



CITY COUNCIL AGENDA REPORT

City of Anaheim CONVENTION, SPORTS & ENTERTAINMENT DEPARTMENT & CITY ATTORNEY'S OFFICE

DATE: MAY 16, 2023
FROM: CONVENTION, SPORTS & ENTERTAINMENT DEPARTMENT
& CITY ATTORNEY'S OFFICE
SUBJECT: AGREEMENT BETWEEN POPULOUS, INC. AND THE CITY OF
ANAHEIM TO PERFORM A FULL PROPERTY CONDITION
ASSESSMENT AND REPORT OF ANGEL STADIUM OF
ANAHEIM

ATTACHMENT (Y/N): YES **ITEM #** 10

GOVERNMENT CODE § 84308 APPLIES: YES

RECOMMENDATION:

That the Council, by Motion,

1. Approve an agreement with Populous, Inc. ("Agreement"), to perform a full property condition assessment and report of Angel Stadium of Anaheim as directed by City Council at the November 15, 2022, City Council meeting in accordance with the 1996 Lease obligation for maintenance, in the amount not to exceed of \$325,000 plus a 10% contingency for extra services, effective through the completion of the project.
2. Authorize the City Attorney to execute the Agreement and any other related documents on behalf of the City and to take any and all actions as are necessary to implement and administer the Agreement.

DISCUSSION:

At the November 15, 2022, City Council meeting City Council by a 6-0 vote approved and directed staff to issue a Request for Proposal (RFP) for a full property condition assessment and report of Angel Stadium of Anaheim in accordance with the 1996 Lease obligation for maintenance (Services).

On February 15, 2023, Convention, Sports & Entertainment (CS&E) Department staff issued an RFP to 1,019 self-registered vendors in the City's Planet Bids system under the categories Architectural Services, Professional; Architectural Consulting; Real Estate/Land Consulting (Including Land Survey Consulting); and Engineering Services, Professional, seeking qualified vendors to perform the Services. The RFP invited all prospective bidders to participate in a mandatory pre-bid meeting and a tour of the

public spaces of Angel Stadium of Anaheim; identify their experience and qualifications to provide the Services; and identify their proposed approach to complete the Services.

On February 27, 2023, representatives from 19 vendors that provide property condition assessment services attended the mandatory pre-bid meeting. Following the mandatory pre-bid meeting, one addendum to the RFP was distributed through the City's bid portal. On March 20, 2023, bids were due and a total of five bids were received.

The CS&E Department established an Evaluation Panel and assigned this group the task of reviewing each proposal in accordance with the requirements identified in the RFP. The Evaluation Panel was comprised of the following persons: Tom Morton, Executive Director CS&E Department; David Mori, Esq., PE, Design Services Engineering Manager, Anaheim Public Works; and Tom Williams, Partner, Venue Solutions Group.

The Evaluation Panel found all five (5) proposals responsive. Proposals were received from the following vendors:

- AECOM Sports
- Bureau Veritas Technical Assessments, LLC
- Jones Lang LaSalle Americas, Inc.
- OSPORTS
- Populous, Inc.

The proposals were evaluated based on the four areas defined in the RFP, listed below:

- Quality of the Proposed Approach to the Scope of Work (30 Points)
 - Understanding and discussion of technical challenges/issues; methodology and technical plan of operations; innovation and thoroughness in work approach; project management plan, work flow, reporting, and quality assurance procedures.
- Experience and Qualifications of Proposer (30 Points)
 - Company background and history; relevant experience with similar projects; client references. Adequacy of resources; understanding of task sequencing and major milestone events.
 - All team members, including sub-consultants, shall be clearly identified in the firm/team's proposal. Proposals should clearly identify the project manager and include that person's resume and relevant experience with similar projects. The dedication of time (as a percentage of available weekly work hours) to be spent on the project by the project manager should also be included. Finally, state the names of persons, their respective titles/roles, resumes, and dedication of time for any team member who will play a significant role in this project.
- Cost (25 Points)
 - Total cost to City for this project.

- Example Report of Prior Property Condition Study (15 Points)
 - The example report provided will be evaluated for thoroughness and compatibility with City's goals for this project.

Following the evaluation, the Evaluation Panel recommends to award the proposed Agreement to Populous based upon its being ranked highest overall, with an aggregate score of 86.48 points out of 100 points possible, with a not to exceed amount of \$325,000 plus a 10% contingency for extra services. The City Attorney's Office shall be administering the Agreement on behalf of the City and therefore, Populous shall be working under the direction of the City Attorney, in cooperation with the CS&E Department. As such, all documents and reports prepared pursuant to the Agreement shall be submitted directly to the City Attorney's Office, which will then distribute the report and its conclusions as appropriate or as directed by the Council.

IMPACT ON BUDGET:

Sufficient appropriations are available in the Convention, Sports & Entertainment Department's Fiscal Year 2022/23 budget.

Respectfully submitted,

Tom Morton
Executive Director
Convention, Sports & Entertainment

Robert Fabela
City Attorney

Attachment:

1. Agreement