



Agenda Report

MEETING DATE: Tuesday, June 28, 2022

TO: City Council

FROM: COMMUNITY DEVELOPMENT DIRECTOR MERRIAM
MATT ORBACH, PRINCIPAL PLANNER

SUBJECT: FIFTH AMENDMENT TO CONTRACT WITH MOORE IACOFANO
GOLTSMAN, INC. (MIG) FOR CONSULTANT SERVICES TO ASSIST
THE CITY WITH ENVIRONMENTAL REVIEW FOR PROPOSED 100
MANABE OW ROAD PROJECT IN THE AMOUNT OF \$89,171 FOR A
TOTAL CONTRACT AMOUNT NOT TO EXCEED \$481,557

STATEMENT OF ISSUES:

The City has received an application (PP2022-2883) for a Special Use Permit with Design Review for a new 180,000-square-foot logistics/distribution facility. Staff is requesting a contract amendment for Moore Iacofano Goltsman, Inc. (MIG) to extend the contract to June 30, 2023, and allow the company to conduct the California Environmental Quality Act (CEQA) environmental review for the proposed project.

RECOMMENDED ACTION:

Staff recommends that the City Council adopt a resolution approving Fifth Amendment to Contract with MIG to extend the contract term to June 30, 2023, and increase the budget in the amount of \$89,171.00 for consultant services to assist the City with the environmental review of the proposed distribution facility at 100 Manabe Ow Road for a total contract amount not to exceed \$481,557.

BACKGROUND

On July 23, 2018, the City entered into a Consultant Services Contract with MIG for on-call planning services in the amount of \$30,000.

A First Amendment to the contract extended the time period from June 30, 2019, to June 30, 2020

A Second Amendment to the contract extended the time period from June 30, 2020, to June 30, 2021.

A Third Amendment to the contract increased the total Budget by \$235,000 in order to provide planning services for 5 development projects and extended the time period from June 30, 2021, to June 30, 2022, inclusive.

On January 25, 2021, the City Council approved a Fourth Amendment to the contract to increase the budget by \$127,386 for the preparation of environmental documents for the proposed distribution facility at 100 Manabe Ow Road.

City staff is now recommending that the contract between the City and MIG be amended again to extend the timeline to June 30, 2023, and add an additional environmental review to the scope of services to allow MIG to conduct the CEQA environmental review for the proposed logistics/distribution facility project at 100 Manabe Ow Road.

Following approval of the contract amendment, the Community Development Director shall execute a Reimbursement Agreement between the City of Watsonville and CA/FSRE Watsonville Industrial, LLC, the project applicant, to reimburse the City for the costs incurred in developing the environmental documents for the project and any legal costs associated with the project.

DISCUSSION:

Staff is requesting an increase to the contract for MIG, to conduct the CEQA environmental review for a new 180,000-square-foot logistics/distribution facility at 100 Manabe Ow Road. The scope of work includes:

100 Manabe Ow Road		MIG Labor Totals		Direct Costs	Hexagon Traffic Report Peer Review	Project Total
		Hours	Cost		Total	
Task 1: Project Kickoff and Data Review						
1.1	Project Kickoff	4	\$630			
1.2	Project Data Review	14	\$6,430			
Subtotal		18	\$7,060			\$7,060
Task 2: Admin Draft IS/MND						
2.1	Draft Project Description	17	\$2,580			
2.2	Analysis per CEQA Appendix G Checklist/Admin Draft IS/MND	307	\$50,505	\$1,390	\$14,000	
Subtotal		324	\$53,085	\$1,390	\$14,000	
Task 3: Public Draft IS/MND						
3.1	Revised IS/MND per City Comments/Public Draft IS/MND	18	\$2,790			
Subtotal		18	\$2,790			\$2,790
Task 4: Response to Comments, MMRP, & Public Hearings						
4.1	Response to Public/Agency Comments Memo	12	\$1,890			
4.2	MMRP	6	\$930			
4.3	PC Hearing	12	\$1,890			
4.4	City Council Hearing	12	\$1,890			
	Subtotal	42	\$6,600			\$6,600
Professional Time and Costs		402	\$69,535	\$1,390	\$14,000	\$84,925
5% Administration						\$4,246
Total Project Cost						\$89,171

The project applicants have submitted a check to the City in the amount of \$89,171 so that MIG can begin work on the project once the contract and reimbursement agreement have been approved.

STRATEGIC PLAN:

The approval of this contract supports Goal 4 (Economic Development) of the Strategic Plan by assisting City staff in the processing of planning applications, which will allow the City to process development applications in a timely manner.

FINANCIAL IMPACT:

There will be no financial impact to the City for approval of the contract amendment, as the cost for services will be covered by the reimbursement agreement with funds provided by the applicant.

ALTERNATIVE ACTION:

No reasonable alternatives are known at this time

ATTACHMENTS AND/OR REFERENCES (If any):

None.