

South Bay Cities Council of Governments

February 14, 2022

TO: SBCCOG Steering Committee

FROM: Jacki Bacharach, Executive Director

SUBJECT: Recommendation to Negotiate with Consultant Black & Veatch for ADU Acceleration 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 has 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 ADU Acceleration. The expected outcome is to create incentives and reduce regulatory barriers for building context sensitive ADUs to increase housing supply in the South Bay, support long range housing planning efforts in member cities, strengthen partnerships, collaborations and funding models, and establish a subregional vision as a basis for future ADU funding.

SBCCOG sponsored this project to inform member cities about the potential contribution of ADUs to meeting Regional Housing Needs Assessment (RHNA) requirements, and about ways to strengthen their respective ADU programs. Eight (8) South Bay cities are participating in this project: El Segundo, Gardena, Hawthorne, Hermosa Beach, Manhattan Beach, Redondo Beach, Rolling Hills, and Rancho Palos Verdes.

As part of SCAG's monitored procurement process, 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 January 4, 2022.

SBCCOG received proposals from the following three teams:

1. BAE Urban Economics
2. Black & Veatch / Pocket Housing
3. Office of: Office

The proposals were reviewed by SBCCOG representatives Jacki Bacharach, Wally Siembab, and Jonathan Pacheco Bell. City representatives were invited to the interviews but did not attend. Firms were evaluated for their expertise, technical and project management approach, cost, hours allotted to the project, and capabilities. Two firms – Black & Veatch (with subconsultant Pocket

Housing) and Office of: Office – were selected for interviews. The third proposal from BAE Urban Economics did not propose sufficient hours for the project and therefore the firm was not selected to move forward.

On February 10, 2022, SBCCOG representatives Jacki Bacharach, Wally Siembab, and Jonathan Pacheco Bell interviewed Black & Veatch / Pocket Housing and Office of: Office. A follow up interview with Black & Veatch was held on February 11, 2022. Based on the interviews, we unanimously recommend that SBCCOG negotiate with Black & Veatch / Pocket Housing for this contract.

Black & Veatch proposes to perform the work for an estimated cost of \$108,335, plus survey expenses. Option 1 is online surveys with postcards mailed to residences for a cost of \$1791. Option 2 is paper surveys mailed to residences for a cost of \$2582.

Additionally, Black & Veatch proposes to provide approximately 530 donated hours through their Innovative Housing Solutions team.

RECOMMENDATION

That the SBCCOG Board approve a contract with Black & Veatch (including subconsultant Pocket Housing) for the ADU Acceleration REAP project to investigate the potential for South Bay cities to create incentives and reduce regulatory barriers for building context sensitive ADUs to increase housing supply, support long range housing planning efforts in the subregion, strengthen partnerships, collaborations, and funding models, and establish a subregional vision as a basis for future ADU funding.