

**AMENDMENT NO. 6 TO CONSULTING SERVICES AGREEMENT BETWEEN
THE CITY OF SAN LEANDRO AND THE PLANNING CENTER | DC&E (NOW KNOWN AS
PLACEWORKS)**

This Sixth Amendment (“**Amendment No. 6**”) to that certain Consulting Services Agreement, dated March 3, 2014 (“**Agreement**”) and entered into between the City of San Leandro (“**City**”) and The Planning Center | DC&E, now known as Placeworks, (“**Consultant**”) is entered into as of May 6, 2019. City and Consultant are hereinafter collectively referred to as the “**Parties.**”

RECITALS

WHEREAS, the Parties executed the Agreement for Consultant to provide services related to the San Leandro General Plan Update on March 3, 2014; and

WHEREAS, the Parties executed an Amendment #1 to the original Agreement for Consultant to add an Economic Development Element to the General Plan and all related scope of work related to the new element on April 20, 2015; and

WHEREAS, the Parties executed an Amendment #2 to the original Agreement for Consultant to extend the contract time period to June 30, 2017 and add a new scope of work related to Zoning Code and Map changes in compliance with the General Plan Update on April 12, 2016; and

WHEREAS, the Parties executed an Amendment #3 to the original Agreement Consultant to increase the total sum of compensation authorized pursuant to the Agreement by Twenty-Six Thousand, Eight Hundred Dollars (\$26,800) to a total not to exceed amount of Seven Hundred Forty Six Thousand, Nine Hundred Sixty-Eight Dollars (\$746,968), for the purposes of including additional work to complete the environmental impact report for the General Plan Update and related Zoning Code Amendments; and

WHEREAS, the Parties executed an Amendment #4 to the original Agreement for Consultant to extend the contract time period to June 30, 2018; and

WHEREAS, the Parties executed an Amendment #5 to the original Agreement for Consultant to extend the contract time period to June 30, 2019; and

WHEREAS, the Parties wish to extend the Agreement term in order to complete Task 5.3 of the original Scope of Work and expanded work including a Climate Adaptation Strategy in Exhibit A of the Agreement to meet recent State greenhouse gas reduction, climate change, and climate adaptation regulations;

WHEREAS, the Parties acknowledge that the amount of compensation authorized pursuant to the Agreement is not sufficient to compensate Consultant for an adjusted scope of work to complete the expanded Qualified Greenhouse Gas Emissions Strategy and to complete a Climate Action Plan, conduct Public Outreach, and prepare an Addendum to the General Plan EIR;

WHEREAS, the Parties wish to amend the Agreement to increase the total sum of compensation authorized pursuant to the Agreement by Sixty-Eight Thousand, One Hundred Fifty-One Dollars (\$68,151) to a total not to exceed amount of Eight Hundred Fifteen Thousand, One Hundred Nineteen Dollars

(\$815,119) for the purposes of including additional work to complete the expanded Qualified Greenhouse Gas Emissions Reductions Strategy (Task 5.3 of the original Scope of Work) and to complete a Climate Adaptation Plan, conduct Public Outreach, and prepare an Addendum to the General Plan EIR.

NOW THEREFORE, in consideration of the mutual covenants of the Parties and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Section 1.1 of the Agreement is amended to read:

The term of this Agreement shall begin on the Effective Date and shall end on June 30, 2021, and Consultant shall complete the work described in Exhibit 1 attached on or before that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Consultant to complete the services required by this Agreement shall not affect the City's rights to terminate the Agreement, as referenced in Section 8.

2. Section I, Sub-section A of Exhibit A entitled "Scope of Services" is hereby amended to include the revised scope specific to the Climate Action Plan update, described in Attachment 1;

3. Section II, Sub-section A of Exhibit A entitled "Schedule" is hereby amended to revise the contract period from June 30, 2019 to June 30, 2021; and

4. All other terms of the Agreement shall remain in full force and affect.

WHEREFORE, the Parties hereto have executed this Amendment No. 6 on the 15th day of April 2019.

CITY OF SAN LEANDRO

CONSULTANT

Jeff Kay, City Manager

Steve Noack, Principal
The Planning Center | DC&E (now known as Placeworks)

Attest:

Leticia I. Miguel, City Clerk

010-41-001-5120 ; 687-18-005-5120
Account Number

Approved as to Fiscal Authority:

Approved as to Form:

David Baum, Finance Director

Richard D. Pio Roda, City Attorney

EXHIBIT 1
SAN LEANDRO 2035 GENERAL PLAN UPDATE

AMENDMENT NO. 6 TO CONSULTING SERVICES AGREEMENT (CSA) BETWEEN THE CITY OF SAN LEANDRO AND THE PLANNING CENTER | DC&E (NOW KNOWN AS PLACEWORKS) TO AUGMENT THE BUDGET TO COMPLETE THE QUALIFIED GREENHOUSE GAS EMISSIONS REDUCTIONS PLAN (ALSO KNOWN AS A CLIMATE ACTION PLAN) AND TO COMPLETE A CLIMATE ADAPTATION PLAN, ASSOCIATED ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND PUBLIC OUTREACH

Scope of Work

Task 5 POLICY DEVELOPMENT & LAND USE MAP UPDATE

Task 5.3: Qualified GHG Emissions Reduction Strategy

Revisions to the scope of work for Task 5.3 from PlaceWorks' original contract are shown in ~~strikethrough~~ and underline below.

The City of San Leandro adopted a Climate Action Plan (CAP) in 2009. Subsequently, both the State and the Bay Area Air Quality Management District (BAAQMD) have adopted criteria clarifying what a CAP must include in order to be considered a “qualified” plan for the reduction of greenhouse gas (GHG) emissions, as well as incentives for communities that do adopt a “qualified” plan. A CAP or GHG strategy (the terms are often used interchangeably) is typically a separate document from the General Plan, but may be prepared more efficiently if it is completed at the same time as the General Plan Update is underway. In this ~~optional~~ task, the consultant team would update San Leandro’s adopted CAP into a “qualified” GHG strategy, bringing it into conformance with current State and BAAQMD guidance. Once the City has a qualified GHG reduction strategy in place, future individual projects that are consistent with the measures in the strategy are excused from having to do their own GHG analysis in the project-specific Environmental Impact Report (EIR).

- A. Update/adjust the 2008-2009 inventory in the adopted CAP, based on assumptions, to a current baseline.
The City received a 2017 inventory through its participation in East Bay Energy Watch. The 2017 inventory is substantially complete, though it does not include emissions from the waste and wastewater sectors. PlaceWorks will add those sectors to allow for a comparison to the City’s 2005 and 2015 inventories.
- B. Prepare a 2020, 2030, and 2050 Forecasts of GHG emissions under a “business as usual” (BAU) scenario, based on the traffic model and vehicle miles traveled

(VMT) data being used for the General Plan and its EIR, ~~as described in Task 4.1, above.~~

PlaceWorks prepared an estimate of 2020 emissions for the General Plan Update EIR by interpolating the projected population and employment from the 2015 baseline year and the General Plan horizon year of 2035. We will update the forecasts to present a BAU forecast and to separate State GHG reductions.

- C. Assist the City in selecting a target for GHG emissions reductions (e.g. % reductions vs. per capita reductions, reductions from existing vs. reductions from BAU). This may be the same target in the adopted CAP, or a new target. This task was not initiated as part of the General Plan. However, the General Plan EIR included a per service population GHG emissions California Environmental Quality Act (CEQA) threshold by estimating the GHG emissions target for year 2035 and the state's population and employment forecast. As part of the CAP update, the City should reevaluate the 2030/2035 GHG emissions targets based on Senate Bill (SB) 32 and the 2017 Scoping Plan Update.
- D. Propose a menu of potential GHG emissions reduction strategies in a number of sectors: transportation, land use, energy use, water conservation, solid waste reduction, etc. These will be drawn from the adopted CAP to the maximum extent possible. The CAP should include a quantified set of GHG reduction measures to achieve the 2020, 2030 and 2050 reduction targets.
- E. Prepare a 2030 and 2050 Forecast of reduced GHG emissions that would be achieved by individual measures that the City elects to consider/adopt, ~~as well as an additional future year forecast beyond 2020 (future year to be determined in consultation with the City and BAAQMD).~~
- F. Re-run the model if the suite of reduction measures changes after public deliberations to see whether the City will still achieve its identified target.
- G. Prepare an implementation program for the CAP. The CAP should include an implementation program detailing the responsible department or agency and timeframe for implementation at a minimum.

- H. Prepare an Addendum to the General Plan EIR. We recommend preparation of an addendum to the General Plan EIR as the environmental review of the CAP.
- I. This scope assumes that the qualified GHG reduction strategy will be substantially based on the adopted CAP in its format and content. The minimum revisions necessary would be made to bring the adopted CAP into compliance with current requirements. PlaceWorks will prepare and format the qualified CAP document.
- J. PlaceWorks will support City staff in conducting community and stakeholder outreach to support development of the GHG reduction measures. Outreach techniques could include group or one-on-one stakeholder engagement, pop-up events, workshops, or other techniques to engage residents and business owners. We also recommend at least two interdepartmental meetings of City staff to ensure GHG measures are feasible and reflective of the City's goals and resources.
- K. In October 2017, the City received a Climate Change Chapter prepared by Four Twenty Seven, describing projected changes in key climate hazards of concern for San Leandro and the citywide assets that these hazards are likely to affect, as well as to present adaption actions that the City may incorporate into relevant plans to address these hazards. PlaceWorks will integrate the Climate Change Chapter into the City's updated CAP as a formal Adaptation Plan.

This scope assumes one Administrative Draft CAP, a single set of internally-reconciled edits from the City, a Public Review Draft CAP, and a Final CAP.

PlaceWorks Cost Proposal

	Seale Project Manager	Vermilion Associate Principal	Krispi Associate	Way/ Protsman Project Planner	ADMIN/ Graphics	Total Task Hours	Total Task Budget
Hourly Rate:	\$215	\$195	\$140	\$115	\$120		
Phase 1 - Fiscal Year 2018-19							
Climate Action Plan/Qualified GHG Emissions Reduction Strategy							
1	2017 GHG Emissions inventory review & update	2	1	5	14	22	\$2,935
2	GHG Forecast Review and Update	1	1	2	4	8	\$1,150
3	Target Setting	2		4		6	\$990
4	State & Regional GHG Measure Review, Update, and Quantification	4	2	16	16	38	\$5,330
5	Review and quantification of existing City policies and projects	8	4	16	24	52	\$7,500
6	Project Management and Meetings	12		4		16	\$3,140
EXP	Expenses (travel for 1 in person meeting)						\$255
	Labor Hours Total	29	8	47	58	0	142
	Labor Dollars Total	\$6,235	\$1,560	\$6,580	\$6,670	\$0	\$21,300
Alternative Approach							
	GHG Reduction Checklist	24	12	50	42	16	144
	Labor Hours Total	24	12	50	42	16	144
	Labor Dollars Total	\$5,160	\$2,340	\$7,000	\$4,830	\$1,920	\$21,250
Phase 2 - Fiscal Year 2019-20							
Climate Action Plan/Qualified GHG Emissions Reduction Strategy							
1	Development and Quantification of new GHG reduction strategies	16	8	40	40	104	\$15,200
2	Preparation of Implementation Program and Project Checklist	4	3	8	24	39	\$5,325
3	Preparation of Climate Action Plan	8		20	40	80	\$10,560
4	Prepare Addendum to General Plan EIR	1	10	2	50	8	\$9,155
5	Project Management and Meetings with staff	16		8		24	\$4,560
6	Public Hearings (2)	16	8	16		8	\$8,200
EXP	Expenses (travel for up to 4 in person meetings)						\$1,000
	Labor Hours Total	61	29	94	154	28	366
	Labor Dollars Total	\$13,115	\$5,655	\$13,160	\$17,710	\$3,360	\$54,000
Phase 2 Optional Tasks							
7	Integrate Climate Change Adaptation Chapter into CAP	8		12	32	8	\$8,040
8	Outreach - Stakeholder meetings and/or two community workshops	24		24	24	15	\$13,080
EXP	Outreach Expenses (materials)						\$550
							\$21,670
Total cost for Phase 1 + Phase 2, excluding optional tasks							\$75,300
Total cost for Phase 1 + Phase 2, including optional tasks							\$96,970
Total cost of Phase 1 + Phase 2 + Adaptation Chapter							\$83,340