

Agenda Report

June 3, 2019

TO: Honorable Mayor and City Council

FROM: Planning & Community Development Department

SUBJECT: AUTHORIZATION TO ENTER INTO A CONTRACT WITH DUDEK FOR AN AMOUNT NOT TO EXCEED \$123,041 TO PROVIDE ENVIRONMENTAL CONSULTING SERVICES FOR THE PREPARATION OF ENVIRONMENTAL DOCUMENTATION FOR THE 740-790 EAST GREEN STREET MIXED-USE PROJECT

RECOMMENDATION:

It is recommended that the City Council:

1. Find that actions proposed herein are 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 enter into a contract with Dudek in an amount not-to-exceed \$123,041, based on a competitive selection process, pursuant to Pasadena Municipal Code Section 4.08.047 for preparation of environmental documentation for the 740-790 East Green Street Mixed-Use Project.

BACKGROUND:

The contract is requested to hire an environmental firm (Dudek) to prepare the CEQA document that is needed for a proposed project at 740-790 East Green Street. The project is the establishment of a Planned Development (PD) zoning designation and adoption of a PD Plan that prescribes the development standards and allowed or conditionally allowed uses in the PD. If approved, the PD Plan would facilitate the construction of a 304,307 square-foot, three- to six-story, mixed-use project containing 273 for-rent units (including 23 units designated for Very Low-Income households), 18,392 square feet of commercial use, and a two-level subterranean parking garage with 489 parking spaces. A series of on-site amenities would be dispersed throughout the site in the form of courtyards and passive/active open space area. The project includes a 6,694 square-foot pocket park that would be accessible to the general public.

The project proposes to use the State Density Bonus and the applicant plans to request a height concession for the site.

The project will require a series of project approvals and the PD will be presented to the City Council for approval at a later date. This action is only for the CEQA document required for the project.

Consultant Selection

On January 30, 2019, the City released a Request for Proposals (RFP) for professional services to prepare environmental documentation for the project that closed on February 27, 2019. The RFP was posted on PlanetBids, the City's online procurement hub. The RFP was downloaded by over 74 firms. Six firms submitted proposals, one of which was local. A review panel was convened which consisted of two Senior Planners experienced in managing contracts for environmental documentation of new development projects. The review committee evaluated and scored the six responsive proposals based on criteria established in the RFP, including experience, professional qualifications, fee and schedule as well as local Pasadena business and small/micro-business preferences. Each proposal was scored on a 100 point scale. Based on the criteria and the proposals submitted, the review committee determined Dudek to be the top-rated firm. Dudek has previously completed environmental documentation for the Marriott Residence Inn and the Arroyo Seco Canyon project for the City of Pasadena. A complete list of all the firms and their scores is provided in Attachment A. The proposed contract complies with the competitive selection process.

The proposed contract with Dudek is for a not to exceed amount of \$128,633. The base contract amount of \$111,855 includes all applicable technical studies that may be required, and a 15 percent (\$16,778) contingency. All costs associated with the preparation of the environmental documentation will be borne by the project applicant and the expected contract duration is approximately eight months.

Scope of Work

The proposed work would be conducted in two phases. Phase one of the work would be the preparation of technical studies to determine what the appropriate CEQA document will be for the project. Phase two of the work would be preparation of the CEQA document that will accompany the entitlement requests for the project.

ENVIRONMENTAL REVIEW:

The proposed action is authorization to enter into a contract with Dudek for the preparation of Environmental Documentation for the 740-790 Mixed-Use Project. This action will authorize the preparation of technical studies and analysis in compliance with CEQA and is therefore exempt from CEQA per Section 15061(b)(3) (General Rule).

FISCAL IMPACT:

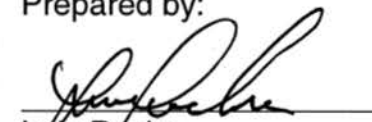
There is no impact to the City's General Fund associated with this action. Funds totaling \$128,633 will be collected from the applicant and deposited into revenue account 10521003-661500 with contract expenses paid from 10521003-811500. All costs associated with this contract will be paid by the project applicant.

Respectfully submitted,



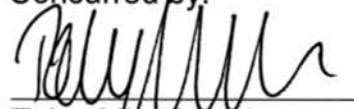
DAVID M. REYES
Director of Planning & Community
Development Department

Prepared by:



Luis Rocha
Senior Planner

Concurred by:



Talyn Mirzakhani
Principal Planner

Approved by:



STEVE MERMELL
City Manager

Attachment: (1)

Attachment A – Evaluation Summary