

**REPORT TO MAYOR AND COUNCIL
SITTING AS THE LOCAL REUSE AUTHORITY**

**TO THE HONORABLE MAYOR AND COUNCIL
SITTING AS THE LOCAL REUSE AUTHORITY:**

DATE: June 22, 2009

SUBJECT: APPROVAL OF A MASTER SERVICES AGREEMENT WITH ARUP INC. FOR PROFESSIONAL SERVICES ASSOCIATED WITH PHASE III REUSE PLANNING AT THE CONCORD NAVAL WEAPONS STATION (CNWS) IN AN AMOUNT NOT TO EXCEED \$270,000

Report in Brief

Staff is recommending that the Local Reuse Authority (LRA) approve a Master Agreement for Professional Services with ARUP Inc. in the amount of \$270,000 for preparation of Phase III area planning studies for the CNWS. Funding for this agreement is supported by a grant, awarded to the City by the Office of Economic Adjustment (OEA). Funding will allow development of an area plan to support amendment of the City's General Plan, designation of land use and supporting development polices to enable entitlement, and amendment of elements of the General Plan.

Background

The City Council, sitting as the Local Reuse Authority (LRA), accepted a Phase III grant from the Department of Defense, Office of Economic Adjustment (OEA), in the amount of \$706,976 to support the Project Management Office (PMO) for the CNWS Reuse Project and additional planning studies for the Reuse planning effort. The Council accepted the grant award on June 1, 2009.

The Phase III Grant Application (Refinement of the City of Concord's Preferred Reuse Plan) directly supports the third phase of the City of Concord's comprehensive strategy to respond to the unprecedented planning and integration effort of the CNWS into the City of Concord. Phase I, Visioning and Community Outreach, was funded by OEA, in December 2005. Phase II funding for development of the Preferred Alternative covered the period September 2006 – June 2008. Phase II planning activities were partially funded by an OEA grant. The OEA Phase II grant expired in June 2008. Phase III supports implementation planning and transactional analysis actions associated with the preferred reuse plan.

The submission of the Phase III Grant Application, Implementation Planning and Transactional Analysis, reflects completion of the designation of a preferred community reuse plan and the commencement of a new phase of work. The Phase III Grant will focus on: 1) coordination/oversight efforts associated with the Department of the Navy's (DON's) preparation of an Environmental Impact Statement (EIS) and Section 7 Consultation under the Endangered Species Act (ESA); 2) development of the City's preferred real

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property disposition strategy; 3) analysis of appropriate transactional documentation; 4) property entitlement analysis, and 5) implementation planning.

Discussion

The grant scope will allow the reuse project team to define or refine planning detail of the designated preferred alternative. The grant can be applied to either of the modified alternatives sent forward by the Council on January 12, 2009. It should be noted that the original solicitation anticipated the need of a Phase III for Implementation Planning and Transactional Analyses. Tasking for this effort was intentionally deferred to allow scope to reflect conditions of the preferred reuse alternative.

The designation of a preferred alternative for the Reuse Plan is an important step. However, the Reuse Plan does not have the force of California land use law. To create a foundation for implementation/entitlement of the plan, additional detailed work is required on several key areas in the plan. This work is not only beneficial to the City but will be an asset to the Navy when working with private and public interest during disposal of the property. A summary of the major components of the ARUP Scope is Attachment 1 to the staff report.

Fiscal Impact

There is no fiscal impact to the City in awarding this work. Work scope is defined and capped by the grant from OEA and all cost for completion of the implementation planning work tasks are covered by the overall grant funding.

Public Contact

Agenda has been posted in accordance with legal requirements.

Recommendation for Action

Staff recommends the City Council sitting as the Local Reuse Authority approve a Phase III Master Services Agreement for Professional Services with ARUP, Inc. in an amount not to exceed \$270,000 and authorize the Executive Director to execute the agreement.



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Attachment #1: ARUP Area Planning Grant Scope

City of Concord

**Concord Community
Reuse Project (CCRP)**

Proposed Scope of Work
for CNWS Area Plan and
Related Activities

June 1, 2009

ARUP

Proposed Scope of Work for Implementation of the CCRP Reuse Plan

- **Task 1. Project Management:** day-to-day management, client contact, and Team coordination.
- **Task 2. Plan Memos:** targeted analyses and strategies for focus areas critical to the implementation of the Reuse Plan, including preliminary objectives and performance standards for inclusion in the plan and amendment to the General Plan. Some of the analysis required to arrive at objectives and standards was considered in earlier phases of the project; this task will expand the level of detail in specific areas as needed for the Reuse Plan. A Plan Memo for each focus area will document the technical underpinnings of a set of preliminary objectives and performance standards, creating the opportunity for review and discussion before inclusion into and implementation action for the reuse plan and General Plan amendment.
- **Task 3. Reuse Implementation Plan:** Additional analysis and refinement of select focus area strategies determined through consultation with the City.
- **Task 4. Implementation Framework:** A strategy for Plan adoption and implementation, including completion of subsequent required plans and development permitting and approvals processes.

1 Task 1 – Project Management

Arup will manage development and completion of the Reuse Plan. Project Director Aidan Hughes will be in regular contact with the City's Project Director. Project Manager Mark Shorett will be responsible for day-to-day management of the project and will be in regular contact with the Project Team. This will also include coordination of deliverables and subsequent review, by the City. Two review periods are anticipated—the first following Task 2 and the second following Task 4. The anticipated duration of each review period is two weeks. Additional informal reviews may be completed as well.

2 Task 2 – Reuse Plan Memos

This task involves the development of focus area memos that analyze topics critical to implementation of the Reuse Plan and propose strategies at both a conceptual and detailed level. These strategies will be distilled into a set of objectives and performance standards, which will form the basis for discussion and refinement leading to a set of objectives and performance standards for inclusion in the Plan. This approach ensures that the analysis undertaken by team members remains focused on a tangible product critical to the Reuse Plan.

Working in close collaboration the City's Project Director and the Team, Arup will lead coordination and development of the memos.

These Plan Memos are anticipated to fall within the following categories:

- Land Use and Urban Design – TOD, villages
- Transportation – key modes
- Community – facilities, parks and recreation, affordable housing

- Land Stewardship –remediation, restoration
- Green Planning – resource efficiency, climate change/greenhouse gases
- Infrastructure Development - service facilities and delivery
- Economics – fiscal and financial strategies, phasing

2.1 Summary of Task 2 Deliverables

Deliverables – Reuse Plan Memos	Lead	Support
Land Use and Urban Design	Perkins + Will	Arup
Transportation	Arup	
Community	Perkins + Will	Arup, CMG
Land Stewardship	Arup	CMG
Green Planning	Arup	P+W
Infrastructure Development	Arup	
Economics	CBRE	Arup

3 Task 3 –Reuse Implementation Plan

Task three involves the development and production of a Reuse Implementation Plan. This Plan will communicate the City’s intent for the site at both a general, highly accessible level, and at the more specific level required to ensure that development on the site is consistent with this intent. This approach will ensure that the Plan is accessible to both the general public and individuals and organizations responsible for detailed implementation. However, some “next steps” will be developed in greater detail as Implementation Tools and as an Implementation Strategy. The Plan will include the following sections and sub-sections:

- **Section One: Vision** – An overview of the place that the City intends to create on the site, as well as the range of policies that will achieve this vision.
- **Section Two: Planning Process** – A review of the process through which the Reuse Plan was developed, including workshops, preceding analysis, and the designation of a preferred alternative. This will also identify the timeline for achieving the next steps in the planning process.
- **Section Three: Reuse Plan and its Elements** – This task will compile all Plan components and layers into a comprehensive description of the Plan as a whole and all of its elements and layers including: land use and urban design, transportation, community, land stewardship, green planning, infrastructure development, and economics.
- **Section Four: Phasing Strategies**– A framework phasing future planning and reuse of the site.
- **Section Five: Objectives and Performance Standards** – General statements of intent (objectives) and specific targets (performance standards) to shape future development of the site, informed by discussion of the preliminary objectives and standards introduced in Task 2. These will not duplicate existing City polices, but rather explicate those new

directions critical to realizing the Reuse Plan envisioned by the City and community. Objectives and performance standards will be developed for each of the key focus areas:

Land Use and Urban Design

- TOD
- Villages
- Phasing

Transportation

- Transit
- Traffic and Parking
- Walk/Bike
- Travel Choices

Community

- Community Facilities
- Parks and Recreation
- Housing variety and accessibility
- Affordable Housing/Homeless Accommodation

Land Stewardship

- Open space preservation and restoration
- Cultural resources
- Land remediation
- Ecosystem resources

Green Planning

- Resource efficiency
- Climate Change/Greenhouse Gas Strategy

Infrastructure Development

- Systems and services
- Timely, efficient, and sustainable delivery

Economics

- Fiscal and Financial Sustainability
- Plan phasing

3.1 Summary of Task 3 Deliverables

Deliverable	Lead	Support
Section One: Vision	Arup	Perkins + Will
Section Two: Planning Process	Arup	Perkins + Will
Section Three: Reuse Plan and its Elements	Arup	Perkins + Will, CMG, CBRE
Section Four: Phasing Strategies	Arup	Perkins + Will, CMG, CBRE
Section Five: Objectives and Performance Standards	Arup	Perkins + Will, CMG, CBRE

4 Task 4: Implementation Framework

Task 4 involves the development of a framework that identifies a timeline and responsibilities for completing the steps required to achieve Plan adoption and implementation. This will provide a step-by-step approach addressing implementation issues such as the following:

- General Plan Amendment
- Zoning Amendment
- Subsequent Planning Documents
- Design Guidelines
- Developer Agreements
- Conditions of Approval

4.1 Summary of Task 4 Deliverable

Deliverable	Lead	Support
Implementation Framework Document	Arup	CBRE, Perkins + Will