



Staff Report

TO: Mayor, and City Council Members
FROM: Christina Taylor, Community Development Director
DATE May 19, 2020
SUBJECT: **General Plan Update Contract Amendment No. 4 with Raimi + Associates for an Update to the Travel Demand Model for the General Plan Update Traffic Impact Analysis to Include the Connection of Second Street to Pennsylvania Avenue**

Background and Analysis:

On December 6, 2016, City Council authorized an award of contract to Raimi + Associates for general plan update services in an amount of \$763,374. Since the initial contract award, there have been three contract amendments. The first amendment modified the scope of the contract, removing a task and placing that item amount into contingency, not resulting in any dollar amount change to the contract. The second amendment included a refinement of the preferred alternative and an additional City Council workshop for a cost of \$14,540. The third amendment included updates to the land use map, growth projections for both the horizon year and at buildout along with traffic, noise and biological updates to the general plan update document and the environmental impact report (EIR). The cost for the third amendment was \$56,270.

The fourth change order is to update the travel demand model to include the extension of Second Street to Pennsylvania Avenue. This is necessary in order to include Second Street at the appropriate buildout designation in the general plan. The model was run in May 2019, after the modifications in the third amendment. Since then, the extension of Second Street through to Pennsylvania Avenue has been prioritized and should be shown as such in the General Plan Mobility Element.

A breakdown of the change orders is as follows:

General Plan Update Contract Modifications		
Original Contract Dec. 6, 2016		\$763,374.00
Amendment 1 Aug. 16, 2017	Scope amendment removing the initial study task and placing that item amount in contingency (\$10,940). No change in contract amount	No cost amendment
Amendment 2 Jan. 2, 2018	Refine preferred alternative and add a Council workshop	\$14,540.00
Amendment 3 Apr. 2, 2019	Update the travel demand model for the General Plan Update Traffic Impact Analysis to include the connection to Second Street to Pennsylvania Avenue	\$5,945.00
Revised Contract Amount		\$840,129.00

It is anticipated that running the additional modeling and preparing the findings will take approximately two to three weeks from contract approval depending on the extent of the findings. The remainder of the general plan update tasks are anticipated to be complete and the public review process to begin by mid-July. A timeline to the completion of the general plan update is included as an attachment.

Fiscal Impact:

The total fiscal impact is \$840,129. Approximately 79% of the total contract amount has been expended. The remaining \$185,244.69 is budgeted for Fiscal Years 2019-2020 and 2020-2021.

Recommended Action:

Approve Contract Amendment No. 4 to the purchase order with Raimi + Associates for the general plan update and the environmental impact report in the amount of \$5,945 for a total contract amount not to exceed \$840,129.

Attachments:

- A. Contract Amendment No. 4
- B. Revised General Plan Update Timeline