

South Bay Cities Council of Governments

April 28, 2022

TO: SBCCOG Board of Directors

FROM: Jacki Bacharach, Executive Director

SUBJECT: Recommendation to Negotiate with Studio One Eleven for Commercial Redevelopment into Housing REAP project

Adherence to Strategic Plan:

Goal A: Environment, Transportation, and Economic Development. Facilitate, implement, and/or educate members and others about environmental, transportation, and economic development programs that benefit the South Bay. Strategy 2 – Promote sustainable communities and serve as a resource to member cities.

BACKGROUND

SBCCOG received funding for four (4) projects through Regional Early Action Planning (REAP) grants from the California Department of Housing and Community Development (HCD) and administered through the Southern California Association of Governments (SCAG). One of the REAP projects funds a plan to investigate the potential for South Bay cities to redevelop underperforming commercial areas into affordable and sustainable housing as an option for meeting the 6th Cycle Regional Housing Needs Assessment (RHNA) allocations. Besides redeveloping commercial areas into housing, the project will look at relocating viable commercial uses in clusters adjacent to resident uses to encourage walking, cycling, and travel using zero emission local use vehicles.

SBCCOG submitted this project to SCAG on behalf of the six interested cities who will be participating in the project: Manhattan Beach, Hermosa Beach, Redondo Beach, El Segundo, Carson, and Hawthorne. The SBCCOG will manage the project on behalf of the cities and the work product should be instructive to the remainder of the cities in the South Bay as well.

SBCCOG prepared a Request for Proposals (RFP) seeking a qualified project consultant. All participating cities were provided the RFP for review and comment. The RFP was released publicly on February 15, 2022.

SBCCOG received proposals from the following five teams:

1. SWA Group / EPS / Kittelson & Associates / Sherwood Design Engineers
2. Studio One Eleven / Kosmont Companies / Labib Funk + Associates
3. ECONorthwest / Mithun / MapCraft Labs
4. The Concord Group / MIG / Omgivning / Fuscoe Engineering
5. HDR Calthorpe / EPS

An evaluation team was formed and community development staff from all of the South Bay cities were invited to join. On March 23, 2022, the proposals were reviewed by SBCCOG's evaluation team including Jacki Bacharach, Wally Siembab, and Jonathan Pacheco Bell from

SBCCOG, and Mindy Wilcox from the City of Inglewood Planning Division. Bidders were evaluated for their expertise, technical and project management approach, cost, hours allotted to the project, and capabilities. Three teams were selected for interviews: SWA Group (subconsultants EPS, Kittelson & Associates, and Sherwood Design Engineers), Studio One Eleven (subconsultants Kosmont Companies and Labib Funk + Associates), and The Concord Group (subconsultants MIG, Omgivning, and Fuscoe Engineering). The proposals from ECONorthwest and HDR Calthorpe were not selected to move forward because the evaluation committee did not believe that their proposed approaches were aligned with this project's objectives.

On March 31, 2022, SBCCOG representatives Jacki Bacharach, Wally Siembab, and Jonathan Pacheco Bell, and City of Inglewood representative Mindy Wilcox interviewed SWA Group, Studio One Eleven, and The Concord Group, including each team's subconsultants. After the interviews, the evaluation committee unanimously believed that the Studio One Eleven team had the best understanding of what the cities were trying to achieve and also had a strong knowledge of the South Bay. On April 1, 2022, Jonathan Pacheco Bell and Wally Siembab did additional reference checks on the Studio One Eleven team.

Based on the interviews and subsequent reference calls, the evaluation committee unanimously recommends that SBCCOG negotiate with Studio One Eleven, with subconsultants Kosmont Companies and Labib Funk + Associates, for this contract at a cost of \$274,660.

RECOMMENDATION

That the SBCCOG Board approve a contract with Studio One Eleven (including subconsultant Kosmont Companies and Labib Funk + Associates) at a cost not to exceed \$274,660 for the Commercial Redevelopment into Housing REAP project to investigate the potential for South Bay cities to redevelop underperforming commercial areas into affordable and sustainable housing as an option for meeting RHNA allocations. Besides redeveloping commercial areas into housing, the project will look at relocating viable commercial uses adjacent to residential clusters to encourage walking, cycling, and travel using zero emission local use vehicles.