



Office of the City Manager

CONSENT CALENDAR
May 2, 2017

To: Honorable Mayor and Members of the City Council
From: Dee Williams-Ridley, City Manager
Submitted by: Carol Johnson, Director, Planning and Development
Subject: Contract: Raimi+Associates for Professional Planning Services for the Adeline Corridor Specific Plan

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute a contract and any amendments with Raimi + Associates to perform professional planning services for the Adeline Corridor Specific Plan for an amount not to exceed \$340,000 for the period from May 15, 2017 to December 31, 2018.

FISCAL IMPACTS OF RECOMMENDATION

Funding for this contract is mainly provided by a \$750,000 grant from Cycle Six of the Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG) PDA Planning Program, with a small portion coming from the Community Planning fee as part of the required City match.

Budget Codes:

614-8502-463.30-38-15PD04	\$328,488
<u>833-8502-463.30-38-15PD04</u>	<u>\$ 11,512</u>
Total Contract	\$340,000

Grant revenue will be deposited in 614-8502-331.15-01 and expended from 614-8502-463.30-38. This contract has been entered into the Contract Management System with CMS No. KPZCM.

Funding need for this contract is included in the current year's budget.

CURRENT SITUATION AND ITS EFFECTS

On January 28, 2017, the City released a Request for Proposals (RFP: Specification No. 17-11083-C) for a planning consultant to assist in the completion of the work to develop a long-range plan for the Adeline Corridor and/or the associated environmental documents to review the plan. The City received four proposals consistent with submittal guidelines (two proposals to prepare the plan and two proposals to conduct the required environmental analyses) and interviewed all four qualifying teams. The

consultant teams were reviewed and assessed based on the following criteria: project understanding, relevance of recent work, team composition, the proposed scope of work/approach and qualifications of the firm.

Staff recommends selection of the consultant team, led by Raimi + Associates, which has extensive experience with Priority Development Areas (PDAs) and health and equity-focused and transit-oriented planning processes, in the Bay Area and nationally. The consultant team brings experience in designing planning processes that respect existing assets and communities, emphasize equity, sustainability and livability as a lens for developing recommendations, and in specific plan and CEQA document preparation.

BACKGROUND

In 2014, the City of Berkeley was awarded a \$750,000 Priority Development Area planning grant from MTC/ABAG to prepare a long-range plan and associated environmental documents for the South Shattuck and Adeline Priority Development Areas and subsequently engaged a qualified consultant team through a formal RFP process in early 2015. From April 2015 through May 2016, the City completed the initial phase of work to study existing conditions and conduct community outreach and engagement to solicit feedback about community goals, assets, challenges and opportunities. Based on the strong emphasis from community feedback that any plan to be developed is organized around principles of equity and equitable development and that is implementable, it was decided to conduct a new competitive procurement in January 2017 to identify a consultant team that demonstrated the expertise and a track record in developing long-range plans using an equity lens to inform the outreach and engagement process and the development of plan recommendations.

ENVIRONMENTAL SUSTAINABILITY

The Adeline Corridor is designated as a “Priority Development Area,” as defined by the ABAG, for its proximity to transit and its potential to accommodate greater housing and commercial density. The plan will address land use, housing, multi-modal transportation and opportunities for economic development and green infrastructure, all of which will affect the community’s greenhouse gas emissions for years to come.

RATIONALE FOR RECOMMENDATION

The selected consultant team, led by Raimi + Associates, demonstrated an excellent understanding of the needs of the City and has successfully completed similar projects, including those that had been initiated by other consultants, on time and on budget, some of which have won local or State awards and are being successfully implemented by client jurisdictions.

ALTERNATIVE ACTIONS CONSIDERED

The scope of work and level of expertise required for preparation of a Specific Plan exceed the capacity of existing City staff. As such, the City did not consider managing and executing the project with staff resources alone.

CONTACT PERSON

Carol Johnson, Planning Director, Planning and Development, (510) 981-7401.

Attachments:

1: Resolution

RESOLUTION NO. ##,###-N.S.

CONTRACT: RAIMI + ASSOCIATES FOR PROFESSIONAL PLANNING SERVICES
FOR THE ADELINE CORRIDOR SPECIFIC PLAN

WHEREAS, the Planning and Development Department determined that consultant assistance is needed for preparation of the grant-funded Adeline planning process; and

WHEREAS, from April 2015 through May 2016 the City of Berkeley worked with a consultant team selected through a formal, competitive Request for Proposals process to complete the first phase of the planning process to study existing conditions and conduct community outreach and engagement to solicit feedback about community assets, opportunities and challenges ; and

WHEREAS, in January 2017 the City of Berkeley released a new Request for Proposals (RFP) Specification No. 17-11083-C for professional planning services to build on the work of the previous consultant team and received four proposals by the posted deadline and consistent with the submittal requirements; and

WHEREAS, after a thorough review and scoring according to the RFP criteria, the City decided to interview the four consultant teams who submitted proposals; and

WHEREAS, after interviewing the four consultant teams and based on the evaluation by the 4-person interview panel, the proposal from Raimi + Associates was selected; and

WHEREAS, funding for this contract will continue to be provided by the MTC/ABAG Priority Development Area (PDA) Planning Program Cycle Six grant program; and

WHEREAS, grant revenue will continue to be deposited into 614-8502-331-1501 and expended for the contract with Raimi + Associates from 614-8502-463-30-38; and

WHEREAS, a small portion of the contract with Raimi + Associates in the amount of \$11,511.83 will be expended from the Community Planning fee (Budget Code 833-8502-463.30-38-15PD04) as part of the required City matching funds; and

WHEREAS, this contract has been entered into the Contract Management System with CMS No. KPZCM; and

WHEREAS, the funding need for this grant is included in the current year's budget.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to execute a contract and any amendments with Raimi + Associates to perform professional planning services for the preparation of the Adeline Corridor Specific Plan in an amount not to exceed \$340,000 for the period of May 15,

2017 to December 31, 2018. A record signature copy of said contract and any amendments to be on file in the City Clerk Department.

