



CITY COUNCIL AGENDA STATEMENT



August 14, 2018

File ID: 18-0339

TITLE

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING BIDS AND AWARDING A CONTRACT FOR CONSULTANT SERVICES TO PREPARE A DOWNTOWN PARKING MANAGEMENT STUDY TO CHEN RYAN ASSOCIATES IN AN AMOUNT NOT TO EXCEED \$151,449.00

RECOMMENDED ACTION

Council adopt the resolution.

SUMMARY

The Downtown Parking District was established in 1963 and consists of approximately 1,600 spaces in individually metered spaces, 6 metered parking lots, and one free public parking structure. As downtown Chula Vista emerges as a popular dining and entertainment district and sees new infill residential development moving towards construction, demands on parking have increased. To develop a comprehensive approach to managing parking in downtown, the City released a Request for Proposals to prepare a Parking Management Study to evaluate current parking conditions, assess current operational practices, estimate future parking demands, and develop strategies for meeting expected future parking needs in concert with existing and future mobility opportunities.

ENVIRONMENTAL REVIEW

The Director of Development Services has reviewed the proposed activity for compliance with the California Environmental Quality Act (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. Thus, no environmental review is required.

BOARD/COMMISSION/COMMITTEE RECOMMENDATION

City staff have presented the scope of work for the proposed Downtown Parking Management Study to the Third Avenue Village Association Board and incorporated their input in the RFP.

DISCUSSION

The City last commissioned a Downtown Parking Study in 2006 that was approved by City Council in 2007. Since that time the City Redevelopment Agency has sold 4 public parking lots for redevelopment. In addition, a number of recommendations made by the previous study were never implemented. A new

study will help refocus the City's downtown parking management efforts, provide new analysis of current and future parking demands given new and planned development; and suggest appropriate operational, financing, and technology strategies to support a vibrant downtown.

Because of the size, scope, and complexity of the Downtown Parking Management Study, staff conducted a RFP seeking qualified firms . Staff followed Chula Vista Municipal Code Section 2.56.110.C in the consultant selection process. As required, an RFP was prepared, advertised and posted on PlanetBids -- the City's third party bid platform. Over 200 vendors were notified, 36 downloaded the RFP. The City received four responses and all four were interviewed by a cross-departmental panel.

Downtown Parking Management Study Panel:

- Tiffany Allen – Assistant Director, Development Services
- David Bilby – Director, Finance
- Eric Crockett – Director, Economic Development
- Bill Valle – Director, Engineering & Capital Projects
- Kelly Broughton – Director, Development Services

The four respondents were:

- Chen Ryan Associates
- IBI Group
- Kimley Horn
- Walker Consultants

After careful review, the Panel selected Chen Ryan Associates to conduct the study. Their proposal, team qualifications, presentation, familiarity with Chula Vista, and answers to questions from the panel demonstrated that they were best qualified to conduct the project for the City. They also demonstrated their extensive experience working with municipal and other governmental agencies on similar projects. The amount for the consultant services performed shall not exceed \$151,499 (base contract of \$131,695 with a contingency if needed at the discretion of the City) .

DECISION-MAKER CONFLICT

Not Applicable – Not Site-Specific

Staff has reviewed the decision contemplated by this action and has determined that it is not site-specific and consequently, the 500-foot rule found in California Code of Regulations Title 2, section 18702.2(a)(11), is not applicable to this decision for purposes of determining a disqualifying real property-related financial conflict of interest under 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.

LINK TO STRATEGIC GOALS

The City's Strategic Plan has five major goals: Operational Excellence, Economic Vitality, Healthy Community, Strong and Secure Neighborhoods and a Connected Community. The Downtown Parking Management Study results will support Economic Vitality by helping the City to promote an environment for residents and businesses to prosper by facilitating appropriate access to parking.

CURRENT-YEAR FISCAL IMPACT

Funding for the Downtown Parking Management Study will be provided from revenue collected in the Downtown Parking District.

ONGOING FISCAL IMPACT

It is anticipated that ongoing funding to implement recommendations from the Downtown Parking Management Study will also be provided from revenue collected in the Downtown Parking District.

ATTACHMENTS

Attachment 1 – Request for Proposals – Downtown Parking Management Study

Attachment 2 - Contract with Chen Ryan Associates

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