



METROPOLITAN
 TRANSPORTATION
 COMMISSION

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Memorandum

TO: Administration Committee

DATE: September 2, 2015

FR: Executive Director

W.I. 1611

RE: Contract – Underutilized Public Lands Near Rail Corridors Study: Community Design and Architecture (\$224,330 plus additional contingency not to exceed \$75,663)

Staff seeks the Committee's approval of a contract with Community Design and Architecture to develop and prepare the Underutilized Public Lands near Rail Corridors Study in an amount not to exceed \$224,337 and authorize an additional contingency not to exceed \$75,663.

Background

MTC has been involved in planning and grant making in support of transit-oriented development for almost 20 years. These include the Transportation for Livable Communities grant programs, the Transit Oriented Affordable Housing Fund, Resolution 3434 Transit Oriented Development (TOD) Policy, and the Priority Development Area planning grant program. In 2014 staff presented options to support the development of affordable housing to the Planning Committee, which directed staff to study underutilized publicly-owned lands near West Bay rail corridors, thereby complementing ongoing BART real estate studies.

The study will create a single database of underutilized public lands in passenger rail and bus rapid transit (BRT) corridors, as feasible, that will serve to provide a comprehensive listing of sites that may be utilized for infill development, particularly for housing. The study and its associated findings may be used by MTC to inform future TOD planning, policy, and programming activities. It will also be publicly available for use by other agencies.

Staff will actively engage cities and transit agencies alike to discuss opportunity sites and funding necessary to facilitate development. This project may be augmented with funding from partner agencies or the San Francisco Foundation and/or Living Cities on behalf of the Great Communities Collaborative. This would allow the project to both examine more stations and broaden the station areas analyzed. The funds will support the creation of more detailed recommendations and possible seed funding to move sites into the development phase. This project will focus on stations served by Sonoma Marin Area Rail Transit (SMART), Caltrain, and Santa Clara Valley Transit Authority (VTA). Similar efforts related to Bay Area Rapid Transit (BART) and the City and County of San Francisco will be incorporated into this study to the extent possible. Other BRT corridors and transit operator services areas will be added if the project budget permits.

Procurement Process

On May 27, 2015, MTC issued a Request for Proposals (RFP) for consulting assistance on this study. Staff distributed an email advertising the availability of the RFP on MTC's website to over 900 individuals/firms. MTC received two proposals, which were evaluated by a panel

comprised of MTC and transit operator staff. The evaluation criteria included: directly relevant experience (40%), cost effectiveness, including the number of stations to be analyzed (25%), understanding of the project (20%), and proven ability to help facilitate workforce housing construction and/or preservation (15%).

Discussions were held with both proposers, as follows:

Firm	Subconsultants	Proposed Budget
Strategic Economics	<ul style="list-style-type: none">• Van Meter Williams Pollack LLP• Enterprise Community Partners	\$289,719
Community Design and Architecture	<ul style="list-style-type: none">• Economic and Planning Systems• Pyatok• Dabri, Inc.	\$224,337

The panel recommends Community Design and Architecture as the proposer most advantageous to MTC based on the evaluation criteria stated in the RFP. In particular, Community Design and Architecture offered a better cost-effectiveness rating based on a lower proposed budget. A summary of the disadvantaged business enterprise (DBE) and small business enterprise (SBE) status of Community Design and Agriculture and its subcontractors is attached hereto.

The contingency amount, not to exceed \$75,663, will be used for task orders related to implementation of findings from the study.

Recommendation

Staff recommends that the Committee authorize the Executive Director or his designee to negotiate and enter into a contract with Community Design and Architecture in an amount not to exceed \$224,337 to develop and prepare the Underutilized Public Lands Near Rail Corridors Study, plus a contingency of \$75,663 to be used at the Executive Director's discretion.


Steve Heminger

SH:DJ

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Attachment A

	Firm Name	Role on Project	DBE* Firm			SBE** Firm		
			Yes	If Yes, List #	No	Yes	If Yes, List #	No
Prime Contractor	Community Design and Architecture	Project lead			X			X
	Dabri, Inc.	Cost estimations	X	32110				X
	Pyatok	Design and architectural standards			X			X
	Economic and Planning Systems	Economic feasibility analysis			X			X

*Denotes certification by the California Unified Certification Program (CUCP).

**Denotes certification by the State of California.

REQUEST FOR COMMITTEE APPROVAL

Summary of Proposed Consulting Contract

Work Item No.:	1611
Organization:	Community Design and Architecture, Oakland, CA
Work Project Title:	Underutilized Public Lands near Rail Corridors Study
Purpose of Agreement:	Develop and prepare a study of publicly-held lands available for possible redevelopment.
Brief Scope of Work:	The study will create a single database of underutilized public lands in passenger rail (and BRT as feasible) corridors that will serve to provide a comprehensive listing of sites that may be utilized for infill development, particularly for housing. The study and its associated findings may be utilized by MTC to inform future TOD planning, policy and programming activities. It will also be publicly available for use by other agencies.
Cost Not to Exceed:	\$300,000, including an initial contract amount of \$224,337 and a contingency of \$75,663 to be used at the Executive Director's discretion.
Funding Sources:	Surface Transportation Program
Fiscal Impact:	Funds are included in the FY 2015-16 agency budget.
Motion by Committee:	That the Executive Director or his designee is authorized to negotiate and enter into a consulting contract with Community Design and Architecture, to develop and prepare the Underutilized Public Lands near Rail Corridors Study as described above and in the Executive Director's September 2, 2015 memorandum, and the Chief Financial Officer is authorized to set aside funds in the amount of \$300,000, including \$224,337 for such agreement and an additional amount of \$75,663 to be used at the Executive Director's discretion.
Administration Committee:	<hr/> Adrienne J. Tissier, Chair
Approved:	Date: September 9, 2015