



# CITY COUNCIL STAFF REPORT



October 25, 2022

## ITEM TITLE

Agreement: Approve a Two-Party Agreement with DeLorenzo International, Inc. for Design, Pre-Construction, and Construction Administration for Patty Davis Park Renovations

**Report Number:** 22-0224

**Location:** D Street right-of-way between Woodlawn Avenue and the MTS Blue Line Rail corridor

**Department:** Development Services

**Environmental Notice:** The Project qualifies for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) State Guidelines Section 15304 Class 4 (Minor Alterations to Land) and Section 15332 Class 32 (In-Fill Development Projects).

## Recommended Action

Adopt a resolution approving a two-party agreement with DeLorenzo International, Inc. for design, pre-construction, and construction administration for Patty Davis Park.

## SUMMARY

Patty Davis Park (Project) is an approximately 0.81-acre area within the existing 80-foot-wide D Street right-of-way between Woodlawn Avenue and the MTS Rail corridor. The Project will take advantage of the opportunity to expand the public realm by transforming the west end of D Street at Woodlawn Avenue into an urban park. This section of D Street in western Chula Vista has been identified as an underutilized existing right-of-way suitable for the proposed urban park. The Project will develop the park design, 100% construction documents, specifications and construction administration based on the Council-approved Master Plan for Patty Davis Park. Construction of the Project will be completed under a separate solicitation and contract.

## ENVIRONMENTAL REVIEW

The Director of Development Services has reviewed the proposed project for compliance with CEQA and has determined that the Project qualifies for a Categorical Exemption pursuant to State CEQA Guidelines Section 15304 Class 4 (Minor Alterations to Land) and Section 15332 Class 32 (In-Fill Development Projects) because the proposed project would not result in a significant effect on the environment, create a cumulative impact, damage a scenic highway, be located on a site pursuant to Government Code Section 65962.5, or

cause a substantial adverse change in the significance of a historical resource. Thus, no further environmental review is required.

## **BOARD/COMMISSION/COMMITTEE RECOMMENDATION**

Not applicable.

## **DISCUSSION**

### Background

Through a recent Call for Projects by Statewide Parks Program Round 4 the City of Chula Vista (City) applied for and was successful in its application to receive state funding for the design and construction of the urban park. On February 22, 2022, the City entered into Grant Contract SW-37-014 for the design and construction of Patty Davis Park. In accordance with the terms of the grant, the park shall open to the public in March 2025. City Council approved the Project's Master Plan in January 2020.

### Project Objectives

The Project objectives are to develop the park design, generate 100% construction documents and specifications, and construction administration based on the Council-approved Master Plan for Patty Davis Park. Upon receipt of City approval, a final construction document set will be produced for bidding purposes.

### Consultant Services Selection Process

On August 26, 2022, staff issued a Request for Proposal No. CIP PRK0341 for the design, pre-construction services, and construction administration. The document was publicly noticed in accordance with the City's bidding procedures. A total of seven (7) firms responded by the due date on September 23, 2022. A selection Committee comprised of four City staff members ranked the proposals based on pre-determined criteria. The Selection Committee ranked the firms and selected DeLorenzo International, Inc. (Consultant) as first negotiation preference based on their presentation, Project's understanding and methodology, past projects, personnel experience, and their vision for Patty Davis Park.

### Scope of Work

The scope of work includes developing the design based on the Project's approved Master Plan; meeting the Project's schedule; completing necessary surveys and studies; community outreach; and complete construction documents with preliminary cost estimates. Upon receipt of City approval, a 100% construction document set will be generated for bidding purposes. Construction administration during the construction of the park is required. The proposed Design Project Schedule anticipates the Consultant's work taking approximately 10 months.

### Contract Payment

The total cost of the contract for consulting services for the Project is \$119,500

## 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. City staff time and Consultant costs will be paid from Grant Contract SW-37-014. The project budget is summarized below.

| Description                                     | Amount           |
|---|------------------|
| Design & Other Soft Costs                       | \$ 426,951       |
| Construction Costs                              |                  |
| Art on paving of 12' wide access path           | 190,307          |
| DG trail and pedestrian walkway loop            | 170,114          |
| Community garden                                | 104,676          |
| Shelter   | 40,000           |
| Picnic/BBQ areas                                | 137,268          |
| Two new playgrounds for 2-5- and 5-12-year-olds | 297,164          |
| Landscaping                                     | 386,526          |
| Lighting  | 109,500          |
| Construction Cost Subtotal                      | 1,435,555        |
| <b>Total Cost</b>                               | <b>1,826,506</b> |
| Grant Funds Awarded                             | \$ 1,826,506     |

Per Council Resolution No. 2022-100, Fiscal Year 2021/2022 budget was amended to establish a Capital Improvement Program (CIP) project, "Patty Davis Park (PRK0341)". The total cost of the proposed contract for consulting services for the Project is \$119,500. Sufficient funds have been appropriated to PRK0341 for this purpose.

## ONGOING FISCAL IMPACT

There is no ongoing fiscal impact to the General Fund or Development Services Fund as a result of this action. City staff time and Consultant costs will be paid from Grant Contract SW-37-014.

Per Council Resolution No. 2022-100, Fiscal Year 2021/2022 budget was amended to establish a CIP project, "Patty Davis Park (PRK0341)" and appropriate funds.

Upon completion, the General Fund will be responsible for the ongoing operation and maintenance of the park. The estimated annual maintenance cost for the park is \$11,381 per year based on the Parks and Rec Master Plan standard cost per acre of \$14,050/acre for operations and maintenance.

## ATTACHMENTS

1. Project Location Map
2. Statewide Parks Grant Contract
3. Two-Party Agreement

*Staff Contact: Laura C. Black, AICP, Director of Development Services  
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Bethany McDonnell, Landscape Planner*