Aquifer Authority, San Antonio River Authority and the Finance team who assisted with solicitation process guidelines. The proposals were evaluated based on the firm's experience, background, qualifications, proposed management plan, and experience with local real estate conditions including conservation and watershed strategies.

The evaluation of each proposal was based on a total of 100 points- 40 points allotted for experience, background, qualifications; 40 points for proposed management plan; and 20 points allotted for respondent's knowledge in local real estate market conditions and local aquifer conservation strategies. The Local Preference and Veteran-Owned Small Business Preference programs were not applicable. Additionally, the City's Small Business Economic Development Advocacy Program (SBEDA) does not apply and was not part of the scoring model.

After evaluation committee review and discussion, scores were finalized and the aggregate scores were presented to the committee. Two respondents were recommended for contract award.

EAPP staff will provide an update on the status of negotiating the terms of the Professional Services Agreements and will request consideration from the Conservation Advisory Board for an increase in the compensation scale in order to help offset inflation and insurance coverage requirements. The proposed agreements will have a term of three years to commence immediately upon the expenditure of the remaining balance of the 2015 Proposition 1 funding program. The agreements may be administratively extended for two additional one-year terms. Under each agreement the City will receive recommendations for acquisition through fee-simple purchase or conservation easement based on an established scientific ranking system including contract negotiation and property closing services. City Council consideration for these agreements is anticipated in March 2023.

ISSUE:

San Antonio Municipal Facilities Corporation will generate \$100 million over a projected 10-year period beginning in Fiscal Year 2023 for continued land conservation and protection of the sensitive recharge and contributing zones over the Edwards Aquifer. This ordinance continues the existing policy to protect the aquifer through real estate services by authorizing the negotiation and execution of two contracts not to exceed an aggregate of \$1,750,000.00 under the Edwards

Aquifer Protection Program. EAPP staff have begun negotiating the terms of Professional Services Agreements with the selected respondents and Conservation Advisory Board consideration is requested for a proposed increase in the compensation scale in order to help offset inflation and insurance coverage requirements.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

ALTERNATIVES:

The Conservation Advisory Board may elect not to support a proposed increase in the compensation scale for the land acquisition team which would result in higher operating costs for the selected respondents. The compensation scale has not been adjusted for inflation since the inception of the Edwards Aquifer Protection Program and the proposed increase would help offset inflation along with the cost of increased insurance coverage requirements.

RECOMMENDATION:

Staff recommends approval to proceed with finalizing Professional Services Agreements for land acquisition services with the two selected respondents with an adjusted compensation scale.