



CITY COUNCIL AGENDA STATEMENT



May 11, 2021

File ID: 21-0020

TITLE

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROPRIATING \$600,000 FROM THE MEASURE P SPENDING PLAN TO CIP GGV0247 FOR DESIGN AND PRE-CONSTRUCTION SERVICES FOR SEGMENT 3 OF THE LOMA VERDE RECREATION CENTER PROJECT **(4/5 VOTE REQUIRED)**

RECOMMENDED ACTION

Council adopt the resolution.

SUMMARY

On April 7, 2020, the City Council adopted Resolution No. 2020-075 approving an agreement with EC Constructors, Inc. for design and pre-construction services for portions of the Loma Verde Recreation Center (the "Center") located at 1420 Loma Lane, Chula Vista. The Design-Build team has now completed the proposed design and pre-construction services for segments 1 and 2 of the project. This action requests an amendment to the FY 2020/2021 CIP program budget to appropriate \$600,000 for the design and pre-construction services for segment 3 of the project.

ENVIRONMENTAL REVIEW

The Director of Development Services has reviewed the proposed Project for compliance with the California Environmental Quality Act (CEQA) and has determined that the Project qualifies for a Categorical Exemption pursuant to State CEQA Guidelines Section 15301 Class 1 (Existing Facilities), Section 15302 Class 2 (Replacement or Reconstruction), Section 15303 class 3 (New Construction or Conversion of Small Structures), and Section 15304 Class 4 (Minor Alterations to Land) because the proposed actions would not result in a significant effect on the environment, create a cumulative impact, damage a scenic highway, or cause a substantial adverse change in the significance of a historical resource. Thus, no further environmental review is required.

BOARD/COMMISSION/COMMITTEE RECOMMENDATION

Park and Recreation Commission

The Parks and Recreation Commission reviewed the project during their meeting held on January 21, 2021 and voted unanimously to approve the design for segments 1 and 2 of the Center. During the meeting, there were some items of discussion that the Commissioners would like the team to consider during the construction documents phase, including, but not limited to, lockable cubbies, solid doors in changing rooms

and showers in lieu of curtains, fixtures in accordance with water saving regulations, and noise mitigation between dance rooms if possible.

Measure P Citizens' Oversight Committee (COC)

On April 22, 2021, the COC recommended approval of the Measure P spending plan for fiscal year 2021/22 through fiscal year 2026/27 by a vote of 13-1 including appropriating funds to construct segments 1 and 2 of the Center and to complete the design and preparation of construction documents for the Center's segment 3. Project funding recommended to date by the COC totals \$16.22 million.

DISCUSSION

Background Information

The Center is located at 1420 Loma Lane, Chula Vista and is among the busiest recreation centers in the southwestern area of the City and is in great need of replacement (Attachment 1, pages 2 through 4).

The Center is within the Loma Verde Park, a 6.28-acre neighborhood park built in 1974-75 which has a playground, associated parking, and open space areas. The Center currently has a large main hall with a kitchen for community events, and offers recreation classes, supervised activities for children, and a variety of amenities. In addition, it has an outdoor heated pool, 50 meters by 25 yards, with an accessible ramp offering a wide variety of programs for youth, adults, and senior citizens. This past year, the services provided at the Center were modified due to the COVID-19 pandemic.

Over the last 40 plus years, the Center has been remodeled and repaired as needed to suit individual needs but with a lack of comprehensive vision. As needs arose and repairs and maintenance were scheduled, it became clear that repair and maintenance might not be enough to fix the increasing number of problems in the building. The Center went through renovations in 2000 to improve accessibility for persons with disabilities, and in 2002 to renovate the pool; however, sections of the Center have fallen into disrepair due to limited maintenance funding.

Due to its failing infrastructure, including a leaky roof, broken floor tiles, outdated bathroom fixtures, and more, the City pursued opportunities to obtain funding for the design and construction of the Center.

Measure P Funding for Planning Effort

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.

On April 25, 2019, the Measure P Citizens' Oversight Committee (COC) recommended approval of the Measure P spending plan allocating funds to design the Center's Segment 1. On June 4, 2019, City Council approved the Infrastructure, Facilities and Equipment Expenditure Plan allocating funds to improve public facilities, including Recreation Centers.

Subsequently, on October 22, 2020, staff presented information to the COC about the progress made to date on the design of the Center, and the need to design the Center's Segment 2 concurrently with Segment 1. The COC recommended approval of additional funds to design Segment 2, and on December 3, 2020 the additional funding was approved by the City Council.

On April 22, 2021, the COC recommended approval of the Measure P spending plan for FY21/22 through FY 26/27 by a vote of 13-1 including appropriating funds to construct segments 1 and 2 of the Center and to complete the design and preparation of construction documents for the Center's segment 3. Project funding recommended to date by the COC totals \$16.22 million.

Program Concept

In order to create a list of priorities and desires for the Center, City staff collaborated with Davy Architecture to engage the community and to develop a Program level Concept for the Center (Attachment 1, page 9).

The City employed the following methodologies to engage residents in identifying, prioritizing, and selecting recreational features for the Center:

- Public meetings at various community events and discussion groups employing preference exercises that allowed residents to prioritize amenities out of a total of thirteen amenity choices. Attendees worked in groups to design and provide input for the facility. In addition, a tour of the existing facility was offered (Attachment 1, pages 6 and 7).
- Online Survey - An online survey was made available in both English and Spanish via the City's website and posted on social media. It was also emailed to all persons subscribed to receive City notices and newsletters. The purpose of the survey was to determine preferences for programming areas, relative importance of various amenities, and to gauge interest in different types of programming for all age groups (Attachment 1, page 8).

Design Development

In order to develop the Program level Concept into a design, the City issued a Request for Proposals (RFP) to a list of prequalified Design-Build firms pursuant to Chapter 2.57 of the City's Municipal Code for the design of the Center. On April 7, 2020, the City Council approved Resolution No. 2020-075 to enter into an agreement with EC Constructors, Inc. for the design and pre-construction services for portions of the Center.

EC Constructors' team, including Jeff Katz Architecture, has significant experience working on construction projects within the City of Chula Vista, including the City's Design-Build Fire Stations 5 & 9 and award-winning Millenia Fire Station. Jeff Katz has worked on various City recreation centers including the Salt Creek Community Center in Eastlake.

City staff and the design team held two virtual public workshops on July 27, 2020, and November 30, 2020, to share the schematic concepts and obtain input from the participants. Invitations were mailed to residents and owners within a 500' radius of the site, and it was advertised in the Star News and the City's website. A total of 36 community members joined the virtual meetings (30 English/ 6 Spanish) and submitted questions

through the chat icon which were answered during the presentations. The presentations were given in English, and simultaneously translated to Spanish for those members that joined the presentations through the Spanish link.

Input from the community during the virtual public meetings helped refine the schematic concepts and develop the Center's design (Attachment 1, page 13).

Segments 1 and 2

The project includes the demolition and re-construction of approximately 20,000 square feet of the Center and will feature a new multi-purpose gymnasium, dance rooms, crafts room, fitness room, game room, hard courts, restrooms, changing rooms, staff offices, lifeguard staff room, and break room (Attachment 1, pages 14 through 29).

The contemporary design of the Center enhances the user experience with a well-defined and welcoming entry canopy and signage, improved accessibility, and state-of-the art recreation amenities. A visually enhanced single point of entry will provide access to the recreation center functions, as well as controlled access to the existing pool deck and aquatic spaces. Recreation Staff worked closely with the team to design a single point of entry for operational efficiency. The improved functional layout of the building includes flexible spaces to accommodate and expand a variety of community programs, both existing and new (Attachment 1, page 18, 30 and 31)

Durable, low-maintenance materials such as concrete, masonry, porcelain tile, and luxury vinyl planks were chosen for their aesthetics, as well as their ability to withstand the wear and tear typically experienced in recreation facilities. The complementary color palette of teal and copper tones provides a bright and inviting backdrop for this lively new community center (Attachment 2).

Design of Segment 3

A high-level masterplan study of the Center's segment 3, which includes a portion of the aquatic area, pool and deck, was created to analyze the relationship between the various areas of the Center (Attachment 1, page 32). Complete design and construction documents for this portion of the Center were not included with the originally contracted scope of the project; however, in response to the great need to rebuild a complete Center and provide the community with improved services, Staff recommends continuing to refine the high-level masterplan concept to create a complete design and construction documents for the remaining portion of the Center.

The additional work proposed under segment 3 includes replacing the balance of the existing building to create space for new pool mechanical equipment, wet and dry storage, and a classroom space. Additionally, the existing pool shell would be utilized and expanded to create two bodies of water – a zero depth entry therapy/teaching pool and a separate 50-meter competition pool as well as associated deck replacement, and new aquatics equipment. There is still significant programming and schematic design work to be done on this portion of the project. Staff has received a fixed fee for these additional services which constitutes full and complete compensation for providing design and pre-construction services of segment 3. The

proposed appropriation in this action is sufficient to cover the proposed fixed fee. If the appropriation is approved by Council, staff will proceed to execute an amendment to the contract for these services.

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

Measure P funding for the design and pre-construction services of the Center's segments 1 and 2 is budgeted in CIP GGV0247.

Additional Measure P funding is being requested with this item for design and pre-construction services of the Center's segment 3. Approval of the resolution will appropriate of \$600,000 in Measure P funds to CIP GGV0247 in the current fiscal year.

ONGOING FISCAL IMPACT

The construction cost for segments 1 and 2 is roughly estimated to total \$15 million. Full funding for construction of segments 1 and 2 has been recommended by the Measure P COC and will be brought forward to the City Council for consideration in conjunction with the fiscal year 2021-22 regular budget process.

The construction of segment 3 is currently estimated to total between \$8 - \$10 million. EC Constructors will continue to refine the construction cost estimate during the project's design process. The City is actively pursuing funding for the construction of the final segment of the Project and appropriation of funds will be presented for Council consideration in the future.

Upon the construction of the project, routine maintenance of the building will be required.

ATTACHMENTS

1. Loma Verde Recreation Center, Segments 1 and 2
2. Materials board

Staff Contact: Patricia Ferman, Principal Landscape Architect, Development Services Department