



Legislation Text

File #: 2019-0458, Version: 1

DATE: March 10, 2020

SUBJECT: RUOCCO PARK MAINTENANCE SERVICES

RESOLUTION SELECTING AND AUTHORIZING AN AGREEMENT WITH NATURESCAPE SERVICES, INC. TO PERFORM FULL-SERVICE FACILITY PREVENTIVE AND ROUTINE MAINTENANCE SERVICES AT RUOCCO PARK FROM JULY 1, 2020 THROUGH JUNE 30, 2025 FOR AN AMOUNT NOT TO EXCEED \$705,241.24. ALL FUNDS REQUIRED FOR FUTURE FISCAL YEARS WILL BE BUDGETED IN THE APPROPRIATE FISCAL YEAR, SUBJECT TO BOARD APPROVAL UPON ADOPTION OF EACH FISCAL YEAR'S BUDGET.

EXECUTIVE SUMMARY:

The San Diego Unified Port District (District) contracts for maintenance services at Ruocco Park. Services include lawn and landscape maintenance, pest control, irrigation, litter pickup, trash removal, recycling separation, janitorial services, hardscape cleaning and weed control in landscape and hardscape areas.

Pursuant to Board of Port Commissioners Policy No. 110, Section II.C, Request for Proposal (RFP) No. 19-26MA was solicited on August 29, 2019. The District received a total of three (3) responsive proposals and conducted panel interviews with three (3) service providers to determine the best value to the District. A decision analysis was conducted by staff which rated service providers according to the standard weighted criteria as listed in the RFP. NatureScape Services, Inc. (NatureScape) received the highest total score and was deemed the best value to provide maintenance services in these areas. Staff recommends the Board select and authorize an agreement with NatureScape for Ruocco Park Maintenance Services from July 1, 2020 through June 30, 2025, for an amount not to exceed \$705,241.24.

RECOMMENDATION:

Adopt a Resolution authorizing an agreement with NatureScape for Ruocco Park Maintenance Services from July 1, 2020 through June 30, 2025, for an amount not to exceed \$705,241.24.

FISCAL IMPACT:

Funds required for future fiscal years will be budgeted in the appropriate year subject to Board approval upon adoption of each fiscal year's budget.

COMPASS STRATEGIC GOALS:

This agenda item supports the following Strategic Goal(s).

- A vibrant waterfront destination where residents and visitors converge.
- A Port with a healthy and sustainable bay and its environment.
- A Port that is a safe place to visit, work and play.

DISCUSSION:

The District is seeking a service provider to provide maintenance services at Ruocco Park. Services include lawn and landscape maintenance, pest control, irrigation, litter pickup, trash removal, recycling separation, janitorial services, hardscape cleaning and weed control in landscape and hardscape areas.

As required by Board of Port Commissioners Policy (BPC) 110, Request for Proposal No. 19-26MA was solicited through Planet Bids on August 29, 2019. Electronic solicitation notifications went to 920 potential service providers, and 32 service providers downloaded the bid package.

On October 1, 2019, the District received three (3) proposals and all three (3) were deemed responsive. Interviews were offered to three (3) service providers. Staff convened a panel consisting of employees from the General Services Department who evaluated the three (3) proposals based on standard criteria listed in the RFP.

The selection panel found that NatureScape offered the best value to the District, based upon their approach to the project, capability to perform, fair and reasonable costs, experience of proposed staff and the relevant experience of the firm. Staff recommends the Board select and authorize an agreement with NatureScape Services, Inc. for Ruocco Park Maintenance Services from July 1, 2020, through June 30, 2025, for an amount not to exceed \$705,241.24.

General Counsel's Comments:

The Office of the General Counsel has reviewed and approved this agenda, the proposed agreement and resolution, as to form and legality.

Environmental Review:

The proposed Board action, including without limitation, a resolution selecting and authorizing an agreement with Naturescape Services, Inc. to perform preventive and routine maintenance services at Ruocco Park, was adequately covered in the Environmental Impact Report (EIR) for the Old Police Headquarters & Park Project and Port Master Plan Amendment (SCH #2004101039; UPD # 83356-EIR-635, Clerk Document No. 50064), certified by the District on February 7, 2006 (Resolution No. 2006-28). The proposed Board action is not a separate "project" for CEQA purposes but is a subsequent discretionary approval related to a previously approved project. (CEQA Guidelines § 15378(c); Van de Kamps Coalition v. Board of Trustees of Los Angeles Comm. College Dist. (2012) 206 Cal.App.4th 1036.) Additionally, pursuant to CEQA Guidelines Sections 15162 and 15163, and based on the review of the entire record, including without limitation, the EIR, the District finds and recommends that the proposed Board action does not require further environmental review as: 1) no substantial changes are proposed to the project and no substantial changes have occurred that

require major revisions to the EIR due to the involvement of new significant environmental effects or an increase in severity of previously identified significant effects; and 2) no new information of substantial importance has come to light that (a) shows the project will have one or more significant effects not discussed in the EIR, (b) identifies significant impacts would not be more severe than those analyzed in the EIR, (c) shows that mitigation measures or alternatives are now feasible that were identified as infeasible and those mitigation measures or alternatives would reduce significant impacts, and (d) no changes to mitigation measures or alternatives have been identified or are required. Pursuant to CEQA Guidelines §15162(b), the District finds and recommends that no further analysis or environmental documentation is necessary. Accordingly, the proposed Board action is merely a step in furtherance of the original project for which environmental review was performed and no supplemental or subsequent CEQA has been triggered, and no further environmental review is required.

The proposed Board action complies with Sections 21 and 35 of the Port Act which allow for the Board to pass resolutions and to do all acts necessary and convenient for the exercise of its powers. The Port Act was enacted by the California Legislature and is consistent with the Public Trust Doctrine. Consequently, the proposed Board action is consistent with the Public Trust Doctrine.

The proposed Board action was covered in the CDP for Ruocco Park (CDP-2010-05; Clerk Document No. 57349) approved by the District on November 9, 2010 (Resolution No. 2010-163). The proposed Board action is consistent with the project in that CDP. No additional action under the California Coastal Act is required at this time.

Equal Opportunity Program:

Due to limited known sub opportunities, no SBE goal was established for this agreement. NatureScape is a registered SBE.

PREPARED BY:

Allen Broughton, Business Manager, General Services

Attachment(s):

Attachment A: Draft Agreement No. 220-2019MA with NatureScape Services, Inc.