



City of Sunnyvale

Agenda Item-No Attachments (PDF)

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REPORT TO COUNCIL

SUBJECT

Award of Contract for Consultant Services Associated with the Development of the Lawrence Station Area Sense of Place Plan (F18-266)

REPORT IN BRIEF

Approval is requested to award a contract to Callander Associates of San Jose, in an amount not to exceed \$114,957 for consultant services associated with the development of the Lawrence Station Area Sense of Place Plan. Approval is also requested for a 10% contingency in the amount of \$11,496.

EXISTING POLICY

Pursuant to Section 2.08.040 of the Sunnyvale Municipal Code, City Council approval is required for the procurement of goods and services exceeding \$100,000 in any one transaction. Consistent with the provision of Municipal Code Section 2.08.070(b)(1), contracts for the procurement of professional or specialized services may be exempted from the competitive proposal process.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" under the California Environmental Quality Act (CEQA) pursuant to Section 15378(a) of the CEQA Guidelines as it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

BACKGROUND AND DISCUSSION

The City Council adopted the Lawrence Station Area Plan (LSAP) and certified the associated Environmental Impact Report (EIR) on December 6, 2016 (RTC No. 16-1108). Adoption of the LSAP included an implementation action to prepare a Sense of Place Plan to address design criteria for streetscape elements and prepare implementation requirements for the plan elements. The City Council also directed study of an increase in the allowable number of housing units in the LSAP area.

Following the adoption of the LSAP, the City Council allocated \$200,000 from the General Fund to the LSAP Housing Study and Sense of Place Plan as part of the FY 2017/18 Adopted Budget (Project No. 833700, Budget Supplement #10). The Housing Study is in progress, and the preferred study option was selected by the Council on June 26, 2018.

Staff is recommending award of this contract to Callander Associates under a competitive bidding exemption. Callander Associates has knowledge of existing conditions in the area, and worked with the City to complete the East Sunnyvale Sense of Place Plan, which was adopted in 2015. The East Sunnyvale Sense of Place Plan provides a model example of how to implement quality of life and streetscape improvements in an industrial area that is transitioning to a mixed-use neighborhood,

such as the case with LSAP. Additionally, staff would be working with the same project team at Callander that drafted the East Sunnyvale plan, which will result in a more efficient process.

FISCAL IMPACT

Funding is allocated in Project 833700 - Lawrence Station Area Plan - Housing and Sense of Place. Additional funding (\$427,000) was included in the FY 2018/19 Recommended Budget to fund additional housing and sense of place studies.

Funding Source

This project is funded in the General Fund.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, at the Sunnyvale Senior Center, Community Center and Department of Public Safety; and by making the agenda and report available at the Sunnyvale Public Library, the Office of the City Clerk and on the City's website.

RECOMMENDATION

1) Award a contract to Callander Associates for consultant services in an amount not to exceed \$114,957, in substantially the same form as Attachment 1 to the report and authorize the City Manager to execute the contract when all necessary conditions have been met; and 2) approve a 10% project contingency in the amount of \$11,496.

Prepared by: Gregory S. Card, Purchasing Officer
Reviewed by: Timothy J. Kirby, Director of Finance
Reviewed by: Trudi Ryan, Director of Community Development
Reviewed by: Teri Silva, Assistant City Manager
Approved by: Kent Steffens, City Manager

ATTACHMENTS

1. Draft Services Agreement