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Title: Authorizing the Director of the Development and Resource Management Department to enter into a consultant services agreement with Stantec Consulting Services, Inc. to prepare an Environmental Protection Agency Brownfields Grant application and provide implementation assistance in an amount not to exceed \$600,000.

Sponsors: Planning and Development Department

Indexes:

Code sections:

Attachments: 1. Attachment A - Scope of Services, 2. Attachment B - Schedule of Fees and Expenses, 3. Supplement - Agreement with Stantec Consulting Services, Inc..pdf

Date	Ver.	Action By	Action	Result
12/13/2018	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

December 13, 2018

FROM: JENNIFER CLARK, AICP, HDFP, Director
Development and Resource Management Department

THROUGH: DANIEL ZACK, AICP, Assistant Director
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Development and Resource Management Department

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SUBJECT

Authorizing the Director of the Development and Resource Management Department to enter into a consultant services agreement with Stantec Consulting Services, Inc. to prepare an Environmental Protection Agency Brownfields Grant application and provide implementation assistance in an amount not to exceed \$600,000.

RECOMMENDATIONS

Staff recommends that the City Council approve the contract with Stantec Consulting Services, Inc. to prepare an Environmental Protection Agency Brownfields Grant application and provide implementation assistance in an amount not to exceed \$600,000 and authorize the execution of related documents by the Director of the Development and Resource Management Department or designee.

EXECUTIVE SUMMARY

This agreement includes both the writing of the EPA Brownfields grant application and the project management and consulting required to implement the grant. If the grant application is not successful, there is no cost to the City for the grant application. Successful application and securing of the EPA Brownfields grant would further plan implementation and redevelopment efforts in the Downtown, Southwest and Southeast Fresno by funding activities such as Phase 1 site assessments, public outreach, economic feasibility analyses, area-wide planning, and site remediation.

BACKGROUND

General Plan Consistency

On December 18, 2014, the City Council adopted the Fresno General Plan. Policy UF-1-e Unique Neighborhoods, calls for the promotion and protection of unique neighborhoods and mixed use areas throughout Fresno that respect and support various ethnic, cultural, and historic enclaves; provide a range of housing options, including furthering affordable housing opportunities; and convey a unique character and lifestyle attractive to Fresnoans. Furthermore, this policy calls for supporting such areas through more specific planning processes that directly engage community members in creative and innovative design efforts. In addition, the Noise and Safety Element of the General Plan contains policies calling for the identification of potential brownfield sites and collaboration with responsible parties and government agencies to remediate them.

Existing EPA Brownfields Grant along Elm Avenue

The subsequent adoption of the Southwest Fresno Specific Plan set the stage for the Elm Avenue Area-Wide Brownfields Plan and Implementation Strategy, currently underway, which was also funded by an EPA Brownfields Grant. This grant provided public outreach, general environmental assessment, economic feasibility analysis, and design assistance for identified catalyst sites along the corridor through the services of a consultant team. Throughout the Elm Avenue process staff has become more familiar with the EPA Brownfield program, and how it can be utilized to compliment and strengthen ongoing neighborhood revitalization and planning efforts. At the same time, EPA grants have become more multi-purpose and flexible, making them even more valuable to municipalities aiming to revitalize older neighborhoods.

Specialized Skills Needed

Applying for and implementing an EPA Brownfields grant requires a broad range of specialized skills such as economic feasibility analysis, engineering, and brownfields assessment of site contamination. While the City staff team does not have these qualifications, staff capacity building is outlined as one of the goals of the grant.

Procurement Process

The City issued a Request for Qualifications (RFQ) on November 9, 2018 seeking a consultant to secure EPA Brownfields Program grant funds for the assessment, cleanup, or redevelopment of brownfield properties. If successfully awarded grant funds, the consultant would conduct environmental assessments, remedial planning, community outreach, and other environmental or planning components.

On November 28, 2018, the City received two proposals, as follows: Cardon Inc., and Stantec Consulting Service Inc. After review and evaluation of qualifications, Stantec was determined to be the best group to prepare the EPA Grant and provide implementation assistance. Since 2015, Stantec has helped more than 50 communities secure \$21 million and implement \$22.8 million in brownfield grant funds. The consultant team includes Wallace, Roberts and Todd, LLC, (WRT), who is a nationally-recognized, award-winning planning and design firm that is currently working on the City's existing brownfields project along Elm Avenue. The team also includes Urban Diversity Design for a local urban design liaison, ESP Surveying, Inc. and Agriculture & Priority Pollutants Laboratories for environmental assessment.

Upon approval of this agreement, Stantec in partnership with the City will draft an EPA Brownfields grant application that is tailored to Fresno's specific needs related to plan implementation and neighborhood revitalization. This grant application is the first step for brownfield redevelopment with additional future grants available to support clean-up activities and additional site specific planning. If awarded, City staff will return to City Council to appropriate the funds.

ENVIRONMENTAL FINDINGS

This approval is not a "project" for purposes of the California Environmental Quality Act ("CEQA") Guidelines § 15378.

LOCAL PREFERENCE

Local preference was not applied, consistent with conditions of the Federal funding.

FISCAL IMPACT

No impact on the General Fund, as the contract scope is based on the successful procurement of EPA Brownfields Grant funds.

Attachments:

- Attachment A - Scope of Services
- Attachment B - Schedule of Fees and Expenses
- Attachment C - Consulting Services Agreement