



**City of Santa Ana**  
**20 Civic Center Plaza, Santa Ana, CA 92701**  
**Staff Report**  
**February 20, 2024**

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**TOPIC:** Authorize the City Manager to Execute a Professional Services Agreement with Torti Gallas + Partners, Inc., to Assist the City with the Development and Adoption of a Public Realm Plan for Each of the Five General Plan Focus Areas in an amount not to exceed \$799,282

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**AGENDA TITLE**

Authorize the City Manager to Execute a Professional Service Agreement with Torti Gallas + Partners, Inc. (TGP), to Assist the City with the Development and Adoption of a Public Realm Plan for Each of the Five General Plan Focus Areas in an amount not to exceed \$799,282 (Specification No. 23-011) (General Fund and Non-General Fund)

**RECOMMENDED ACTION**

Authorize the City Manager to execute a Professional Service Agreement with Torti Gallas + Partners, Inc. (TGP), to assist the City with the development and adoption of a Public Realm Plan for each of the five General Plan Focus Areas in an amount not to exceed \$799,282 for a two-year term beginning on February 6, 2024, and expiring on January 31, 2026, with provisions for a one two-year extension (Agreement No. A-2024-XXX).

**GOVERNMENT CODE §84308 APPLIES** Yes

**DISCUSSION**

The City Council adopted a comprehensive update to its General Plan on April 19, 2022. The updated General Plan includes significant changes to the use and development of land reflecting the vision of the community to strategically focus future growth along five major transit corridors or, as termed by the Plan, Focus Areas. The City's General Plan Land Use Element will redirect growth into the Focus Areas by providing opportunities for new developments that match the vision and goals expressed by the community and City Council.

The General Plan contains policies that call for the completion of public realm plans for the Focus Areas to enhance pedestrian and cyclist experience, amenities, safety, sense of place, and aesthetics. Policies in the General Plan also call for the establishment of mechanisms to leverage development enabled by the land use changes in the Focus Areas to fund the construction of improvements in the public right-of-way to provide a safe and efficient multimodal transportation system and its maintenance. The Public Realm Plans, once adopted, will provide a road map that links new development

enabled by the land use changes to the needed physical improvements, infrastructure, and street design needed to facilitate the advancement and implementation of the General Plan vision by creating a sense of place, designing for walkability, sustainability and health, making complete neighborhoods, and acting as a catalyst for continued development and reinvestment. Lastly, the Public Realm Plans will be environmentally and economically sustainable, link to previous successes, and connect to funding mechanisms that will facilitate future growth and development.

### *Background and Selection*

Request for Proposal (RFP) No. 23-011 to solicit services for Public Realm Plans was advertised on February 21, 2023 on the City's online bid and management publication system, PlanetBids, inviting qualified consulting firms with relevant experience to submit their proposals to the City. A summary of RFP vendor participation and results is as follows:

- Vendors notified: 362
- Vendors based in Santa Ana: 21
- Vendors downloaded the bid packet: 57
- Bids Received: 5
- Bids received from Santa Ana vendors: 1

Five proposals were submitted by the RFP deadline and all were determined to be responsive. The City formed a selection committee consisting of staff members from the City Manager's Office, Planning and Building Agency, Public Works Agency, and Community Development Agency. The selection committee evaluated the proposals and interviewed the firms prior to making the final selection. The selected firm, Torti Gallas + Partners, Inc. (TGP), located in Los Angeles, has a unique approach to neighborhood design and placemaking among planning firms, which makes them ideally suited for this effort. TGP will prepare five (5) public realm plans, technical studies, and associated environmental documents required under the California Environmental Quality Act (CEQA).

### **FISCAL IMPACT**

Funding is available in the FY 2023-24 budget in the following accounts for the January through June payments:

<b>Fiscal Year</b>	<b>Accounting Unit-Account No.</b>	<b>Fund Description</b>	<b>Accounting Unit, Account Description</b>	<b>Amount</b>
FY 23-24	01116510-62300	General Fund	Planning & Building, Planning, Contract Services – Professional	\$197,992
FY 23-24	15816501-62300	Housing & Community Dev Grants	PBA Leap Program	\$596,000
<b>Mid-Year Budget Adjustment</b>				
FY 23-24	15816501-62300	Housing &	PBA Leap Program	\$5,290

		Community Dev Grants		
<b>Total</b>				<b>\$799,282</b>

The amounts above are an estimate and subject to change based upon grant allowance and periods. PBA Leap Program Grant is currently under review for extension. In the event the City is unsuccessful in obtaining an extension, it will need alternate funding sources. Upon approval of mid-year budget adjustment, additional grant fund balance will be available in the amount of \$5,290. Any remaining balances not expended at the end of the fiscal year will be carried forward for expenditure in the following fiscal year, if needed.

**EXHIBIT**

1. Agreement with Torti Gallas + Partners, Inc. (TGP)

Submitted By: Minh Thai, Executive Director of Planning and Building Agency

Approved By: Tom Hatch, Interim City Manager