



CITY COUNCIL STAFF REPORT



May 24, 2022

ITEM TITLE

Bayfront: Approve an Agreement with Bureau Veritas North America, Inc. to Provide Building Plan Check and Inspection Services

Report Number: 22-0109

Location: Bayfront – Gaylord Pacific Resort and Convention Center

Department: Development Services

Environmental Notice: The activity is not a “Project” as defined under Section 15378 of the California Environmental Quality Act (“CEQA”) State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

Recommended Action

Adopt a resolution waiving the competitive bidding requirements; approving an agreement for building plan check and building inspection services for the Gaylord Pacific Resort and Convention Center project for three years, with a one-year option to extend, and a contract amount up to \$3,000,000.

SUMMARY

The City currently has three agreements with consultants to provide permit processing, building plan check and building inspection services. The agreements will expire on January 31, 2023. One of the consultants, Bureau Veritas North America, Inc. (“Bureau Veritas”), performed the building plan check for the construction of the Gaylord Pacific Hotel and Convention Center. Staff recommends continuing to use the services of Bureau Veritas for building plan review services and for building inspection services during construction of the project due to Bureau Veritas’ in-depth knowledge of and experience with the project. The construction is anticipated to take approximately three years to complete.

ENVIRONMENTAL REVIEW

The Director of Development Services has reviewed the proposed activity for compliance with CEQA and has determined that the activity is not a “Project” as defined under Section 15378 of the State CEQA Guidelines because it will not result in a physical change in the environment; therefore, pursuant to Section 15060(c)(3) of the State CEQA Guidelines, the activity is not subject to CEQA. Notwithstanding the foregoing, the Director

of Development Services has also determined that the activity qualifies for an Exemption pursuant to Section 15061(b)(3) of the CEQA State Guidelines. Thus, no environmental review is required.

BOARD/COMMISSION/COMMITTEE RECOMMENDATION

Not applicable

DISCUSSION

The City issued a Request for Proposals (“RFP”) for permit processing, building plan check, and building inspection services. RFP P16-15/16 was posted in Fiscal Year 2016 for an initial term which expired January 31, 2020, with options to extend through January 31, 2023. Responses were received by the deadline of the RFP. Bureau Veritas received an overall high ranking and was selected as one of our consultants to assist the City with permit processing, building plan check, and building inspection services.

Bureau Veritas performed the building plan check for the construction of the Gaylord Pacific Hotel and Convention Center (“Project”) and has in-depth knowledge of the Project’s construction needs. In order to maintain consistency and to facilitate plan reviews during construction, staff recommends continuing to use the services of Bureau Veritas during construction to review plan review deferred submittals, plan changes, and other plan review submittals related to the Project.

The City’s building inspection division is not currently staffed to take on the additional inspection demands of the Project. Given the importance of this Project to the City, staff recommends employing the services of Bureau Veritas as this additional demand is for the duration of the Project only. Bureau Veritas’ in-depth knowledge of the Project will assist in an overall streamlined review and inspection process throughout the duration of the Project’s construction. Bureau Veritas can provide qualified contract inspectors specific to the needs of the Project throughout all phases of the construction. By employing Bureau Veritas for this Project, this allows the City’s building inspection division to continue to provide necessary inspection services for all other construction projects throughout the City. The City will retain the discretion to interview Bureau Veritas inspectors and select those that are most qualified to work on the Project.

The proposed agreement with Bureau Veritas would include a three (3) year agreement with an initial term amount not-to-exceed \$2,000,000, with one (1) one-year option to extend. If the City exercises the additional option to extend the agreement, the total amount to be paid to Bureau Veritas for services provided during this agreement would not exceed \$3,000,000.

Staff recommends that the City adopt the resolution: (1) waiving the competitive bidding requirements of Chula Vista Municipal Code (“CVMC”) section 2.56.110 based on a finding that circumstances support that the City’s interest would be better served by said waiver; and (2) approving the proposed agreement with Bureau Veritas to perform building plan check and building inspection services for the construction of the Gaylord Pacific Hotel and Convention Center.

DECISION-MAKER CONFLICT

Staff has reviewed the property holdings of the City Council members and has found no property holdings within 1,000 feet of the boundaries of the property which is the subject of this action. Consequently, this item does not present a disqualifying real property-related financial conflict of interest under California Code

of Regulations Title 2, section 18702.2(a)(7) or (8), for purposes of the Political Reform Act (Cal. Gov't Code §87100, et seq.).

Staff is not independently aware and has not been informed by any City Council member, of any other fact that may constitute a basis for a decision-maker conflict of interest in this matter.

CURRENT YEAR FISCAL IMPACT

There is no current year fiscal impact to the General Fund or Development Services Fund as a result of this action. All costs of plan check and inspection services are borne by the developer.

ONGOING FISCAL IMPACT

There is no ongoing fiscal impact to the General Fund or Development Services Fund as a result of this action. All costs of plan check and inspection services are borne by the developer.

ATTACHMENTS

1. Consultant Services Agreement with Bureau Veritas North America, Inc.

*Staff Contact: Lou El-Khazen, Building Official/Code Enforcement Manager
Tiffany Allen, Deputy City Manager/Director of Development Services*