

July 13, 2021

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

**RECOMMENDATION:**

Adopt Specifications No. RFP DV20-088 and award contracts to AECOM Technical Services, Inc., of Los Angeles, CA, and City Fabrick, of Long Beach, CA, for Anaheim Corridor Zoning Implementation Plan development, in a total aggregate amount not to exceed \$419,250, for a period of two years, with the option to renew for three additional one-year periods, at the discretion of the City Manager; and, authorize the City Manager, or designee, to execute all documents and agreements necessary to enter into the contract. (Districts 1, 2, 4, 6)

**DISCUSSION**

City Council approval is requested to enter into contracts with AECOM Technical Services, Inc., and City Fabrick for the provision of professional planning services to support the development of the Anaheim Corridor Zoning Implementation Plan (ACZIP).

On May 7, 2019, the City Council authorized the use of State of California Department of Housing and Community Development (HCD) Senate Bill 2 (SB 2) planning grant funds for the ACZIP. The ACZIP involves developing new context-sensitive zoning regulations for the currently underused Anaheim Corridor to facilitate housing production. AECOM Technical Services, Inc., and City Fabrick will provide technical assistance in producing studies and assessments for the project area and in updating zoning regulations, design standards, incentives, and other policies. The services provided by AECOM Technical Services, Inc., and City Fabrick will be tailored for a densely populated corridor in a high-quality transit area, sensitive to the context of the area, and responsive to stakeholder feedback and priorities to increase housing development in the project area. The tasks undertaken by AECOM Technical Services, Inc., and City Fabrick will be conducted using a community-centered approach focused on capacity building and cultural competence. These zoning changes are anticipated to facilitate more than 3,000 market-rate and affordable housing units along the corridor.

The Request for Proposals (RFP) was advertised in the Long Beach Business Journal on November 10, 2020, and 529 potential proposers specializing in urban planning and zoning were notified of the RFP opportunity. Of those proposers, 47 downloaded the RFP via the City's electronic bid system. The RFP document was made available from the Purchasing Division, located on the sixth floor of City Hall, and the Division's website at [www.longbeach.gov/purchasing](http://www.longbeach.gov/purchasing). An RFP announcement was also included in the Purchasing Division's weekly update of Open Bid Opportunities, which is sent to 35 local, minority-owned, and women-owned business groups. Six proposals were received on

December 17, 2020. Of those six proposers, none were Minority-owned Business Enterprises (MBEs) or Women-owned Business Enterprises (WBEs), one was a certified Small Business Enterprise (SBE), and one was a Long Beach vendor (Local). The selection committee determined that AECOM Technical Services, Inc., of Los Angeles, CA, and City Fabrick, of Long Beach, CA (Local), were the most qualified firms to provide the services.

**Local Business Outreach**

To align with the City's outreach goal, Long Beach businesses are encouraged to submit proposals for City contracts. The Purchasing Division assists businesses with registering on the PlanetBids database to download RFP specifications. Through outreach, 58 Long Beach vendors were notified of the RFP, of which 8 downloaded and 1 submitted a proposal. The Purchasing Division is committed to continuing to perform outreach to local vendors to expand the bidder pool.

This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley on May 19, 2021, Business Services Bureau Manager Tara Mortenson on May 24, 2021, and by Budget Management Officer Rhutu Amin Gharib on June 8, 2021.

TIMING CONSIDERATIONS

City Council action to adopt Specifications No. RFP DV20-088 and award the contracts concurrently is requested on July 13, 2021, to ensure the contracts are in place expeditiously.

FISCAL IMPACT

The total aggregate amount of the contracts will not exceed \$419,250 and will be offset by State of California HCD SB 2 grant funds. The requested contract authority is budgeted in the Development Services Fund Group in the Development Services Department. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities. The award of this contract will provide continued support to our local economy by assisting in the preservation of employment for 43 full-time employees residing in Long Beach.

**SUGGESTED ACTION:**

Approve recommendation.

Respectfully submitted,



OSCAR W. ORCI  
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:



THOMAS B. MODICA  
CITY MANAGER