



DATE ISSUED: February 4, 2004 REPORT NO. CCDC-04-07

ATTENTION: Honorable Chair and Members of the Redevelopment Agency
Docket of February 10, 2004

SUBJECT: Amendments to two Agreements: 1) Dyett & Bhatia and 2) Project Design Consultants for Consultant Services for the Community Plan Update - Centre City Redevelopment Project

REFERENCE: Attachment 1- Centre City Community Plan Update: Billing Rates 2003

STAFF CONTACT: Alexandra Elias, Senior Planner
David Allsbrook, Manager of Contracting and Public Works

SUMMARY

Issue - Should the Redevelopment Agency approve:

1. Second Amendment to the Agreement with Dyett & Bhatia for ongoing work to update the Community Plan, in the amount of \$470,000; and the
2. First Amendment to the Agreement with Project Design Consultants to complete a Master Environmental Impact Report (MEIR) to evaluate the impacts of the proposed Updated Community Plan, in the amount of \$90,000?

Staff Recommendation - That the Redevelopment Agency approve:

1. Second Amendment to the Agreement with Dyett & Bhatia for ongoing work to update the Community Plan, in the amount of \$470,000; and the
2. First Amendment to the Agreement with Project Design Consultants to complete a Master Environmental Impact Report (MEIR) to evaluate the impacts of the proposed Updated Community Plan, in the amount of \$90,000.

Maximum compensation will not exceed \$1,950,000 and \$343,750, respectively for each Agreement.

Centre City Development Corporation Recommendation - On December 17, 2003, the Corporation voted unanimously to recommend to the Redevelopment Agency the approval of the proposed amendments to Dyett & Bhatia's and Project Design Consultants' contracts, respectively.

Other Recommendations- None

Fiscal Impact - Funds are available in the FY 2003-2004 Areawide Community Plan Update Budget for this purpose.

BACKGROUND

The proposed contract amendments advance the Visions and Goals of the Centre City Community Plan and the Objectives of the Centre City Redevelopment Project by:

- allocating resources to update the Community Plan, and;
- providing funds to complete the required environmental review of the proposed plan.

The Community Plan Update is a comprehensive work effort to update the 1992 Centre City Community Plan, the Redevelopment Plan for the Centre City Redevelopment Project, Centre City Planned District Ordinance (PDO), and the Master Environmental Impact Report ("Master EIR"). The Corporation and its consultant team began work on the Community Plan Update in March 2002. The Corporation established a Steering Committee of business and community leaders as the primary forum for public input to the Community Plan update process. Additionally, numerous stakeholder meetings and public workshops have been conducted.

The contract amendments proposed in this report are for the two main consultants responsible to complete the Community Plan Update: Dyett & Bhatia (planning) and Project Design Consultants (PDC) (environmental). The proposed amendments also include hourly rate adjustments and one additional consultant for the Dyett & Bhatia team (see Attachment 1). The requested authorization would fund the completion of the Community Plan/Planned District Ordinance/Redevelopment Plan tasks and Master EIR, including printing and public hearings and adopted plans. It is likely that additional tasks to complete Focus Plans may be necessary following the certification of the EIR and adoption of the Plan and implementing ordinances, and additional amendment(s) to these Agreements may be necessary. Funds would be budgeted in the FY 04-05 Budget for that additional work.

Originally, the work program was laid out in phases that generally corresponded to fiscal years. The Community Plan Update was anticipated to take approximately 24 months over three fiscal years. The work program is currently in the third phase and third fiscal year of work. The consultants have made progress on addressing a lengthy list of complex issues. To date, efforts have focused on data collection and analysis, forecasts, issue identification, statements of visions and principles, the development of alternatives, traffic modeling, and a draft preferred plan. The team is beginning to discuss potential implementation measures. Following acceptance of the preferred plan, staff and the consultant team will begin to develop amendments to the Planned District Ordinance, the Redevelopment Plan and the Master EIR as required by the California Environmental Quality Act (CEQA).

Because the Corporation budgets funds on an annual basis, a multi-year consultant work effort means that amendments will be necessary over the life of the contract. The last contract amendments were approved in August 2002.

The following provides a summary of the financial status of the Agreement with Dyett & Bhatia and PDC, respectively:

Dyett & Bhatia

Original Agreement	(March 2002)	\$ 342,000
First Amendment	(August 2002)	\$1,138,000
Paid to Date		(\$1,096,301)
Proposed Amendment		\$ 470,000
Amount Available Subsequent to this Amendment		<u>\$ 853,699</u>

PDC

Original Agreement (on-call contract, July 2001)		\$ 77,500
Original Agreement (new to complete MEIR, Aug 2002)		\$ 176,250
Paid to Date		(\$ 113,952)
Proposed Amendment		\$ 90,000
Amount Available Subsequent to this Amendment		<u>\$ 229,798</u>

The consultant firms are owned and comprised of the following principals and primary owners:

ROLE/FIRM	CONTACT	OWNED BY
Dyett & Bhatia	Rajeev Bhatia	Rajeev Bhatia Michael Dyett
Project Design Consultants (PDC)	Bruce McIntyre	See Footnote ¹

Consultant contact information:

Firm Name: Dyett & Bhatia		
PRINCIPALS AND PRIMARY STAFF ASSIGNED TO CONTRACT	TITLE	PRIMARY CONTACTS
Rajeev Bhatia	Principal	✓
Joan Isaacson	Associate Principal	✓
Jenny Johnston	Planner/Urban Designer	
Firm Name: Project Design Consultants (PDC)		
Bruce McIntyre	Vice President	✓

DISCUSSION

The project is generally proceeding within the budget anticipated when the Agency directed staff to begin work in 2001. In fact, work that is currently underway (at the approximate midpoint of FY 03-04) is being paid with funds remaining from FY 02-03. The schedule has been somewhat delayed because the process is moving slower than had been anticipated and may result in funds being required in FY 04-05. Some reasons for this are:

¹ Steven Bliss, Richard Collato, Debbie Collins, Mike Converse, William R. Dick, Scott A. Hurst, Gary Hus, Jim Kilgore, Gordon Lutes, Bruce McIntyre, Richard L. Miller, Paul Nieto, Doreen Spry O'Riley, Douglas C. Paul, Scott Peters, Rex Plummer, Peg Reiter, John Ruggieri, Mike Schatz, Robert Schulze, Greg Shields, James E. Stebbins, Brian Stup, Javad Tanbakuchi, Curt Turner

- This summer, Steering Committee members elected to divide into subcommittees for discussion of specific issues (urban design, circulation/transit, economic development, arts & culture and neighborhood amenities) prior to evaluating the preferred plan. The consultant schedule assumed they would meet following endorsement of the preferred plan to discuss implementation issues;
- A desire by the Steering Committee members and/or subcommittees for specific analysis, in some cases resulting in the need to scope work and hire additional consultants separately;
- Additional subcommittee meetings and document review to reflect the high level of involvement by committee members;
- The addition of at least two public workshops, one required by new legislation that did not exist when the work was scoped; and
- Research on topics that were not known or anticipated to require consultant time when the work program was laid out, including issues related to the airport, unreinforced masonry buildings, future art facilities and transfer of development rights (TDRs).

The proposed contract amendments for Dyett & Bhatia and PDC provide adequate funds to complete all tasks associated with updating the Redevelopment Plan, the Community Plan and the PDO.

EQUAL OPPORTUNITY

Dyett & Bhatia and Project Design Consultants were each selected after participating in a Request for Qualifications process. Dyett and Bhatia is a certified MBE firm.

SUBCONSULTANTS

The subconsulting firms for the respective consultant firms are comprised of the following:

Firm Name: Dyett & Bhatia (MBE)		
SUBCONSULTING FIRMS	PRINCIPALS	FIRM CERTIFICATION
Skidmore, Owens & Merrill, LLP	John Kriken	OBE
Hargreaves Associates	George Hargreaves	OBE
Keyser Marston Associates, Inc.	Paul Marra	OBE
LJ Black Consulting Group	Laurie Black	WBE
AMS	Robert Bailey	OBE
Firm Name: Project Design Consultants		
SUBCONSULTING FIRMS	PRINCIPALS	FIRM CERTIFICATION
Katz Okitsu & Associates	Arnold Torma	MBE
Estrada Land Planning	Steve Estrada	MBE
Orion Environmental	Hans Giroux	MBE
URS/BRW	Mark Peterson	OBE
URS/Woodward-Clyde	David Schug	OBE

Dyett & Bhatia

Dyett & Bhatia submitted a Work Force Report dated October 21, 2003, which indicates a total of 20 employees, of which 14 are female and 4* are members of an under-represented ethnic group.

- * (1) Latino
- (3) Asian Americans

The contractor's workforce analysis reflects no gender or ethnic under-representations.

Project Design Consultants

Project Design Consultants submitted a Work Force Report dated December 9, 2002, which indicates a total of 178 employees, of which 51 are female and 41* are members of an under-represented ethnic group.

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- * (4) African-Americans
- (19) Latinos
- (8) Asian-Americans
- (1) American Indian
- (9) Filipinos

The consultant's Work Force Analysis reflects under-representations as follows:

- ▶ African-Americans in engineering/architect and technical categories
- ▶ Latinos in the administrative support category
- ▶ Asian-Americans in the technical category
- ▶ Filipinos in engineering/architect category
- ▶ Women in the technical category

Project Design Consultants submitted an EEO plan, which was approved by the City of San Diego on January 14, 2003. This Plan is valid for a two-year period.

SUMMARY/CONCLUSION

There is no conflict of interest known to me regarding any Agency or Corporation officer or employee regarding this Agreement.