



CITY COUNCIL AGENDA STATEMENT



March 26, 2019

File ID: 19-0050

TITLE

A. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AWARDING A DESIGN-BUILD AGREEMENT FOR THE DESIGN AND PRECONSTRUCTION PHASE (PHASE 1) WITH EC CONSTRUCTORS INC. FOR THE DESIGN OF FIRE STATIONS 5 AND 9 PROJECT (CIP NO. GGV0230)

B. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AMENDING THE FISCAL YEAR 2018/19 CIP PROGRAM BUDGET BY ESTABLISHING A NEW CIP PROJECT, "ORANGE PARK PARKING LOT IMPROVEMENTS (CIP# PRK0335)"; AND TRANSFERRING \$270,000 IN CIP FUND APPROPRIATIONS FROM REC0314 TO PRK0335 (4/5 VOTE REQUIRED)

C. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AMENDING THE FISCAL YEAR 2018/19 BUDGET AND APPROPRIATING FUNDS FOR APPROVED LAND ACQUISITION COSTS FOR THE FIRE STATION 9 SITE (4/5 VOTE REQUIRED)

RECOMMENDED ACTION

Council adopt the resolutions.

SUMMARY

On November 8, 2016, Chula Vista voters approved Measure P, authorizing a temporary ½ cent sales tax increase on retail sales within the City for a period of ten (10) years to address failing high priority infrastructure projects including Fire Stations Repairs and Replacement. Fire Stations 5 and 9 are among the busiest and poorest condition stations in the City, beyond their useful life, and in need of replacement.

In accordance with the Chula Vista Municipal Code, EC Constructors Inc. was selected to provide design and construction services for Fire Stations 5 and 9. New Fire Stations 5 and 9 will be located in the City of Chula Vista at 341 Orange Avenue and 1095 Alpine Avenue, respectively.

Construction of Fire Station 5 at 341 Orange Avenue will require a reduction in the number of available parking spots for the South Chula Vista Library. To offset the library parking spots that would be lost when the new fire station is constructed, the existing unimproved parking area at Orange Park will be paved. This lot will provide parking needed for both the South Chula Vista Library and Orange Park.

ENVIRONMENTAL REVIEW

The proposed Project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and it has been determined that the Project qualifies for a Categorical Exemption pursuant to the California Environmental Quality Act State Guidelines Section 15303 Class 3 (New Construction or Conversion of Small Structures); Section 15332 Class 32 (In-Fill Development Projects); and Section 15061(b)(3) 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 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

On August 14, 2018, Council adopted resolution 2018-182 accepting the FIRE FACILITY, EQUIPMENT, AND DEPLOYMENT MASTER PLAN ADDENDUM DOCUMENT. The master plan addendum included new service levels/response standards. Four new implementation strategies to achieve the new standards were set forth in the master plan addendum:

1. Implementation of Squads as a way to improve distribution of resources thereby enabling arrival of the first unit on scene to a fire or medical emergency within seven minutes 90% of the time.
2. Implementation of 4.0 staffing as a way to improve concentration of resources thereby enabling arrival of the Effective Response Force, consisting of 14 firefighters on scene within ten minutes, 90% of the time.
3. Retention and relocation of Fire Station 9 and relocation of Fire Station 5, as a result of analysis for operational necessity.
4. Policy for the retention of fire apparatus and purchase of equipment.

This project will accomplish strategy number 3 by relocating and replacing Fire Stations 5 and 9. According to the master plan addendum, Fire Stations 5 and 9 are the second and third busiest stations in the city and are also in the poorest condition. According to Fire Department's research and analysis, relocating and replacing Fire Stations 5 and 9 will improve response times.

The locations of the proposed new stations were extensively researched and computer software technology called ADAM (Apparatus Deployment Analysis Module) was utilized to determine the optimum sites that provided the most reduction in response times.

The scope, size, and features of the proposed Fire Stations 5 and 9 were analyzed by City staff from the Fire Department, the Department of Engineering & Capital Projects, and the City Manager's office. The Fire

Department's present and future functional needs, technical constraints and feasibility, and budget were considered in developing the project design criteria. Both new stations will be either one (1) or two (2) stories, as suitable to the project site, with three (3) large apparatus bays, eight (8) dorms, four (4) individual offices, and other required spaces as specified in the Program Document. The stations will be between approximately 11,500 square feet and 12,500 square feet in size.

On November 6, 2018, the Department of Engineering & Capital Projects issued a Request for Proposals (RFP) to a list of prequalified Design-Build firms pursuant to § 2.57 of the City's Municipal Code for the design and construction of Fire Stations 5 and 9.

The following companies were sent requests for proposals: EC Constructors Inc., Erickson-Hall Construction Co., Burge Corporation, C.W. Driver LLC., and Balfour Beatty Construction, LLC. Two qualified companies responded to the RFP.

A five-member panel comprised of qualified City staff from the Fire Department, Department of Engineering & Capital Projects, and Development Services and a City-retained consultant evaluated the proposals. Following the review of the proposals, interviews were scheduled with the prequalified firms. On February 26, 2019, the Design/Build teams were interviewed and their presentations and proposals were scored by the City evaluation panel. EC Constructors Inc. was selected as the firm which represented the best value to the City, based on the scoring criteria set forth in the RFP.

In accordance with § 2.57.030.C of the City's Municipal Code provisions on Collaborative Design-Build/Progressive Design-Build, the project will be completed in two contract phases: (1) a design and preconstruction phase and (2) a final design and construction phase. During Phase 1 the design will be developed and a Guaranteed Maximum Price (GMP) for the project will be established. If an agreement is reached on the GMP, EC Constructors Inc. and the City will execute the Phase 2 contract to finalize the design and construct the station. Staff will return to Council for approval of the Phase 2 Contract.

The best value proposal for the "Fire Stations 5 & 9 Project (CIP NO. GGV0230)" was submitted by EC Constructors Inc. As part of their proposal, EC Constructors Inc. submitted a fee proposal of \$1,291,594 for the Phase 1 portion of the contract for design and preconstruction services. In accordance with best practices for selection in Design-Build procurement, the fee proposal was not the primary criteria used in selection; the fee was evaluated and determined to be reasonable. Staff reviewed the proposal and determined that the proposal package is complete, with no errors or omissions.

Staff recommends accepting the proposals and awarding the contract to EC Constructors Inc. in the amount of \$1,291,594. EC Constructors Inc. is currently an active licensed Class A, General Engineering Contractor and Class B, General Building Contractor, (License No. 585677), and has performed similar work in the City. Their license status is current and active per the State of California Department of Consumer Affairs Contractor State License Board.

Disclosure Statement - Attachment 1 is a copy of the Contractor's Disclosure Statement.

Staff also recommends approval of Resolution C to amend the FY 2018/19 Budget and appropriating funds for approved land acquisition costs for the proposed Fire Station No. 9 located at 1095 Alpine Avenue.

DECISION-MAKER CONFLICT

Staff has reviewed the property holdings of the City Council members and has found no property holdings within 1000 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)(11), 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.

LINK TO STRATEGIC GOALS

The replacement of Fire Stations 5 and 9 supports the Healthy Community and Strong and Secure Neighborhoods goals as it improves the Fire Department's ability to Protect Life, Environment & Property within the City of Chula Vista.

CURRENT-YEAR FISCAL IMPACT

Approval of Resolution A will approve a Design Build agreement with EC Constructors Inc. for design of Fire Stations 5 and 9 for \$1,291,594. Measure P funding for the proposed replacement of Fire Station 5 and Fire Station 9 is budgeted in CIP GGV0230 at \$19.2 million. This includes the estimated cost of construction, design, staff time reimbursements, consultant management and contingencies. Staff will return in the fall of 2019 with updated estimated construction costs and a recommended guaranteed maximum price (GMP) for City Council consideration. Based on initial estimates, there are sufficient Measure P funds allocated to the project.

Approval of Resolution B will establish new CIP PRK0335 and transfer \$270,000 in CIP funds from REC0314, Citywide Park Improvements within SDG&E Rights of Way to PRK0335. Sufficient funds are available for said transfer.

Approval of Resolution C will establish an appropriation of \$530,000 to the General Fund in Non-Departmental for negotiations and settlement expenses related to the acquisition of the Fire Station 9 site, and appropriating \$530,000 in excess revenues in the General Fund that includes \$447,000 from Property Tax in Lieu of Motor Vehicles License Fee (VLF) and \$83,000 in prior year Sales Tax revenues. It is anticipated that the General Fund will be recover these funds through the sale of the existing Fire Station 5 and 9 parcels at a future date.

ONGOING FISCAL IMPACT

Upon the completion of the project, routine maintenance of the buildings will be required.

ATTACHMENTS

1. Contractor's Disclosure Statement.

Staff Contact: Jonathan Salsman