



City of Culver City

Staff Report

File #: 16-477, Version: 1

Item #: C-9.

CC - (1) Approval of a Professional Services Agreement with Johnson Fain to Prepare a Visioning Study for the Culver City Transit Oriented Development (TOD) District, in an Amount Not-to-Exceed \$368,335; and (2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment.

Meeting Date: January 23, 2017

Contact Person/Dept: Sol Blumenfeld/Community Development Department Director
Phone Number: (310) 253-5700

Fiscal Impact: Yes No

General Fund: Yes No

Public Hearing: **Action Item:** **Attachments:**

Commission Action Required: Yes No **Date:**

Public Notification: (E-Mail) Meetings and Agendas - City Council (01/18/17);

Department Approval: Sol Blumenfeld, Community Development Director (01/13/17)

RECOMMENDATION

Staff recommends the City Council (1) approve a professional services agreement with Johnson Fain to prepare a Visioning Study for the Culver City Transit Oriented Development (TOD) District, in an amount not-to-exceed \$368,335 (\$302,664 base amount plus reimbursable expenses totaling \$65,671); and (2) approve a related budget amendment (**requires a four-fifths vote**).

BACKGROUND:

On September 12, 2016, the City Council directed staff to issue a Request for Proposals (RFP) to obtain qualified consultant team proposals to conduct a TOD District Visioning Study around the Culver City Expo Station for the purpose of:

- Identifying long term goals for area mobility and development
- Building on the successes of the TOD District
- Identifying local area transportation problems
- Identifying mobility alternatives to address traffic concerns, including separated bike lanes, incentives to use Expo through B-TAP programs, Transportation Demand Management

programs for new development, car share and other mobility measures.

On December 5, 2016, the City Council received presentations from the following three planning consultant teams regarding their proposals to conduct the TOD District Visioning Study: (1) Nelson Nygaard/Raimi + Associates/Here Design Studio; (2) Gensler/CityFi/Sam Schwartz Transportation Consultants/Mobility in Chain (MIC); and (3) Johnson Fain/Steer Davies Gleave/KOA Corporation. The presentations were followed up with questions by the City Council and the public. The City Council favorably considered the proposals and expressed that all of the firms were well qualified to conduct the Visioning Study, but that the proposals varied in community outreach approach, work scope focus, firm expertise relative to the various Study elements, and price. The City Council determined that it would make a final selection at its December 12, 2016 meeting.

DISCUSSION:

On December 12, 2016, the City Council selected Johnson Fain (***Johnson Fain / Steer Davies Gleave / KOA Corporation***) to conduct the Visioning Study and directed staff to return to Council in January for City Council's approval of a professional services agreement.

Johnson Fain is an international, multi-disciplinary, architecture, planning and interior design firm. They have assembled a team comprised of Steer Davies Gleave - an international transportation planning firm with offices in the United States, Europe and Latin America; and KOA Corporation- a local transportation planning and traffic engineering company.

Johnson Fain will lead the Visioning project team, overseeing technical studies and coordinating public outreach, which includes convening a "Project Steering Committee" to guide the project, conducting workshops and interviews with stakeholders, and using social media web site tools as an additional service. The team will identify mobility patterns, traffic variables, research case studies, and identify applicable best practices that can be used as a "funding and legal toolbox" to address capital improvements, ordinances, transit supportive codes and General Plan goals and policies.

FISCAL IMPACT

The costs to conduct the Visioning Study are identified in the attached proposal. The contract amount is \$302,664 plus reimbursable expenses totaling \$65,671 for a maximum contract amount not-to-exceed \$368,335. The final cost depends upon whether the consultant's proposed outreach web tool cost of \$20,000 is included in the final scope of work. A budget amendment is requested to appropriate General Fund Reserves in the amount of \$368,335 into the Community Development Administration - Other Contractual Services (10150100.619800) account. **(A four-fifths vote is required to approve the budget amendment.)**

ATTACHMENTS

1. Proposed Scope of Work Approach and Work Plan

MOTION

That the City Council:

1. Approve a professional services agreement with Johnson Fain for the preparation of the TOD Visioning Study, in an amount not-to-exceed \$368,335 (\$302,664 base amount plus reimbursable expenses totaling \$65,671); and,
2. Approve a related budget amendment in the amount of \$368,335 from General Fund Reserves(**requires a four-fifths vote**); and,
3. Authorize the City Attorney to review/prepare the necessary documents; and,
4. Authorize the City Manager to execute such documents on behalf of the City.