



Legislation Text

File #: 14-0805, Version: 1

Receive an update on the Solano360 Project; Consider approval of a contract with Municipal Resource Group and an amendment to the contract with First Carbon Solutions, for the implementation of Phase IA for the Solano360 Project (located at the Solano County Fairgrounds); Delegate authority to the County Administrator to execute these contracts and issue a Request for Qualifications for a developer for the Solano360 Project

Published Notice Required? Yes _____ No X
Public Hearing Required? Yes _____ No X

DEPARTMENTAL RECOMMENDATION:

The County Administrator's office recommends that the Board:

1. Consider approval of a contract with Municipal Resource Group ("MRG") to provide consulting services for the Solano360 Project in an amount not to exceed \$44,000;
2. Consider approval of an amendment to the contract with First Carbon Solutions (formerly known as Michael Brandman Associates) to provide environmental services for Solano360 for an additional \$71,000;
3. Authorize the County Administrator to execute these contracts and issue a Request for Qualifications for a developer(s) for the Solano360 Project.

SUMMARY:

On June 11, 2013, the Solano County Board of Supervisors approved a Development Agreement with the City of Vallejo for the Solano360 Specific Plan ("Project") and authorized staff to begin the next steps to begin implementing Phase 1 of the Project. On November 26, 2013, the Board approved the execution of contracts to begin the preliminary design of Phase 1A of the Project which included the preparation of the required environmental surveys and wetland delineations, the geotechnical analysis and the preliminary engineering for the Project. Staff is now recommending the execution of a contract with MRG to assist with the issuance of a Request for Qualifications ("RFQ") and an amendment with First Carbon to assist with the regulatory permitting efforts on the Project.

FINANCIAL IMPACT:

Funds have been appropriated in budget unit 1815 to pay for these contracts. The Board has previously approved up to \$4.9 million loan from the County's General Fund to the Solano360 Project and these contracts will be paid from the initial loan amount.

DISCUSSION:

On February 26, 2013, the Solano County Board of Supervisors (the "Board"), acting in its capacity as the Lead Agency, certified the Final Environmental Impact Report ("FEIR") for the Solano360 Specific Plan and approved the Solano360 Specific Plan as the master plan for the long-term redevelopment of the Solano County Fairgrounds. On June 11, 2013, the Board approved a Development Agreement with the City of

Vallejo for the Project and authorized staff to begin the next steps to begin implementing Phase 1 of the Project.

On November 26, 2013, the Board authorized the execution of contracts with the following firms: First Carbon Solutions (“FCS”), formerly known as Michael Brandman Associates, ENGE0, Inc. and MacKay & Soms to begin the design and environmental work for Phase 1A which includes, but is not limited to, the design of the lake, traffic engineering, and utility coordination for the construction of the entry road and water feature..

FCS has prepared the necessary environmental surveys and wetlands delineation as required by the FEIR but additional services are needed to assist with the regulatory permitting for the Project. Staff is recommending the execution of a new contract with Municipal Resource Group, the former project manager for the Project, to assist staff with the issuance of a RFQ for a potential master developer(s) to coordinate and develop the private purpose areas of the Project.

A new Solano360 Implementation Committee charged with providing policy direction and dispute resolution for the Project, was established under the executed Development Agreement between the County and the City of Vallejo. This Solano360 Implementation Committee is made up of two Board of Supervisors and two Vallejo City Council members who met on October 14 and November 12, 2014 to provide direction on the next steps of the Project, specifically, the issuance of the RFQ, a draft of which is attached as Attachment D.

ALTERNATIVES:

The Board could choose not to approve these contracts or authorize the issuance of the RFQ. This is not recommended because these services are necessary to implement Phase 1A of the Project.

OTHER AGENCY INVOLVEMENT:

Staffs from the City of Vallejo, the Solano County Fair, General Services, Resource Management and County Counsel have been consulted on the proposed scopes of services.