

Personal Services Contract with ICF

**Commission on Community Investment and
Infrastructure**

November 7, 2023



Proposed Contract with ICF

Outline of Presentation

1. Mission Bay South Affordable Housing Opportunities
2. Actions Subject to Environmental Review
3. Preliminary Assessment of Environmental Review Services Needed
4. Environmental Review Consultant Selection Process
5. OCII Contract Compliance Policy Requirements
6. Consultant Contract Scope of Services and Budget

Mission Bay South Affordable Housing

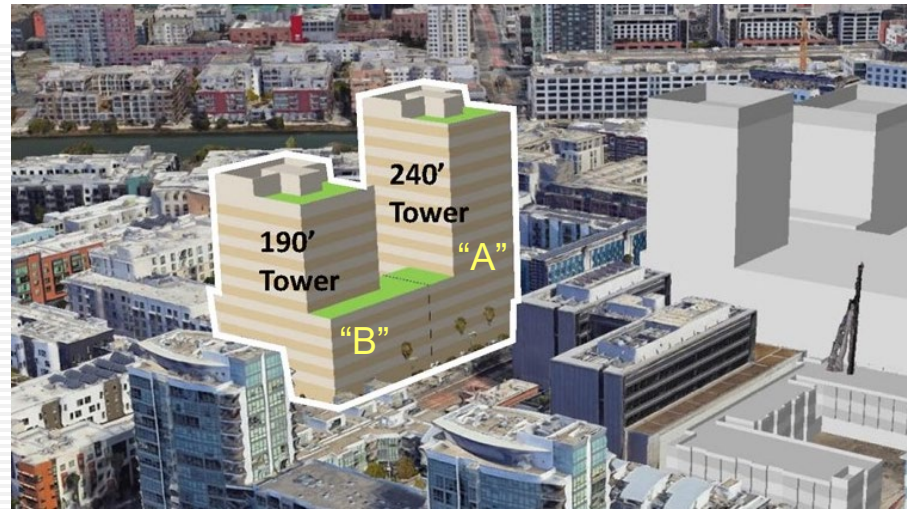
- ❑ Two Blocks designated as Affordable Housing Sites: Mission Bay South 4 East and 12 West.
- ❑ Environmental Review to cover Maximum Build Options for an “envelope” of development options.
- ❑ Test Fits for Maximum Builds prepared in collaboration with City Departments and Presented to CAC and Community Groups.



Mission Bay South Affordable Housing

Mission Bay South 4 East

- Up to 298 units in 240' Tower
- Up to 240 units in 190' Tower
- Ground-floor Commercial



Mission Bay South 12 West

- Up to 260 units on Tower Parcel B
- Up to 182 units on 90' Midrise Parcel A
- Childcare on Midrise Parcel



Actions Requiring CEQA Review

Commission Approvals Subject to Environmental Review under CEQA

1. Amendments to Mission Bay South Redevelopment Documents, such as the Redevelopment Plan, the Design for Development and the Owner Participation Agreement, to allow:
 - Increase in Maximum Height
 - Changes to Bulk Controls and Tower Separation Requirements
 - Increase in Number of Towers and Number of Units
2. Approvals of Design Documents to Entitle Individual Projects:
 - Major Phase Amendments
 - Basic Concept and Schematic Designs

Environmental Review Needed

A Preliminary Assessment of Environmental Effects to Be Studied

1. Intensity of Land Uses:
 - Transportation Effects
 - Air Quality Effects
 - Noise Effects
2. Changes in Building Massing:
 - Geotechnical Effects
 - Wind Effects
 - Shadow Effects

Consultant Selection Process

OCII Lead Agency Requirements and Coordination with Planning Department

1. CEQA Requires OCII as Lead Agency to ensure Professional and Unbiased Consultant Preparation of Environmental Studies.
2. Planning Department established Panel of Pre-Approved Environmental Consultants for CEQA work in San Francisco.
3. OCII Staff consulted Planning Department Panel of Environmental Review Lead Consultants.
4. Two Environmental Review Lead Consultants selected from Planning Department Panel with Mission Bay experience to submit a Bid Proposal, including ICF.
5. ICF submitted a Proposal that was basis of negotiation.

OCII Contract Compliance

Compliance with CEQA and OCII Contracting Policy

1. Using Planning Department's Pre-Approved CEQA Panel for Sub-consultants.

2. Maximizing Participation of LBE/SBE Firms

NAME OF FIRM	SBE	SCOPE OF SERVICES	% OF TOTAL	DOLLAR VALUE
ICF		Project Management, Data Collection, Checklist, Drafting CEQA Document	47%	\$207,625
Adavant Consulting/ LCW Consulting	SBE	Transportation Study	16%	\$68,740
CPP		Wind Study	15%	\$68,000
Prevision Design	SBE	Shadow Study	7%	\$28,840
Divis Consulting	SBE	Geotechnical Study	6%	\$27,537
SBE Subtotal		<i>Before Contingency</i>	31.2%	\$125,117
		Contingency (10%)		\$40,074
		TOTAL CONTRACT		\$440,816

Summary of Scope and Budget

Scope of Work, Budget, and Schedule

1. Confirm Project Description to be Studied.
2. Prepare Initial Study Checklist and Technical Studies.
3. Determine Appropriate Environmental Document to Issue.
4. Total budget amount: \$440,816.
5. Contract Scope to be completed within approximately 16 months.

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