



CITY COUNCIL AGENDA STATEMENT



May 21, 2019

File ID: 19-0114

TITLE

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A FOUR PARTY AGREEMENT FOR THE PREPARATION OF A SPORTS COMPLEX FEASIBILITY STUDY BETWEEN THE CITY OF CHULA VISTA, FLAT ROCK LAND COMPANY, LLC, HOMEFED OTAY LAND II, LLC AND SPORTS FACILITIES ADVISORY, LLC

RECOMMENDED ACTION

Council adopt the resolution.

SUMMARY

In February 2017, the City entered into two Public Benefit Agreements (PBAs) with HomeFed (representing its subsidiaries; Flat Rock Land Company, LLC, Otay Land Company, LLC and HOMEFED VILLAGE III MASTER, LLC) to begin the analysis of a potential park land exchange. After reviewing a number of technical studies on the potential park site in the Otay River Valley (Attachment 1), the next step in the process is to prepare a Feasibility Study. In May 2018, a Request for Proposal (RFP) was circulated for professional consultant services to prepare a Sports Complex Feasibility Study. After reviewing the submittals and interviewing the top candidates, staff recommends that Council approve an agreement with Sports Facilities Advisory, LLC for the preparation of the feasibility analysis. HomeFed will fund all consultant expenses associated with the preparation of the feasibility analysis.

ENVIRONMENTAL REVIEW

The Director of Development Services has reviewed the proposed contract approval 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; therefore, pursuant to Section 15060(c)(3) of the State CEQA Guidelines the activity is not subject to CEQA. In addition, notwithstanding the foregoing, the Director of Development Services has also determined that the activity qualifies for an Exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act State Guidelines. Thus, no environmental review of contract approval is required.

BOARD/COMMISSION/COMMITTEE RECOMMENDATION

Not applicable.

DISCUSSION

On July 6, 2018, the City received proposals from seven (7) firms. The firms that submitted proposals and the proposed costs are listed below (in alphabetical order):

Firm	Cost Proposal
AECOM	\$125,100
Conventions, Sports and Leisure (CS&L)	\$79,500
GreenPlay, LLC	\$89,999
Hunden Strategic Partners	\$88,000
Stone Planning LLC	\$129,595
Sports Facilities Advisory, LLC (SFA)	\$65,625
Victus Advisors LLC	\$49,950

On July 7, 2018, the City Manager approved the formation of the selection committee to review the proposals in accordance with CVMC Section 2.5.110 (C), that included the following members:

- Tracy Lamb, Director of Community Services
- Tiffany Allen, Assistant Director of Development Services
- Scott Donaghe, Principal Planner, Development Services
- Mark Caro, Landscape Architect, Development Services
- Bob Penner, HomeFed

The selection committee reviewed, evaluated and ranked the submitted written proposals subject to the following criteria:

- Proposed Services and Methodology
- Responsiveness to Request
- Project Cost
- Experience Related to This Request
- Client Reference Information

Based on the above review by the selection committee, AECOM, CS&L and SFA were invited to interview. The interviews were held on Monday, August 27, 2018 and Tuesday, September 4, 2018. The selection committee interviewed and ranked the top three firms. The initial outcome of the interviews was a tie for first place between AECOM and SFA, with CS&L coming in second place. Because of the significant discrepancy in proposed costs, staff asked AECOM to review their proposal to identify any possible savings. Staff also asked SFA to review their proposal and add a local architectural firm to the team. AECOM reviewed their proposal and was able to reduce their proposed cost to \$111,400. SFA added a local architectural firm to their proposal for a new proposed cost of \$73,125.

After an in-depth review of the finalists, the selection committee concluded that SFA should be ranked as the number one preference based on the consultant's understanding of the RFP, responsiveness to the request and their unique experience of not only planning facilities, but also managing similar sports complex facilities throughout the country. Since their inception in 2003, SFA has served more than 1,000 communities by planning sports, recreation and events centers while keeping financing in mind.

In addition to the negotiated base price of \$73,125, staff has included a 25% contingency fee (\$18,281.25) should additional work be necessary and a maximum of \$7,500 for travel, bringing the total “not to exceed” amount of the contract to \$98,906.25. These costs will be funded in full by HomeFed.

Staff recommends that Council adopt the resolution approving the consultant services agreement between the City, Flat Rock Land Company, LLC, HomeFed Otay Land II, LLC and Sports Facilities Advisors, LLC (Attachment 2).

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

All costs incurred preparing and processing the contract for the feasibility study and all supporting documents were funded by HomeFed via a developer deposit account, resulting in no net impact to the General Fund or the Development Services Fund. All consultant costs resulting from the agreement will be borne by HomeFed via a developer deposit account.

ONGOING FISCAL IMPACT

All ongoing City expenses, including staff time and consultant services will be borne by HomeFed via a developer deposit account, resulting in no net impact to the General Fund or the Development Services Fund. Upon completion of the study, no ongoing costs will be incurred as a result of this action. An analysis of ongoing maintenance and operation costs associated with any future active recreational facilities resulting from this analysis will be considered in conjunction with future approval of land acquisition and/or facility construction.

ATTACHMENTS

1. Location Map
2. Four Party Agreement

Staff Contact: Scott Donaghe, Principal Planner