

RESOLUTION 2019-130

**RESOLUTION APPROVING AN AMENDMENT TO
THE FY 2019-2023 CAPITAL IMPROVEMENT
PROGRAM TO INCREASE THE SITE PREPARATION
AT CHULA VISTA BAYFRONT PROJECT BUDGET
BY \$2,000,000 TO BE FUNDED FROM THE
DISTRICT'S CUMULATIVE UNRESTRICTED
RESOURCES**

WHEREAS, the San Diego Unified Port District (District) is a public corporation created by the Legislature in 1962 pursuant to Harbors and Navigation Code Appendix I (Port Act); and

WHEREAS, Board of Port Commissioners (BPC) Policy No. 120 authorizes the BPC to consider out-of-cycle project requests; and

WHEREAS, the Site Preparation at Chula Vista Bayfront (P0460) project (CVB Site Preparation Project) was established as a Capital Improvement Program (CIP) project in April 2011 to support the real estate redevelopment planning of the Chula Vista Bayfront Master Plan (CVB); and

WHEREAS, the original CVB Site Preparation Project was established to provide concept engineering plans for streets and parcels, sewer, water, storm drain and other utility master plans and assistance in updating costs estimates and implementation schedules; and

WHEREAS, since then, the tasks associated with the CVB Site Preparation Project have increased to include buyout of the existing recreational vehicle (RV) park lease agreement, design coordination and review of tenant projects, design and outreach for Sweetwater and Harbor Parks, soil import projects, and implementation of the Sweetwater Bicycle Path and Promenade project; and

WHEREAS, to date, the CVB Site Preparation Project has funded the design guidelines for the CVB, design and construction related to soil import on the CVB, preliminary outreach and pre-design for the Harbor Park and Sweetwater Park, and oversight related to the design of various public infrastructure; and

WHEREAS, the CVB Site Preparation Project budget now stands at \$17,713,937, which includes funds received from an Urban Greening Grant for the Sweetwater Path and one-time SDG&E Relocation Fee; and

WHEREAS, the District, the City of Chula Vista (City) and RIDA Chula Vista, LLC (RIDA) are parties to a Disposition and Development Agreement dated May 7,

2018 filed by the District Clerk as Document No. 68398 (DDA), which sets forth a closing timeline that will result in a close of escrow where financing for the resort hotel and convention center project (RHCC) to be constructed on Parcel H-3 and related public infrastructure (Phase 1A Improvements) will be issued and construction of the RHCC and Phase 1A Improvements will commence; and

WHEREAS, while it is anticipated that some of the funds from the close of escrow may be applied toward the cost of the Phase 1A Improvements, the District must move forward with the construction of the various facets of the CVB in preparation for such closing and to serve ongoing developments such as the RV park currently under construction on Parcel S-1 by Sun Chula Vista Bayfront RV LLC (Costa Vista RV Park); and

WHEREAS, to date, actual cost and committed amounts equal \$17,574,342, comprised of \$15,871,930 for external consultant and contractor costs and \$1,702,412 for internal labor costs, leaving a remaining balance of \$139,595 available for future costs and commitments; and

WHEREAS, to continue the ongoing CVB Site Preparation Project efforts, staff is requesting a \$2,300,000 budget increase, \$2,000,000 for external costs and \$300,000 for internal labor costs, to provide funding for project costs until the close of escrow; and

WHEREAS, this funding will be used to review the designs for Phase 1A Improvements for the CVB, fund the designs and studies needed to obtain Coastal Development Permits for Harbor Park and Sweetwater Park, complete the construction of the Sweetwater Bicycle Path and Promenade project, provide ongoing construction oversight of the Costa Vista RV Park, and complete design of the Interim Grading Improvements for Parcel H23; and

WHEREAS, approval of this action will amend the FY 2019-2023 CIP to increase the CVB Site Preparation Project budget by \$2,000,000 for external costs; and

WHEREAS, funding for this budget amendment is available from the District's cumulative unrestricted resources; and


WHEREAS, the staff committee for the CIP has reviewed and recommends this out-of-cycle project request; and

WHEREAS, staff recommends that the BPC approve an amendment to the FY2019-2023 CIP to increase the CVB Site Preparation Project budget by \$2,000,000 to be funded from the District's cumulative unrestricted resources.

NOW, THEREFORE, BE IT RESOLVED by the Board of Port Commissioners of the San Diego Unified Port District that the FY 2019-2023 Capital


Improvement Program is hereby amended to increase the Site Preparation at Chula Vista Bayfront (P0460) project budget by \$2,000,000 to be funded from the San Diego Unified Port District's cumulative unrestricted resources.

APPROVED AS TO FORM AND LEGALITY:
GENERAL COUNSEL



By: Assistant/Deputy

PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 5th day of November, 2019, by the following vote:

AYES: Bonelli, Castellanos, Malcolm, Merrifield, Moore, Valderrama, and Zucchet
NAYS: None.
EXCUSED: None.
ABSENT: None.
ABSTAIN: None.


Garry J. Bonelli, Chairman
Board of Port Commissioners

ATTEST:


Donna Morales
District Clerk

(Seal)