



STAFF REPORT

DATE: NOVEMBER 20, 2018

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: BILL SMITH, CITY MANAGER

PREPARED BY: DEB FARRAR, COMMUNITY SERVICES DIRECTOR

SUBJECT: AWARD THE CONTRACT FOR THE COORDINATION & PROCESSING OF THE MITIGATED NEGATIVE DECK (MDN) FOR THE COLTON SOCCER COMPLEX IN THE AMOUNT OF \$284,235 AND APPROVE RESOLUTION R-114-18 AUTHORIZING AN ADDITIONAL APPROPRIATION OF \$84,235 FROM THE PARK DEVELOPMENT FUND FOR THIS PHASE OF THE PROJECT. RESOLUTION NO. R-114-18

RECOMMENDED ACTION

Staff recommends that the City Council take the following action:

1. Award contract for the Coordination & Processing of the Mitigated Negative Declaration (MND) for the Colton Soccer Complex in the amount of \$284,235
2. Approve Resolution R-114-18 authorizing an additional appropriation of \$84,235 from the Park Development Fund for this phase of the project
3. Authorize the City Manager to execute all contract necessary to proceed.

BACKGROUND

City Council, the Recreation & Parks Commission, and City Staff have identified the need for a regional soccer complex and community park within Colton to meet the growing needs of the community. Currently, the City of Colton does not own a single soccer or football field to serve its community of over 53,000 residents. The current youth soccer and football clientele, which numbers well over 1,000 participants, utilizes school district fields, which are few in number, and difficult to maintain due to the demand for use, as the result of a lack of alternatives. The Colton Soccer Complex will provide a primary location to facilitate usage by all of these participants, and ease the overuse of school district facilities, allowing better playing conditions for school sports.

The proposed Colton Soccer Complex will provide a safe, well-maintained park, containing sports facilities geared toward soccer and football experiences for Colton family members of all ages. The proposed park site is located within the City of Colton accessible via Congress Street, and close to Veterans Park and adjacent to the Santa Ana River and the Santa Ana River Trail. The proposed site encompasses several parcels of land (just under 40 acres), which are owned by the City. In order to make decisions on potential development options, funding options, and allocation of City resources for the project, in 2014 the City retained Integrated Consulting Group (ICG) to prepare a conceptual design of the proposed site and prepare a development strategy report.

In the spring of 2016, the City retained ICG to provide the next phase of the feasibility study regarding the Colton Soccer Complex. In 2016, ICG, provided the first phase of studies including determining what environmental issues existed and the potential impact, along studies to address the CEQA categories of hydrology, geology and hazardous materials, air quality/greenhouse gas, biological resources, cultural resources, traffic and circulation and noise. A secondary conceptual site plan was designed based on the results of the studies, which was approved by City Council on October 18, 2016.

In May of 2018, an updated concept plan was approved by City Council which was redesigned to avoid mitigation costs for the woolly-star and mammal species and be compatible with future Santa Ana River Retention Pond and the Environmental Habitat Conservation Area. It also addresses approved mitigation of the Guyaux Landfill area by positioning a parking lot over the landfill area. At the same meeting, \$200,000 was appropriated for the next phase of the project.

ISSUES/ANALYSIS

On August 14, 2018, staff issued a Request for Proposals for the Coordination & Processing of the Mitigated Negative Declaration (MND) for the Colton Soccer Complex. The bid and related documents were distributed to 21 Vendors through BidNet, past interest expressed, and the City's approved Consultant list. The Notice was additionally advertised in The Press Enterprise on August 18, 2018 and August 25, 2018. The bid due date was 4:00 p.m. on September 10, 2018 and was opened publically at the Community Services Administrative Offices, located at 670 Colton Avenue, Colton, CA 92324. Five proposals were received from Integrated Consulting Group, CASC Engineering & Consulting, PSOMAS, Lilburn Corporation, and Placeworks.

Staff from Public Works, Development Services and Community Services evaluated the bids based on meeting the Bid submittal requirements. Once evaluated individually, staff met on Monday, October 1, 2018 to discuss the two proposals with the highest combined scores, PSOMAS and Lilburn Corporation. Colton Municipal Code 3.018.070(f) allows for Contracts for Professional Services to be awarded to the contractor who will best serve the interests of the City, taking into account the demonstrated competence, professional qualifications and

suitability for the Project in general. Through the discussion of experience and contacting of references of municipal projects with similar size, staff concluded that PSOMAS best meets the submittal requirements with the most CEQA experience and fewest sub-contractors, therefore the successful bidder. Here are the final rankings:

1. PSOMAS
2. Lilburn Corporation
3. Integrated Consulting Group
4. CASC Engineering & Consulting
5. Placeworks.

On May 1, 2018, \$200,000 was appropriated from the Park Development Fund which was the estimated cost of the remaining studies and work necessary to obtain an MND. However, in June 2018, we received notice that CalRecycle had conducted its own report on the lateral extent of wastes related to the Guyaux Waste Disposal Site based on a review of historical aerial photographs and topographic maps, site reconnaissance and relevant background information. The focus was on evaluation of the northern and western waste extents since the results of the March 2017 Phase II Environmental Site Assessment, in their opinion, likely extends beyond the City of Colton property boundary. Further, they have determined that the secondary tract which was obtained by the City in August 2017 and not included in the Phase II ESA in March 2017, requires testing and studies to be included in the draft and final Mitigated Negative Declaration for the Colton Soccer Complex. This additional task area requires funding beyond what was appropriated in May 2018.

FISCAL IMPACTS

An appropriation from Park Development Fund in the amount of \$84,235 is necessary in the following account in order to facilitate the project:

Park Development Fund Professional Services Acct No 248-6200-6205-2350 \$84,235.

Once appropriated, the contract will be paid from Acct No. 248-6200-6205-2350 in the amount of \$284,235.

ALTERNATIVES

1. Provide alternative direction to staff.

ATTACHMENT

1. Colton Regional Soccer Complex and Community Park Concept Design, approved by City Council on May 1, 2018
2. R-114-18 Soccer Park MND
3. 11.20.2018 - PSA - PSOMAS