



CITY COUNCIL STAFF REPORT



October 25, 2022

ITEM TITLE

Agreement: Approve a Two-Party Agreement with KTUA for Design, Pre-Construction, and Construction Administration for Eucalyptus Park Renovations

Report Number: 22-0261

Location: 436 C Street

Department: Development Services

Environmental Notice: The Project qualifies for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) State Guidelines Section 15301 Class 1 (Existing Facilities), Section 15303 class 3 (New Construction or Conversion of Small Structures), and Section 15304 Class 4 (Minor Alterations to Land).

Recommended Action

Adopt a resolution approving a two-party agreement with KTUA for design, pre-construction, and construction administration for Eucalyptus Park renovations.

SUMMARY

Eucalyptus Park (Project) is a 19.69-acre neighborhood park which serves the northwestern area of the City of Chula Vista. Eucalyptus Park stretches along C Street, between 5th Avenue and 4th Avenue (Attachment 1, Project Location). The Project will create a Master Plan for approval by City Council, develop 100% construction documents, including specifications, and provide construction administration throughout the renovations of Eucalyptus Park. Renovating this existing park would provide an underserved community with expanded recreation offerings and renovated amenities. Funding for the Project is made possible through the Statewide Parks Program Grant which the City received in March 2021. 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 15301 Class 1 (Existing Facilities), Section 15303 Class 3 (New Construction or Conversion of Small Structures), and Section 15304 Class 4 (Minor Alterations to Land). 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 Eucalyptus Park renovations. On February 2, 2022, the City entered into Grant Contract SW-37-015 for a total not to exceed of \$7,140,000 for the Eucalyptus Park improvements, including but not limited to, the design, pre-construction services, and construction of a portion of Eucalyptus Park and renovations to the existing recreation center. The services subject to this agreement include design, pre-construction services and construction administration. The construction of the park improvements and the design/construction of the recreation center renovations will be completed under a separate solicitation and contract. In accordance with the terms of the grant, the park shall open to the public in March 2025.

Project Objectives

The Project objectives are to further develop the conceptual landscape plan which was submitted as part of the Statewide Parks Program Round 4 grant application into a Parks Master Plan. The Parks Master Plan will develop and identify the locations of focal recreation features, improve pedestrian connection between the lower and upper section of the park and improve visibility into the park for public safety. Upon receipt of City approval and notification to proceed, complete construction documents, including specifications, will be produced along with a project cost estimate for City review. Upon receipt of City approval, a 100% construction document set will be generated for bidding purposes. Construction administration during the renovation of the park is required.

Consultant Services Selection Process

On August 26, 2022, staff issued a Request for Proposal No. CIP PRK0340 for design, pre-construction services, and construction administration. The document was publicly noticed in accordance with the City's bidding procedures. A total of nine (9) firms responded by the due date of 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 KTUA (Consultant) as the preferred consultant based on their presentation, project's understanding and methodology, past projects with the City, personnel experience, and their vision for Eucalyptus Park.

Scope of Work

The scope of work includes the preparation of a Project Master Plan, 100% Construction Documents, and Construction Administration. The proposed Design Project Schedule anticipates the Consultant's work taking approximately 12 months.

Contract Payment

The total cost of the contract for consulting services for the Project is \$516,433.

DECISION-MAKER CONFLICT

Staff has reviewed the property holdings of the City Council members and has found that, Council member John McCann has real property holdings within 1,000 feet, but beyond 500 feet, of the boundaries of the property which is the subject of this action. Staff has determined that the decision would change the parcel's development potential, income-producing potential, highest and best use, character, and/or market value. Consequently, pursuant to California Code of Regulations Title 2, sections 18700 and 18702.2(a)(8), this item presents a disqualifying real property-related financial conflict of interest under the Political Reform Act (Cal. Gov't Code § 87100, et seq.) for the above-identified member.

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 State Grants Fund, Grant Contract SW-37-015, Projects PRK0340 and GGV0262. The project budget is summarized in the table below.

Description	Amount
Design & Other Soft Costs	\$ 1,190,000
Construction Costs	
Perimeter Path & Fitness Equipment	650,000
Dog Park/Stormwater Channel Improvements	600,000
Skate/Scooter Plaza/Bike Skills Features & Playground Equipment	800,000
Interactive Water Feature	800,000
Recreation Building Renovations	750,000
Lighted Artificial Turf Multipurpose Field	1,100,000
Lighting/Drinking Fountains/Fencing	450,000
Lighted Pickleball Courts	550,000
Parking & Surfacing	250,000
Construction Cost Subtotal	5,950,000
Total Cost	7,140,000
Grant Funds Awarded	\$ 7,140,000

Per Council Resolution No. 2022-100, Fiscal Year 2021/2022 budget was amended to establish a Capital Improvement Program (CIP) project, "Eucalyptus Park (PRK0340)". The total cost of the proposed contract for consulting services for the Project is \$516,433. Sufficient funds have been appropriated to PRK0340 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 the State Grants Fund, Grant Contract SW-37-015, Projects PRK0340 and GGV0262.

Per Council Resolution No. 2022-100, Fiscal Year 2021/2022 budget was amended to establish a CIP project, “Eucalyptus Park (PRK0340)” and appropriate funds.

Upon completion, the General Fund will be responsible for the ongoing operation and maintenance of the park. While this is an existing park, the grant funds will significantly increase the quality of amenities at Eucalyptus Park, and it is likely that these new amenities will result in increased General Fund support costs. Additional analysis of ongoing maintenance costs will be presented in conjunction with the construction contract award.

ATTACHMENTS

1. Project Location Map
2. Statewide Parks Grant Contract SW-37-015
3. Two-Party Agreement

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