



TOWN OF FAIRFAX

STAFF REPORT

June 3, 2020

TO: Mayor and Town Council

FROM: Ben Berto, Planning and Building Services Director
Garrett Toy, Town Manager

SUBJECT: Adopt a resolution authorizing the Town Manager to enter into an agreement with Ascent Environmental, Inc., to prepare the Environmental Impact Report (EIR), at the applicant's costs, for the Marinda Heights Subdivision (aka "Wall Property")

RECOMMENDATION

Adopt a resolution authorizing the Town Manager to enter into an agreement with Ascent Environmental, Inc., to prepare the Environmental Impact Report (EIR), at the applicant's costs, for the Marinda Heights Subdivision (aka "Wall Property").

DISCUSSION

In July 2019, staff issued a Request for Proposals (RFP) for an environmental consulting firm to conduct an EIR for the proposed 10-lot Marinda Heights subdivision of the 100.5-acre site commonly known as the Wall property. While several firms expressed interest in the EIR, three (3) firms submitted proposals. A panel consisting of staff, the Town Engineer, and a County planner, interviewed the 3 firms. While all the firms were qualified, staff believes Ascent Environmental (Ascent) is the best qualified to meet the Town's needs. The decision was not based on cost, but on the firm's proposed scope of work and experience preparing such complex EIR's.

Approval of the agreement with Ascent was first brought to the Town Council for approval in September 2019. However, the applicant indicated he was not prepared to proceed at that time. As a result, the item was continued until the applicant was ready to proceed with the EIR as proposed.

The applicant is ready to move forward with the EIR. The project development agreement requires a 50% deposit before the Town will proceed with the EIR. The preparation of the draft EIR is estimated to cost \$584,998.

The applicant is responsible for 100% of the cost of the EIR. The Town contracts with the EIR firm directly to ensure an independent, objective, and comprehensive analysis of the proposed project and potential alternatives. Please note there is no maximum contractual amount as this contract is an estimate and additional service may be needed on a time and materials basis. In addition, all costs are paid for by applicant up-front.

The Planning Department will be responsible for managing Ascent and overseeing the EIR process. The first step in the process will be the public project scoping meeting to solicit public input. The EIR process is estimated to take approximately 12 months to complete.

Interested residents can sign up to receive updates on the project at www.townoffairfax.org/major-projects.

FISCAL IMPACT

The applicant is obligated to pay for the full costs of the EIR including any additional time and material costs. The process requires the applicant to make an initial deposit and subsequent deposits to ensure adequate funding is available to cover the cost of the EIR.

ATTACHMENTS

- A. Resolution
- B. Scope of Work and Cost Estimate