

Agenda Report

April 28, 2014

TO: Honorable Mayor and City Council

FROM: Planning & Community Development Department

SUBJECT: AMENDMENT TO CONTRACT NO. 21,287 WITH MATRIX ENVIRONMENTAL TO INCREASE THE TOTAL NOT-TO-EXCEED AMOUNT BY \$110,900 FROM \$626,016 TO \$736,916 FOR ENVIRONMENTAL CONSULTING SERVICES FOR A NEW PLANNED DEVELOPMENT PROJECT LOCATED AT 100 WEST WALNUT STREET (LINCOLN PROPERTY COMPANY/PARSONS SITE)

RECOMMENDATION:

It is recommended that the City Council:

1. Find that the amendment to Contract No. 21,287 with Matrix Environmental is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule); and
2. Authorize the City Manager to amend Contract No. 21,287 with Matrix Environmental, LLC. to increase the contract amount by \$110,900 thereby increasing the total not-to-exceed amount to \$736,916 for the preparation of the Environmental Impact Report (EIR) for a new planned development project located at 100 West Walnut Street (Lincoln Property Company/Parsons Site).

BACKGROUND:

On May 13, 2013, the City approved Contract No. 21,287 with Matrix Environmental to provide environmental consulting services including the preparation of the Environmental Impact Report (EIR) for a new planned development project at 100 West Walnut Street (Lincoln Property Company/Parsons Site). The contract was approved at a not-to-exceed amount of \$626,016.

Review has been underway for the planned development project including numerous meetings between City staff, the applicant team, as well as Matrix Environmental. However, because the applicant requested additional analyses to be performed in the EIR, an amendment to Contract No. 21,287 in the amount of \$110,900 is required.

Specifically, this proposed contract amendment is primarily in response to a request by the applicant to analyze the project as a two-phase development. Under the original contract, Matrix's scope of service was based on analyzing the project at buildout. The scope of services for analyzing the project as a two-phase development will require preparation of separate analyses on each environmental issue for both development phases.

Additionally, the amendment to the contract will cover the cost of expanded traffic analysis, additional work related to visual analysis, additional analysis related to greenhouse gas, and additional cost incurred by the project's archeological consultant.

Lastly, additional work efforts have been undertaken by Matrix Environmental to assist in the formulation of the EIR project description, to attend additional meetings not previously anticipated, and to provide additional coordination and management not originally set forth in the contract.

All the efforts listed above are beyond those set forth in the original Contract No. 21,287 and will require an increase of \$110,900 to the contract's not-to-exceed amount.

ENVIRONMENTAL ANALYSIS:

The proposed action is an authorization to amend the contract with Matrix Environmental for the preparation of an EIR for a planned development project at 100 West Walnut Street. This action is the preparation of a technical study only and is therefore exempt from CEQA per Section 15061(b)(3) (General Rule).

FISCAL IMPACT:

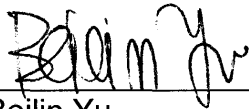
The total budget for consultant services is \$736,916, including all options and allowances, as well as labor and direct expenses and contingency. The applicant is responsible for all costs associated with the preparation of the EIR. Funding for the preparation of the EIR document will not have a direct cost from the City's General Fund and will be addressed by an increase in appropriations for Contract No. 21,287 with Matrix Environmental in the amount of \$110,900.

Respectfully submitted,



VINCENT P. BERTONI, AICP
Director of Planning & Community
Development Department

Prepared by:



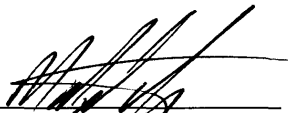
Beilin Yu
Planner

Concurred by:



Kelvin Parker
Principal Planner

Approved by:



MICHAEL J. BECK
City Manager