

RESOLUTION NO. RES-2017-073

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA WAIVING COMPETITIVE SELECTION PROCESS AND APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH FCS INTERNATIONAL, INC. FOR PREPARATION OF THE ELNOKA CONTINUING CARE RETIREMENT COMMUNITY ENVIRONMENTAL IMPACT REPORT, FILE NO. ST17-003

WHEREAS, Oakmont Senior Living LLC (Applicant) submitted applications for Conceptual Design Review, Pre-Application Meeting, and Neighborhood Meeting for the Elnoka Continuing Care Retirement Community (proposed Project) with the intent to develop approximately 68 acres in southeast Santa Rosa with a combination of senior apartment units, senior care center units, detached senior cottages, and employee housing at 6160 Sonoma Highway and 300-425 Elnoka Lane, Assessor's Parcel Numbers 031-050-014, -018, -019; 031-050-060 through -072; 031-061-003; and

WHEREAS, City staff has determined that, due to the size of the proposed Project and the anticipated potential environmental impacts preparation of an Environmental Impact Report (EIR) is necessary to satisfy provisions of the California Environmental Quality Act (CEQA); and

WHEREAS, FCS International, Inc. (FirstCarbon Solutions) has provided a proposed scope of work and schedule for completion of the EIR and the Planning and Economic Development Department has made its report thereon; and

WHEREAS, FirstCarbon Solutions is familiar with the project area, it has the ability to reuse and reference existing studies, and its a budget, timeline, and scope of work have been deemed acceptable by the Planning and Economic Development Department; and

WHEREAS, the Council has considered the report of the Planning and Economic Development Department and, as a result, has concluded that the award of a Professional Services Agreement with FirstCarbon Solutions without engaging in the competitive selection process in Council Policy 600-01 is in the best interests of the City; and

WHEREAS, the scope of work associated with the Professional Services Agreement will allow completion of the Elnoka Continuing Care Retirement Community EIR, with the amount not to exceed three hundred and three-thousand, four-hundred dollars and no cents (\$303,400.00); and

WHEREAS, prior to the start of work on the EIR, the Applicant shall pay a sum of three hundred and three-thousand, four-hundred dollars and no cents (\$303,400.00) plus fifteen percent administrative fees to the City of Santa Rosa for use in preparation of the Elnoka Continuing Care Retirement Community EIR; and

WHEREAS, a budget amendment is needed to increase revenues and appropriations in the fiscal year (FY) 2016-17 within the Planning and Economic Development Department adopted budget in the amount of \$303,400.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Santa Rosa that the competitive proposal process in Council Policy 600-01 for the preparation of the Elnoka Continuing Care Retirement Community EIR is waived as in the best interests of the City.

BE IT FURTHER RESOLVED that the Council approves the Professional Services Agreement with FCS International, Inc. for preparation of the Elnoka Continuing Care Retirement Community EIR, attached hereto as Exhibit A.

BE IT FURTHER RESOLVED by the Council that Exhibit A is made part of this Resolution.

BE IT FURTHER RESOLVED that the Council amends the FY 2016-17 adopted budget within the Planning and Economic Development Department to recognize revenue and appropriate such revenue in the amount of \$303,400 and authorizes the Chief Financial Officer to pay all claims for services performed under this agreement from project JL Key 08007-5320 (Miscellaneous EIR Projects).

IN COUNCIL DULY PASSED this 16th day of May, 2017.

AYES: (5) Mayor Coursey, Vice Mayor Tibbetts, Council Members Olivares, Rogers, Schwedhelm

NOES: (0)

ABSENT: (2) Council Members Combs, Sawyer

ABSTAIN: (0)

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM:

City Attorney

Exhibit A – Professional Services Agreement with FCS International