

Resolution No.

# STOCKTON CITY COUNCIL

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## **RESOLUTION APPROVING AN AGREEMENT FOR PROFESSIONAL SERVICES WITH PLACEWORKS, INC. TO ESTABLISH A NEW HOUSING ACTION PLAN AND COMPREHENSIVE UPDATE TO THE CITY OF STOCKTON'S HOUSING ELEMENT**

On December 4, 2018, the City of Stockton City Council adopted the Envision Stockton 2040 General Plan. The 2040 General Plan reduced the urban land use north of Eight Mile Road by nearly 3,000 acres east of Davis Road. This was the first time in Stockton's history that the urban footprint was reduced from the previous General Plan; and

The City adopted its last Housing Affordable Strategy in 2008 and the 2015-2023 Housing Element in 2014, as required by state law; and

The City is looking for a consultant to help the City establish a new strategic housing plan (hereafter "Housing Action Plan") and update the City's Housing Element to align with the adopted Envision 2040 General Plan as well as State housing law; and

A Request for Proposals (RFP) was issued on September 9, 2021, to solicit proposals for consulting services to provide a Development Code Update; and

The current consultant market is experiencing staff shortages due to the amount of state-wide grant-funded efforts, upcoming grant expenditure deadlines, and other pending commitments (such as Housing Element updates), thus creating an environment where jurisdictions are experiencing a low number of proposal submittals; and

In response to the RFP, two firms submitted a proposal to assist the City in preparing the two housing documents. The proposals included assistance with public workshops and coordination with the Planning Commission, Council, and the community; and

A Selection Committee comprised of representatives from the Community Development and Economic Development Departments reviewed the proposals and interviewed the proposal team on November 4, 2021; and

The Selection Committee met after concluding the interviews. It weighted the following factors: relevant project experience, project staff expertise, project work plan and management approach, subconsultant team, ability to meet schedule and budget commitments, and project cost. This review determined that the PlaceWorks, Inc. proposal addressed the needs highlighted in the RFP and that the proposed consultant team was qualified to provide the specialized services required for this project; and

Upon conclusion of this process, PlaceWorks, Inc. was selected as the more qualified and higher-ranked firm and was selected to provide the assistance to establish the Housing Action Plan and Housing Element Update; and

PlaceWorks, Inc. fee proposal for this project is \$599,786, which staff considers reasonable for a project of this scope and complexity; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKTON AS FOLLOWS:

1. A Professional Services Agreement between the City of Stockton and PlaceWorks, Inc. for \$599,786 is approved as described in Exhibit 1.

2. The City Manager is authorized and directed to execute the Professional Services Agreement between the City of Stockton and PlaceWorks, Inc.

3. Pursuant to the requirements of Stockton Municipal Code section 3.68.070, City Council makes the following findings which support an exception to the competitive bidding requirements:

- A. The City does not have staffing available to perform the tasks outlined in the hearing report.
- B. Use of the RFP process is appropriate for this Professional Services Contract because it relies on the evaluation of professional qualifications and performance as the basis for selection of a vendor. Use of the criteria helps ensure selection of a vendor that will provide the highest quality professional service which is in the public interest.
- C. The City negotiated a contract following solicitation of competitive proposals in accordance with SMC section 3.68.070.A.3.

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4. The City Manager is authorized and directed to take whatever actions are necessary and appropriate to carry out the purpose and intent of this Resolution.

PASSED, APPROVED, and ADOPTED March 22, 2022.

KEVIN J. LINCOLN II  
Mayor of the City of Stockton

ATTEST:

ELIZA R. GARZA, CMC  
City Clerk of the City of Stockton