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Title: Approve the selection of, and award a contract to PlaceWorks in the amount of \$789,094 for the Southwest Specific Plan and Program Environmental Impact Report

Sponsors: Planning and Development Department

Indexes:

Code sections:

Attachments: 1. Exhibit A SWSP Project Area Map, 2. Exhibit B SWSP Scope of Work, 3. Exhibit C SWSP Schedule, 4. Exhibit D SWSP Budget Summary, 5. Exhibit E SWSP Consultant Contract

Date	Ver.	Action By	Action	Result
2/26/2015	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

February 26, 2015

FROM: JENNIFER CLARK, Director
Development and Resource Management Department

SUBJECT

Approve the selection of, and award a contract to PlaceWorks in the amount of \$789,094 for the Southwest Specific Plan and Program Environmental Impact Report

RECOMMENDATION

Staff recommends that the City Council award a contract to PlaceWorks in the amount of \$789,094 for the Southwest Specific Plan (“SWSP”) and Program Environmental Impact Report (“PEIR”); and authorize the Development and Resource Management Department Director and/or designee to sign and execute a contract on behalf of the City.

EXECUTIVE SUMMARY

The Fresno General Plan was adopted on December 18, 2014. New Specific Plans will help to provide geographically specific goals, policies, and projects that are consistent with the General Plan and assist in implementation.

The SWSP covers an area generally south of SR-180, west of SR-41 and southwest of the boundaries of the Downtown Neighborhoods Community Plan area. The SWSP will develop more

detailed land use and design guidelines for development on properties within the existing City Limits and will include specialized studies completed for the 41 and North Corridor, for Mission Ranch (formerly known as Running Horse) and the redevelopment of numerous publicly owned housing properties. Additionally the SWSP will conduct economic and market opportunity analyses designed to identify and attract the highest and best uses within the geographic boundaries.

The City will contract with PlaceWorks, Inc. for the development of the SWSP and a PEIR. The work will take approximately 18 months to complete.

BACKGROUND

On October 24, 2013, the City Council approved 19th Amendment to Annual Appropriations Resolution 2013-98 authorizing staff to develop a scope for the creation of an SWSP to be funded by Community Development Block Grant (“CDBG”) planning category funds and to be programmed over a series of budget cycles. As a part of the 2014-15 budget process, the City Council allocated a match of \$50,000 in General Fund to this effort.

In February 2014, the City released a Request for Qualifications, there were seven respondents. In October 2014 the City invited four of the respondents to respond to a detailed Request for Proposals (“RFP”). All were found to be responsive and ranked by a committee. All four were selected to make presentations to the selection committee. Following presentations, the selection committee ranked the proposals and selected PlaceWorks as the most responsive.

Based upon the specific needs of the project, the funding source timelines, optional tasks presented by the consultant, and available budget, the work scope (Attachment A) and budget (Attachment B) have been refined. The timeline to complete the project (Attachment C) includes both the development of the Plan as well as the completion of a project level environmental impact report.

ENVIRONMENTAL FINDINGS

This is not a “project” for the purposes of CEQA pursuant to CEQA Guidelines, section 15378(b)(5), as it is an administrative activity that will not result in direct or indirect physical changes to the environment.

LOCAL PREFERENCE

Local Preference was not implicated due to Federal funding.

FISCAL IMPACT

The \$789,039 consists of \$750,000 in Community Development Block Grant (CDBG) dollars in combined carry-over from the 2013-14 budget and appropriated in the current 2014-15 budget, with the final \$250,000 being requested for FY 2016 CDBG funds. As well, \$39,000 in General Fund appropriated as a grant match for the Southwest Specific Plan in the 2014-15 budget.

Attachments: Exhibit A SWSP Project Area Map

Exhibit B SWSP Scope of Work
Exhibit C SWSP Schedule
Exhibit D SWSP Budget Summary
Exhibit E SWSP Consultant Contract