



AGENDA SUBMITTAL TO SOLANO COUNTY BOARD OF SUPERVISORS

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| ITEM TITLE Receive a status report on the Solano360 project including revised timeline, project scope and budget update; Consider (1) approving of the First Amendment to the Amended and Restated Memorandum of Understanding with the City of Vallejo and Vallejo Redevelopment Agency; (2) authorizing approval of an amendment in the amount not to exceed \$190,000 to the SWA Group contract for the preparation of the Specific Plan and associated documents; (3) authorizing the approval of a contract with Michael Brandman & Associates in an amount not to exceed \$440,000 to prepare an Environmental Impact Report ("EIR") for the Solano360 project; and (4) authorizing the County Administrator to renegotiate or seek alternative project management services for Specific Plan & EIR phase of Solano360 project and report back to the Board with further recommendations by February 22, 2011 | | BOARD MEETING DATE February 1, 2011 | AGENDA NUMBER 14 |
| Dept: Contact: Extension: | County Administrator's Office Birgitta E Corsello X6100 | Supervisorial District Number All | |
| | Published Notice Required? | Yes _____ | No <u> X </u> |
| | Public Hearing Required? | Yes _____ | No <u> X </u> |

DEPARTMENTAL RECOMMENDATION:

The County Administrator's Office recommends that the Board of Supervisors:

1. Receive a status report on the Solano360 project including revised timeline, project scope and budget update; and
2. Approve the First Amendment to the Amended and Restated Memorandum of Understanding ("MOU") with the City of Vallejo and Vallejo Redevelopment Agency ("RDA"); and
3. Approve an amendment in the amount not to exceed \$190,000 to the SWA contract for the preparation of the Specific plan and associated documents; and

4. Approve a contract with Michael Brandman & Associates ("MBA") in an amount not to exceed \$440,000 to prepare an Environmental Impact Report ("EIR") for the Solano360 project; and
5. Authorize the County Administrator to renegotiate or seek alternative project management services for Specific Plan & EIR phase of Solano360 project in collaboration with the City of Vallejo and the Solano County Fair and report back to the Board with further recommendations by February 22, 2011.

SUMMARY:

Consistent with previous Board direction, the project team is providing an overall project update and the preliminary project timeline (Attachment A) for Phase 2 of the Solano360 project. Staff initially completed the analysis and collected information of a Solano Fair project only as requested by the Board at their last meeting on the Solano3060 project in August 2010. However, shortly after the Board meeting in August, County staff was asked by the incoming Vallejo City Manager and City staff to reconsider and allow time for the City to engage in the joint project. Consequently, the County staff has worked collaboratively with the City of Vallejo staff and the Solano County Fair Manager to explore the two options and evaluate the costs implications and advantages of an integrated effort appears to be more beneficial to all parties. Staff has worked with several of the consultant firms to revise the process, the project timeline and the project deliverables while still proceeding within the original Project Vision, as accepted by this Board on June 9, 2009. At this time, the City of Vallejo has approved a modification to the MOU between the County and the City to reflect a collaborative effort and the Solano Fair Board has blessed a project process and affirmed the appointment of their Solano360 committee members. The Board is therefore asked to consider and approve the First Amendment to the MOU with the City of Vallejo and Vallejo RDA, approved by the City Council and RDA at its January 25, 2011 meeting, which revises the entitlement process for the private uses in the Project Vision. (Attachment B) If the Board approves of the revised process, the Board is asked to authorized the approval of an amendment to the contract with SWA Group for the preparation of the Specific Plan and associated documents in an amount not to exceed \$190,000 (Attachment C) and approve a contract with MBA to prepare the Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) on behalf of Solano County and the City of Vallejo for the Solano360 Project for a not to exceed amount of \$440,000. (Attachment D) Staff is also seeking authorization to negotiate a revised scope of work for project management services and will bring that recommendation back to this Board on February 22, 1011.

FINANCING:

The Board approved the Solano360 Phase 2 (entitlement phase) project budget on February 9, 2010. The budget includes financing for the preparation of an environmental impact report as part of the entitlement phase, in conjunction with the preparation of the Specific Plan for the Solano360 project. The Solano360 project and all supporting studies and reports are funded by a loan from the General Fund to the project and tracked separately. The Board has established a requirement that the loan be repaid from future revenue streams stemming from the ultimate redevelopment of the fairgrounds site. The Phase 2 project budget is estimated at \$3.1 million and the proposed contracts are within the approved budget. The Vision for the

Solano360 Project was approved in June 2009 and is estimated that if entitled and implemented, the redevelopment of the Fairgrounds Site could create 5,700 construction jobs and more than 2,500 permanent jobs at build out.

DISCUSSION:

First Amendment to the Amended and Restated MOU

On August 10, 2010, the Solano County Board of Supervisors voted to suspend further action on the private components of the Solano 360 Project Vision and directed County staff to revise the time line, budget and contracts needed to proceed with just the Fair of the Future Zone. City staff was notified that the County would proceed with the Fair consistent with the Project Vision and explore interim uses for the private areas consistent with Fair operations until the time is right to proceed with the private development.

Since August, staff has met with representatives from the City and the Solano County Fair and has determined that proceeding with the private areas of Project at this time is in the best interest of all jurisdictions with modifications to the original process because the vision relies on shared infrastructure and the connectivity of the public features, and there is cost benefit in terms of the cost for a coordinated planning effort and environmental documentation effort rather than separate documents. Additionally, at this time neither the City nor the Solano Fair Board has the means to proceed separately. Staff is recommending that this Board approve the First Amendment to the Amended and Restated Memorandum of Understanding which:

- Articulates the partnership between the agencies, specifying that the City and the County will be co-applicants in the planning entitlements.
- Articulates the shared commitment to implement the Project Vision in an expeditious manner
- Clarifies the respective roles of the partnership as it relates to the private development areas

Staff believes that these modifications, along with the revisions to the land planners' scope of services below, address the concerns raised by this Board back on August 10, 2010.

Amendment to SWA Group Scope of Services

While working with the Solano County Fair on development options for the "Fair of the Future", it was determined that SWA's current scope of services, approved by this Board on May 4, 2010, needed to be amended to provide additional planning and design documents for the "Fair of the Future". These services will include detail on facilities needs, programming, site planning, design guidelines, phasing, and conceptual design of the initial Fair buildings and landscape. A draft scope, which still needs refinement, is attached as Attachment C.

EIR Consultant Selection Process & Recommendation

In May 2010, the project team initiated a process of identifying and selecting a qualified EIR consultant. In June 2010, a request for qualifications (RFQ) letter was sent to several reputable EIR consultants who were identified as having recent experience in EIR preparation for similar types of projects. Three EIR consultants responded to the solicitation. The responding firms included AECOM, Michael Brandman Associates ("MBA") and Lamphier-Gregory. The firms responses to the RFQ were evaluated based on the following criteria:

relevant firm experience; project management team experience; demonstrated knowledge of the proposed project and key potential issues to be evaluated; experience working with multiple jurisdictions; and strength of sub consultants proposed to be used for specific studies to augment required analysis . All three firms were determined to be well-qualified and were invited to participate in the next round of the selection process.

On July 16, 2010, the project team including staff representatives from the County, City, along with Brook Street and SWA group conducted in-person interviews with the three firms. The consultants were evaluated based on their presentation and response to questions regarding such key issues as schedule, in-house expertise, project management experience, community engagement approach, knowledge and approach to transportation and water quality impacts, experience with urban decay analysis and other relevant issues.

MBA differentiated itself from the other EIR consultant groups for the Solano360 project in several key areas. MBA has extensive experience working successfully with Solano County, having recently completed an Initial Study/Mitigated Negative Declaration (IS/MND) for the South Solano County Government Center Expansion, a MND for both the Fairfield Public Health Laboratory and Clinic and the Lake Solano Regional Park Visitors' Center, an EIR for the Claybank Adult Detention Facility in Fairfield, as well as the IS/MND for the William J. Carroll Government Center. MBA's project manager, Randy Chafin, has tremendous experience working on the Fairgrounds site during the Mills Corps proposal. In addition, MBA has internal resources that are better suited for this project than the other two firms.

Based on a thorough review of each firm's relevant experience, its initial response to the RFQ, the preliminary scope work and the fee proposal, and in consideration of the input of the interview panel, staff is recommending that the Board approve the selection of the firm of MBA, to be led by Jason Brandman and Randy Chafin, to conduct the EIR for the project. The project team is recommending Board approval at this time of the contract for a not to exceed \$440,000. The final scope is still in the process of being revised but has changed since first presented to this Board last August to allow for the "Fair of the Future" component of the project to be identified and analyzed separately from the private development throughout each section of the EIR. A separate analysis of each component will have the further benefit of identifying responsibility and mitigation costs attributable to each component.

Project Management Services

Following the Board direction in August 2010, County staff gave notice and suspended the project management services authorized under the professional services agreement with Brook Street until such time that the Board affirmed the restart of Solano360 specific plan scope. Staff is currently evaluating project management needs and the coordination between the County and City staffs. Staff anticipates renegotiating the current scope with Brooks Street and will bring a recommendation to this Board at the February 22nd Board meeting.

ALTERNATIVES:

The Board could choose not to approve the First Amendment to the MOU or either of the two professional services contracts. These alternatives are not recommended because the Vallejo City Council/RDA approved the First Amendment at its January 25, 2011 meeting, endorsing a

collaborative effort to develop the project as envisioned. The additional services by SWA are needed to assist the Fair Association in developing a Fairgrounds Plan.

OTHER AGENCY INVOLVEMENT:

Staff from the County Departments of Resource Management and County Counsel, along with staff from the City of Vallejo, Solano County Fair Manager, and consultant team were involved in the preparation of the project timeline and RFQ and selection process for the EIR consultant.

DEPARTMENT HEAD SIGNATURE:


Michael D. Johnson,
County Administrator

Attachment A - Preliminary Solano360 Project Timeline

Attachment B - First Amendment to the Amended and Restated Memorandum of Understanding between the County of Solano, the City of Vallejo Redevelopment Agency, and the City of Vallejo

Attachment C - Proposed additional scope of services for SWA Group

Attachment D - Professional Services Contract w/ Michael Brandman & Associates