



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 19-0752, Version: 1

REPORT TO COUNCIL

SUBJECT

Award a Contract to Hexagon Transportation Consultants, Inc. for the Preparation of a Transportation Impact Analysis for the Proposed Lawrence Station Area Plan (LSAP) Plan Update (F20-006)

REPORT IN BRIEF

Approval is requested to award a contract in an amount not-to exceed \$112,100 (\$110,500 for base services and \$1,600 for optional services) to Hexagon Transportation Consultants, Inc. of San Jose for the Preparation of a Transportation Impact Analysis (TIA) required for the Proposed Lawrence Station Area Plan (LSAP) Plan Update, and for a 10% contingency in the amount of \$11,210.

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 professional or specialized services, in excess of \$50,000 in one transaction, may be exempted from the competitive bidding requirement.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(a) 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 Council adopted the Lawrence Station Area Plan (LSAP) and certified the associated Environmental Impact Report (EIR) on December 6, 2016 (RTC No. 16-1108). At the hearing, the Council directed staff to return with options to increase the allowable number of housing units in the LSAP area.

Following the adoption of the LSAP, the Council allocated \$200,000 from the General Fund to the LSAP Housing Study and Sense of Place Plan (Project No. 833700 - Lawrence Station Area Plan - Housing and Sense of Place, Budget Supplement No. 10) as part of the FY 2017/18 Adopted Budget (RTC No. 17-0193). Additional funding from the General Fund in the amount of \$427,000 was included in the FY 2018/19 Budget to fund estimated consultant costs for the housing and sense of place studies (RTC No. 18-0063). The funds in Project No. 833700 include the proposed costs for Hexagon's traffic and transportation services and the previous contract awarded to Ascent Environmental for environmental, economic, and engineering services (RTC No. 18-1050).

Staff presented the various Housing Study options to the Council on June 26, 2018 (RTC No. 18-0505). The Council selected the preferred Housing Study option that will study the allowance of an additional 3,612 housing units within the plan area and an expansion of the areas where housing is allowed. On August 14, 2018, the Council authorized a study to include three properties owned by Intuitive Surgical, Inc. into the LSAP boundaries, and directed staff to include these amendments in the LSAP Housing Study (RTC No. 18-0631). The costs associated with the LSAP Housing Study amendments are fully funded by Intuitive Surgical and are managed as a separate developer-funded contract with Hexagon, while the complete LSAP Plan Update is managed through a developer-funded contract with Ascent Environmental (environmental, economic, and engineering).

To complete the Transportation Impact Analysis (TIA) and provide transportation review services of 63 identified intersections and potentially 8 freeway segments (Attachment 1), staff is recommending the award of a contract under a competitive bidding exemption to Hexagon Transportation Consultants. Hexagon has knowledge of existing conditions in the area, completed TIAs for the original LSAP and other recent private development projects in the LSAP (e.g., Greystar mixed-use, Intuitive Surgical Phase I/II, and Calstone/Peninsula Building Materials redevelopment) and is prepared to begin immediately. Additionally, Hexagon's project manager for this contract worked with the City on these LSAP projects referenced above. After negotiations and based on its experience, Hexagon provides the overall best value to the City for completing these services.

FISCAL IMPACT

Funding is available in Project 833700 - Lawrence Station Area Plan - Housing and Sense of Place. This project is funded by 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

Take the following actions:

- Award a contract in substantially the same form as Attachment 2 to the report in the amount of \$112,100 to Hexagon Transportation Consultants, Inc.,
- Authorize the City Manager to execute the contract when all necessary conditions have been met, and
- Approve of a 10% contingency in the amount of \$11,210.

Prepared by: Gregory S. Card, Purchasing Officer
Reviewed by: Timothy J. Kirby, Director of Finance
Reviewed by: Chip Taylor, Director of Public Works
Reviewed by: Teri Silva, Assistant City Manager
Approved by: Kent Steffens, City Manager

ATTACHMENTS

1. Study Intersections
2. Draft Consultant Services Agreement