



Agenda Report

January 22, 2018

TO: Honorable Mayor and City Council

FROM: Planning & Community Development Department

SUBJECT: **AUTHORIZATION TO ENTER INTO A CONTRACT WITH IMPACT SCIENCES, INC. FOR AN AMOUNT NOT TO EXCEED \$207,826 TO PROVIDE ENVIRONMENTAL CONSULTING SERVICES FOR THE PREPARATION OF ENVIRONMENTAL DOCUMENTATION FOR THE 86 SOUTH FAIR OAKS AVENUE 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, based on a competitive selection process, pursuant to Pasadena Municipal Code Section 4.08.047 for preparation of environmental documentation for the 86 S. Fair Oaks Avenue Mixed-Use Project with Impact Sciences, Inc. in an amount not-to-exceed \$207,826.

BACKGROUND:

The proposed 86 South Fair Oaks Avenue Project is for the construction of approximately 87 multi-family residential units (renter-occupied) and 13,865 square feet of commercial space on an approximately 0.74-acre site located at 86 South Fair Oaks Avenue. The project site is at the northeast corner of South Fair Oaks Avenue and Dayton Street and is currently a paved surface parking lot with trees, landscaping and an off-site advertising sign. The proposed development would be in a single building ranging from six to seven stories high and parking, including replacement of the existing spaces on the site, would be provided via a three-level subterranean parking garage.

Consultant Selection

On October 6, 2017, the City released a Request for Proposals (RFP) for professional services to prepare environmental documentation for the project that closed on October 30, 2017. The RFP was posted on PlanetBids, the City's online procurement hub. The RFP was downloaded by over 50 firms. Five firms submitted proposals, two of which were local. A review panel was convened which consisted of four Senior Planners experienced in managing contracts for environmental documentation of new development projects. The review committee evaluated and scored the five 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 Impact Sciences, Inc. to be the top rated firm. Impact Sciences, Inc. has previously completed environmental documentation for the Temporary Use of the Rose Bowl Stadium by the NFL and the Reuse of the Desiderio Army Reserve Center 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 Impact Sciences, Inc. is for a not to exceed amount of \$207,826. The base contract amount of \$188,933 includes all applicable technical studies that may be required, and a 10 percent (\$18,893) contingency. All costs associated with the preparation of the environmental documentation will be borne by the project applicant and the expected contract duration is one year.

CEQA Compliance

The Sustainable Communities and Climate Protection Act of 2008 (SB 375), directs the Air Resources Board to set regional targets for the reduction of greenhouse gas emissions. One of the components of SB 375 is CEQA streamlining incentives to encourage projects that are consistent with a regional plan that achieves greenhouse gas emission reductions. SB 375's CEQA provisions are available for agencies to utilize when a regional Sustainable Communities Strategy (SCS) or Alternative Planning Strategy has been adopted by the applicable Metropolitan Planning Organization and accepted by the California Air Resources Board (ARB). In June 2016, the Southern California Association of Governments 2016-2020 SCS/RTP was accepted by the California ARB. As a result, the proposed project is potentially eligible to prepare a Sustainable Communities Environmental Assessment (SCEA) or Limited-Analysis EIR for a Transit Priority Project (TPP).

The proposed work would be conducted in two phases. In phase 1, Impact Sciences, Inc. would prepare technical studies to determine if an SCEA or a Limited Analysis EIR would be required for the project. Phase 2 of the work would be preparation of either an SCEA or an EIR in accordance with SB 375. If an EIR is prepared, the appropriate level of streamlining pursuant to SB 375 would be incorporated into the document.

ENVIRONMENTAL REVIEW:

The proposed action is authorization to enter into a contract with Impact Sciences, Inc. for the preparation of Environmental Documentation for the 86 South Fair Oaks Avenue 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:

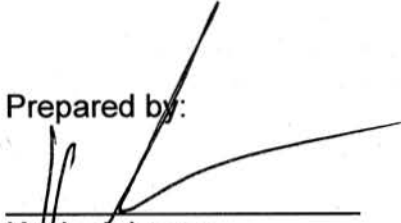
There is no impact to the City's General Fund associated with this action. Funds totaling \$207,826 will be collected from the applicant and deposited into revenue account 10521003-661500 with contract expenses paid from 10521003-811500. All costs associated with this contract will be paid by the project applicant.

Respectfully submitted,



DAVID M. REYES
Director of Planning & Community
Development Department

Prepared by:



Kevin Johnson
Senior Planner

Concurred by:



Leon White
Principal Planner

Approved by:



STEVE MERMELL
City Manager

Attachments: (2)

Attachment A – Evaluation Summary
Attachment B – Taxpayer Protection Amendment form