

Agenda Report

TO: CITY COUNCIL

DATE: FEBRUARY 28, 2005

FROM: CITY MANAGER

SUBJECT: AUTHORIZATION TO ENTER INTO A CONTRACT WITH PCR SERVICES CORPORATION TO PROVIDE PROFESSIONAL CONSULTING SERVICES IN THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE FULLER THEOLOGICAL SEMINARY MASTER DEVELOPMENT PLAN

RECOMMENDATION

It is recommended that City Council authorize the City Manager to execute a contract with PCR Services Corporation, for an amount not to exceed \$125,000, in the preparation of an EIR for the Fuller Theological Seminary Master Development Plan. Competitive bidding is not required pursuant to City Charter Section 1002 (F) for contracts for professional or unique services.

BACKGROUND

The proposed Fuller Theological Seminary Master Development Plan project consists of phased construction of both housing and institutional uses on the main, academic portion of the campus and the northern, student housing portion of the campus. The Master Plan boundary would include the property located at 250 N. Madison Avenue. The Master Development Plan application proposes a total of 857 residential units (785 apartments and a 72-unit hotel), 425,000 square feet of primarily academic and institutional building area, and a parking structure.

The phases of construction include the following:

- Demolition of 284 dwelling units in 17 apartment buildings currently owned by Fuller Theological Seminary. The long-range plan indicates removal of 27 more dwelling units if Fuller Theological Seminary acquires them in the future.
- Construction of 785 student apartment units with subterranean parking built in five phases on the north campus.
- Demolition of seven academic buildings and removal of six potentially historic buildings.
- Construction of approximately 400,000 square feet of new academic space on the main (south) campus in three phases.

- Construction of a parking garage, totaling 500 parking spaces, with three levels underground and four levels aboveground. A 72-unit student hotel would surround the street-facing edges of the parking structure.
- Vacation of a portion of Oakland Avenue to create a new community open space.

The proposed Master Development Plan is subject to CEQA and an Initial Environmental Study was prepared. The Initial Study identified Air Quality, Cultural Resources, Noise, Transportation/Traffic, and Utilities and Service Systems as potentially affected environmental factors. An EIR is required for the proposed Fuller Theological Seminary Master Development Plan.

Staff distributed the Request for Proposals (RFP) to thirty (30) consulting firms. Five firms responded to the RFP and three were invited for interviews.

The proposals for the consulting services were evaluated using the criteria 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. PCR Services Corporation received the highest average score with 82.8 points, Cotton/Bridges/Associates (CBA) received 75 points, and URS Corporation received 70 points. The scoring by the selection panel is shown in Attachment A.

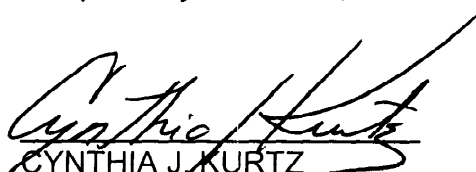
The expected timeline for the project EIR for the Fuller Theological Seminary Master Development Plan Amendment is seven months. The consultant's work is expected to commence in March 2005 and continue into September 2005.

FISCAL IMPACT

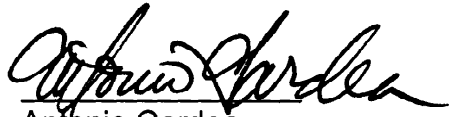
The net fiscal impact is negligible.

Consistent with City policy, the applicant will pay the full cost of preparing and adopting the Environmental Impact Report. The applicant, Fuller Theological Seminary, will deposit a check with the City in the amount of \$125,000 to cover the consultant costs in preparing the Environmental Impact Report.

Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

Prepared by:



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Associate Planner

Approved by:

DRP 

Richard J. Bruckner
Director of Planning and Development

Attachment:

Attachment A – Consultant Rankings

ATTACHMENT A

FULLER THEOLOGICAL SEMINARY MASTER DEVELOPMENT PLAN ENVIRONMENTAL IMPACT REPORT (EIR) CONSULTANT RANKINGS

Proposer Name	Criteria 1 Creative and Technical Approach (Max. Point = 25)	Criteria 2 Management Approach (Max. Point = 25)	Criteria 3 Price Proposal (Max. Point = 20)	Criteria 4 Project Team Qualifications (Max. Point = 20)	Criteria 5 Local Business (Max. Point = 5)	Criteria 6 Small and Micro-Business (Max. Point = 5)	Total Score (100 points)
PCR Services Corporation	21.8	22.0	19.5	17.7	1.0	0.0	82.0
Cotton/Bridges/Associates (CBA)	21.2	21.0	11.8	17.0	4.0	0.0	75.0
URS Corporation	16.3	18.5	15.7	9.5	5.0	5.0	70.0