



CITY COUNCIL STAFF REPORT



April 14, 2026

ITEM TITLE

Contract Amendment: Approve an Amendment to the Consultant Services Agreement with Dudek to Provide Civil Engineering Services and Planning Services and Appropriate Funds for that Purpose

Report Number: 26-0074

Location: 2800 Olympic Pkwy, Chula Vista, CA 91915

Departments: City Manager; Development Services; and Parks and Recreation

G.C. § 84308 Regulations Apply: Yes

Environmental Notice: The activity is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15262 (Feasibility and Planning Studies).

Recommended Action

Adopt a resolution: 1) Approving an amendment to the Consultant Services Agreement with Dudek to Provide Civil Engineering and Planning Services, increasing the initial term of three (3) years not-to-exceed amount from \$750,000 to \$1,200,000, with options to extend for two (2) additional one-year terms with a not to exceed of \$250,000 for each additional term, for a total potential contract amount of \$1,700,000; and 2) Amending the fiscal year 2025-26 budget by appropriating funds for the Chula Vista Elite Athlete Training Center Master Plan and the Rohr Park Master Plan. **(4/5 Vote Required)**

SUMMARY

The City Council previously approved on-call consultant agreements, including an agreement with Dudek for civil engineering and planning services. The proposed amendment would increase the initial term of the contract's capacity of the Dudek agreement from \$750,000 to \$1,200,000 to allow for additional services through June 30, 2027. The requested contract capacity increase will support the preparation of the Chula Vista Elite Athlete Training Center (CVEATC) Master Plan, the expanded scope of the Rohr Park Master Plan, and other as-needed professional services.

Separately, this item includes a budget appropriation to fund preparation of the CVEATC Master Plan and additional work associated with the Rohr Park Master Plan. Both planning efforts will establish long-term visions and implementation frameworks and will be brought back to the City Council for consideration upon completion.

ENVIRONMENTAL REVIEW

The proposed activity has been reviewed for compliance with the California Environmental Quality Act (CEQA) and it has been determined that the project is statutorily exempt from CEQA pursuant to State CEQA Guidelines Section 15262 (Feasibility and Planning Studies) because the proposed activity involves only feasibility and planning studies for possible future actions which the agency, board, or commission has not approved, adopted or funded. Thus, no further environmental review is required.

BOARD/COMMISSION/COMMITTEE RECOMMENDATION

Not applicable

DISCUSSION

On May 14, 2024, the City Council approved a list of on-call consultant agreements in the areas of Civil Engineering, Construction Cost Auditing, Housing & Homeless Services, Landscape Architecture Engineering, Planning, and Special District Formation & Financial Consulting. These agreements have an initial three-year term with a not-to-exceed amount of \$750,000, with options for two (2) additional one-year extensions of \$250,000 each, for a total potential contract amount of \$1,250,000.

The proposed amendment increases the not-to-exceed amount for the Dudek agreement to \$1,200,000 through June 30, 2027, with the total potential contract value increasing to \$1,700,000 if all extension options are exercised. This increase provides additional contract capacity to support City of Chula Vista ("City") projects, including the CVEATC Master Plan, the Rohr Park Master Plan, as well as other as-needed services across departments.

The amendment does not commit funding but allows the City to authorize work under the agreement as needed.

Chula Vista Elite Athlete Training Center Master Plan (CVEATC)

The City Council approved a Facilities Operations Agreement with Elite Athlete Services, LLC on December 16, 2025, to manage and operate the CVEATC and to support long-term planning efforts for the site, which includes preparation of a CVEATC Master Plan. The CVEATC Master Plan will establish a long-term vision for the approximately 155-acre campus, including future land use, facility improvements, operational strategies, and potential public-private partnerships.

The planning effort will include:

- Evaluation of facility conditions and future needs
- Identification of opportunities for expanded programming and revenue generation
- Community and stakeholder engagement
- Development of implementation strategies and phasing

In addition to establishing a long-term vision for the site, a key objective of the CVEATC Master Plan is to expand and enhance community access to the facility. This includes identifying opportunities for broader public use, programming, and amenities that strengthen the Center's role as a community asset. The Master Plan will also evaluate opportunities for public-serving uses that provide an extraordinary public benefit and contribute to the community fabric, with an emphasis on ensuring long-term public access.

City staff solicited proposals from multiple on-call consultants and selected Dudek based on their experience with large-scale master planning, including similar campus and regional planning efforts. This effort is expected to cost \$750,000.

Rohr Park Master Plan

Since initiation of the Rohr Park Master Plan, it has been determined that additional work is necessary to complete a full environmental review in compliance with the California Environmental Quality Act (CEQA) and to advance a comprehensive review of the golf course and northeastern section of Rohr Park. The environmental review will evaluate potential impacts associated with proposed improvements and identify appropriate mitigation measures. The review of the golf course will include a detailed assessment of existing conditions and potential enhancements that align with long-term park use and operational considerations.

The proposed increase in scope will allow Dudek to complete the environmental analysis, refine design concepts, and ensure that the Rohr Park Master Plan provides a clear and implementable framework for future improvements. This additional work will support informed decision-making by the City Council and ensure the project is consistent with regulatory requirements and community expectations. The additional cost for this work is estimated to total \$250,000.

The CVEATC Master Plan and Rohr Park Master Plan will be presented to the City Council for review and approval when complete.

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

The proposed amendment to increase the contract capacity of the Dudek on-call agreement does not, in itself, result in a fiscal impact, as expenditures will occur only if and when services are authorized.

The fiscal impact associated with the Chula Vista Elite Athlete Training Center Master Plan is estimated at \$750,000 and the fiscal impact associated with the proposed increase in scope for the Rohr Park Master Plan is estimated at \$250,000, for a combined estimated cost of \$1,000,000. These estimates includes contingency funds to address potential scope adjustments and unforeseen needs.

Staff recommends appropriating \$920,959 in the fiscal year 2025-26 budget to support these planning efforts, as detailed in the table below.

Fund/Department	Expenditures
Sunbow Park Benefit Fee (Fund 261)	\$ 250,000
CPF Benefit Funds (Fund 225)	670,959
Total Appropriation	\$ 920,959

The remaining \$79,041 needed to support these efforts is available in the current fiscal year General Fund budget but will require a transfer from the Supplies and Services category to the Non-CIP category of the Non-Departmental department, as detailed in the table below.

General Fund	Category	Expenditures
Non-Departmental	Supplies and Services	\$ (79,041)
Non-Departmental	Non-CIP Project Expenditures	79,041
Net Impact		\$ 0

ONGOING FISCAL IMPACT

There is no ongoing fiscal impact to the General Fund or Development Services Fund as a result of approving the amendment to the Dudek Agreement. Should services be required for a specific private development project, those services would be funded through the applicant’s deposit account.

Any future budgetary impacts associated with implementation of the CVEATC Master Plan and the Rohr Park Master Plan will be brought back to the City Council for consideration.

ATTACHMENTS

1. First Amendment to the Consultant Services Agreement with Dudek to Provide Civil Engineering Services and Planning Services
2. Original Consultant Services Agreement with Dudek to Provide Civil Engineering Services and Planning Services
3. Chula Vista Elite Master Plan Proposal
4. Rohr Park Master Plan Proposal – Additional Analysis
5. Rohr Park Master Plan Proposal – Original

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