

Agenda Report

TO: CITY COUNCIL

DATE: June 6, 2005

FROM: CITY MANAGER

SUBJECT: AUTHORIZATION TO ENTER INTO A CONTRACT WITH ENVIRONMENTAL SCIENCES ASSOCIATES TO PROVIDE PROFESSIONAL CONSULTING SERVICES IN THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE WESTGATE PASADENA DEVELOPMENT (AMBASSOR EAST CAMPUS)

RECOMMENDATION

It is recommended that City Council authorize the City Manager to execute a contract with Environmental Science Associates (ESA), for an amount not to exceed \$250,000, in the preparation of an EIR for the Westgate Pasadena Development. Competitive bidding is not required pursuant to City Charter Section 1002 (F) for contracts for professional or unique services.

BACKGROUND

On the former East Campus of the Worldwide Church of God, the Sares-Regis Group is proposing an urban mixed-use village. This urban village would consist of 824 new dwelling units and the construction of approximately 22,154 square feet of ground floor retail/commercial. A total of 215,610 square feet of warehouse-type structures would be demolished to make way for the 1.01 million square feet of development. The project would extend across three city blocks from Green Street to Del Mar Boulevard, and Pasadena to De Lacey Avenues.

The development proposal envisions the following:

- Block 1, located between Green and Dayton Streets, would be developed with a mixed-use development consisting of 92 for-sale, multifamily units in three stories over 15,614 square feet of ground floor retail. Residential parking at this location would include 171 vehicle spaces, while 156 spaces would be available for retail uses.
- Block 2, located between Dayton and Valley Streets, would be developed with 248 for-sale, multifamily units in three to five stories with some ground floor commercial at the southwest corner of Dayton Street and De Lacey Avenue. A rectilinear plot of

0.52 acre accessed from Pasadena and De Lacey Avenues would break down the city block to a pedestrian scale. The development would provide 459 residential parking spaces and 26 retail parking spaces in a subterranean garage.

- Block 3, located between Valley Street and Del Mar Boulevard, would be developed with 484 multifamily rental units in three to four stories over subterranean parking. A rectilinear open space plot of 0.65 acre would also be accessed from De Lacey Avenue. The Dearth House, a historic single-family house located at 144 West Valley, is proposed for removal.

The proposed project is subject to CEQA and an Environmental Impact Report (EIR) will be prepared. The Initial Study, to be circulated for public review and comment during the scoping process, will identify potentially significant environmental impacts for further analysis in the project EIR.

Staff distributed the Request for Proposals (RFP) to 38 consulting firms. Four firms responded to the RFP and all four were invited for interviews. However, one firm withdrew their proposal citing potential conflict of interest with another project that would occur in the city, the Ambassador West Campus Development.

The proposals for the consulting services were evaluated using the Criterion set forth in the RFP, in accordance with the City's competitive selection process for professional services. The maximum point amount that could be awarded was 100 points. Willdan received the highest average score with 83 points, Environmental Science Associates (ESA) received 73.8 points, and Christopher A. Joseph & Associates (CAJA) received 65.8 points. The scoring by the selection panel is shown in Attachment A.

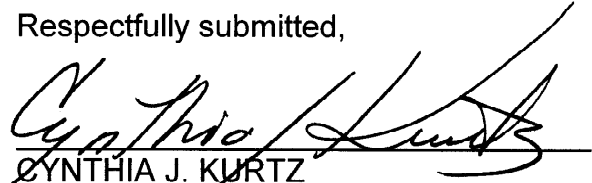
Overall, all three teams are qualified to perform the preparation of the project EIR. However, the cost of the Willdan proposal was substantially more than the other proposals, which did not indicate the cost for data acquisition or transportation analysis utilizing the City's EMM2 traffic model. Staff offered two opportunities to Willdan to revise their bid proposal. In addition, ESA was offered an opportunity to address the acquisition of the traffic model and clarify technical matters for running the EMM2 Traffic Model. However, even after adjustment, Willdan's proposal remained considerably higher than ESA's proposal, as adjusted. The primary difference lay in Willdan's use of a number of specialty sub-consultants to prepare technical studies in areas that are not yet known to be controversial. This is a conservative approach that bears additional costs. In consideration of this difference, staff recommends that ESA be selected to prepare the project EIR.

The expected timeline for the project EIR for the Westgate Pasadena is seven months. The consultant's work is expected to commence in June 2005 and continue into December 2005.

FISCAL IMPACT

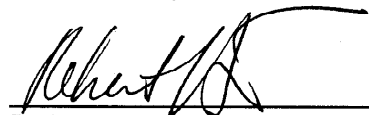
Consistent with City policy, the applicant will pay the full cost of preparing and adopting the Environmental Impact Report, including all consultant and staff expenditures. The applicant, the Sares-Regis Group, will deposit a check with the City in the amount of \$200,000 and make progress payments to cover the consultant costs in preparing the Environmental Impact Report.

Respectfully submitted,




CYNTHIA J. KURTZ
City Manager

Prepared by:



Robert Avila
Associate Planner

Approved by:



Richard J. Bruckner
Director of Planning & Development

Attachment:

Attachment A – Consultant Rankings

ATTACHMENT A

WESTGATE PASADENA EIR (Ambassador College East Campus Redevelopment) ENVIRONMENTAL IMPACT REPORT (EIR) CONSULTANT RANKINGS

Proposer Name	Criterion 1 Creative and Technical Approach (Max. Point =35)	Criterion 2 Management Approach (Max. Point = 35)	Criterion 3 Project Team Qualifications (Max. Point = 20)	Criterion 4 Local Business (Max. Point = 5)	Criterion 5 Small and Micro-Business (Max. Point = 5)	Total Score (100 points)
Environmental Science Associates (ESA)	27.2	28.6	18	0	0	73.8
Christopher A. Joseph & Associates (CAJA)	24.6	25.2	16	0	0	65.8
Willdan	31.4	31	18.6	1*	1*	83

* Score is prorated to reflect assignment of tasks performed by sub-consultants.