



CITY COUNCIL AGENDA STATEMENT



April 7, 2020

File ID: 20-0104

TITLE

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AWARDING THE DESIGN AND PRECONSTRUCTION PHASE (PHASE 1) AGREEMENT FOR THE LOMA VERDE RECREATION CENTER SEGMENT 1 PROJECT (CIP NO. GGV0247) TO EC CONSTRUCTORS, INC. IN AN AMOUNT OF \$1,028,413

RECOMMENDED ACTION

Council adopt the resolution.

SUMMARY

The Loma Verde Recreation Center (the "Center") is among the busiest recreation centers in the southwestern area of the City and is in the poorest condition, beyond its useful life and in great need of replacement.

The Center was built in the 1970's and over the last 40+ years, it has been remodeled and repaired as needed to suit individual needs but with a lack of comprehensive vision. As the 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 the building has. Due to the Center's failing infrastructure, such as leaky roof, broken floor tiles, outdated bathroom fixtures and more, the City pursued opportunities to obtain funding for the design and construction of the Center.

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, Staff presented information about the current conditions of the Center to the Measure P Citizens' Oversight Committee (COC) and the COC reviewed and recommended approval of the Measure P spending plan. On June 4, 2019, Council approved the Infrastructure, Facilities and Equipment Expenditure Plan allocating funds to improve public facilities, including Recreation Centers. With the allocated funding, Staff proposes to proceed with the design of the Center's Segment 1.

In August 2019, the City submitted a grant application for the Statewide Park Development and Community Revitalization Program (Council Resolution 2019-138) to obtain additional funding for the construction of the Project. However, the Project was not selected to receive grant funds. The City does not currently have adequate funding to complete the construction of the Project and will continue to pursue grant funding and/or other funding for the construction of the Project. Staff believes that proceeding with the design of

Segment 1 of the facility will increase our competitiveness in future grant opportunities. When the City secures funding for the construction, Staff will return to City Council for consideration and approval.

In accordance with the Chula Vista Municipal Code, EC Constructors Inc. was selected to provide design and pre-construction services for the Center.

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). Thus, no further environmental review is required.

BOARD/COMMISSION/COMMITTEE RECOMMENDATION

On April 25, 2019, the Measure P Citizens' Oversight Committee (COC) recommended approval of the Infrastructure, Facilities and Equipment Expenditure Plan allocating funding to improve public facilities, including Recreation Centers.

DISCUSSION

Background Information

The Center, located at 1420 Loma Lane, Chula Vista (Attachment 1), is among the busiest recreation centers in the southwestern area of the City and is in the poorest condition, beyond its useful life and in great need of replacement.

The Center was built in the 1970's and over the last 40+ years, it has been remodeled and repaired as needed to suit individual needs but with a lack of comprehensive vision. As the 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 the building has. Due to the Center's failing infrastructure, such as 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.

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, Staff presented information about the current conditions of the Center to the COC and the COC reviewed and recommended approval of the Measure P spending plan. On June 4, 2019, Council approved the Infrastructure, Facilities and Equipment Expenditure Plan allocating funds to improve public facilities, including Recreation Centers. With the allocated funding, Staff proposes to proceed with the design of the Center's Segment 1.

The Project

The Project generally consists of the design and pre-construction services for the existing Loma Verde Recreation Center, Segment 1.

The Center is within the Loma Verde Park, a 6.28-acre neighborhood park built in 1974-75 which also has a playground, park parking and open space areas. The Center serves the southwestern area of Chula Vista and is approximately 48,234 square feet featuring a large main hall with kitchen for community events. The Center's amenities include a game room with pool tables, air hockey, foosball, ping-pong, video games and cable TV. In addition, it offers a variety of supervised activities for children after school and a Tiny Tot Dual Immersions class for children ages 3-5 years, preparing them for kindergarten. Recreation classes include instruction in gymnastics, ballet, jazz/hip-hop, hula, martial arts, flag football, zumba, cardio dance, and line dancing.

The Center includes an Aquatic Center, 50 meters by 25 yards, and features a handicap access ramp. This heated outdoor pool is open year-round, offering a wide variety of programs for youth, adults and senior citizens.

The Center went through renovations in 2000 to improve the 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.

The City's goal is to develop a design for a community center that will meet the needs of members of all ages.

Project's Program Concept

In accordance with the Purchasing System Chapter of the Municipal Code (MC 2.56), City Staff obtained authorization from the City Manager to collaborate with Davy Architecture to engage the community and to develop a Program Concept for the Center (Attachment 2).

Community Engagement

The City employed the following methodologies to engage residents in identifying, prioritizing and selecting recreational features for the Center (Attachment 3).

- 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.

- Public events - At various community events, meetings, and discussion groups, the City employed 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.

The resulting Program Concept proposes to renovate the Center in two segments. The Design-Build Agreement is to design the Center’s Segment 1 as follows:

Lobby with Reception area	2,800 sq. ft.
Gymnasium with storage	5,400 sq. ft.
Kitchen	800 sq. ft.
Dance Room	1,600 sq. ft.
Fitness Room	1,000 sq. ft.
Game room	900 sq. ft.
Restrooms	500 sq. ft.
Hard courts	4,500 sq. ft.
Possible deck access	

Request for Proposals

On January 13, 2020, 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 and construction of the Center.

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. One qualified company responded to the RFP.

A three-member panel comprised of qualified City staff from the Department of Engineering & Capital Projects, Community Services, and Development Services evaluated the proposal and recommended acceptance of the proposal and awarding the Design and Pre-construction Phase 1 contract to EC Constructors Inc.

As part of their proposal, EC Constructors Inc. submitted a fee proposal of \$1,028,413 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.

In accordance with § 2.57.030.C of the City's Municipal Code provisions for Collaborative Design-Build/Progressive Design-Build, during Phase 1 the design will be developed and a Guaranteed Maximum Price (GMP) for the project will be established.

Staff recommends accepting the proposals and awarding the contract to EC Constructors Inc. in the amount of \$1,028,413. EC Constructors Inc. is currently an active licensed Class A, General Engineering Contractor and Class B, General Building Contractor, (License No. 585677), and has significant experience working on construction projects including the City’s Design-Build Fire Stations 5 & 9 and Millenia Fire Station. In addition, Jeff Katz Architecture has worked on various City recreation centers including the City’s Salt Creek Community Center. Their license status is current and active per the State of California Department of Consumer Affairs Contractor State License Board. Attachment 4 is a copy of the Contractor’s Disclosure Statement.

In August 2019, the City submitted a grant application for the Statewide Park Development and Community Revitalization Program to obtain additional funding for the construction of the Project; however, the Project was not selected to receive grant funds. The City does not currently have adequate funding to complete the construction of the Project and will continue to pursue grant funding and/or other funding for the construction of the Project. Staff believes that proceeding with the design of Segment 1 of the facility will increase our competitiveness in future grant opportunities. When the City secures funding for the construction, Staff will return to City Council for consideration and approval.

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)(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

Approval of the Resolution will approve a Design-Build agreement with EC Constructors Inc. for design and pre-construction services of the Loma Verde Recreation Center Segment 1 for \$1,028,413. Measure P funding for the proposed design and pre-construction services of the Center is budgeted in CIP GGV0247. The following is a summary of project costs:

PROJECT COSTS		
A. Phase 1 Contract		\$ 1,028,413
Programming	\$62,249	
Schematics	\$124,497	
Design Development	\$373,491	
Construction Documents	\$468,176	
B. Design Contingencies (Approx. 2.5% of DCCB)		\$ 200,000

PROJECT COSTS	
C. Staff time and misc. expenses, i.e., project management, outreach, meetings and presentation, plans review and approval, etc. (Approx. 3% of DCCB)	\$ 250,000
TOTAL	\$ 1,478,413

FUNDING SOURCE (ROUNDED)	
A. Fund: Measure P (GGV0247)	\$1,478,413
TOTAL	\$1,478,413

ONGOING FISCAL IMPACT

A total of \$10.5 million has been allocated from Measure P for the construction of Loma Verde over the 10-year expenditure plan period. Additional resources will be pursued through State grant funding opportunities. Upon the completion of the project, routine maintenance of the building will be required.

ATTACHMENTS

1. Project Location
2. Loma Verde Recreation Center Program Concept
3. Community Outreach
4. Contractor’s Disclosure Statement

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