



COUNCIL AGENDA: 01-25-05

ITEM: 2,10

# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Sara L. Hensley

**SUBJECT: MONTEREY HIGHWAY SOCCER  
COMPLEX PROJECT**

**DATE:** 01-05-05

Approved

Date

1.10.05

**Council District:** 2

**SNI Area:** N/A

## RECOMMENDATION

Approval of an agreement with Environmental Science Associates, Inc. for environmental services to complete an environmental impact report related to the proposed Monterey Highway Soccer Complex project. The contract will run from the date of execution to March 30, 2006, and the work will be completed for a base fee in the amount of \$270,160, and contingency in the amount of \$27,000 for a total agreement amount of \$297,160.

## BACKGROUND

The City of San José owns 75 acres of land located in the Coyote Greenbelt between Monterey Highway and Highway 101 just north of Burnett Avenue on the Morgan Hill municipal boundary. The land was acquired from the Morgan Hill Unified School District in 2002 as part of a three-way agreement between the City of San José, the City of Morgan Hill and the Morgan Hill School District. The agreement also involved the siting of Morgan Hill High School (also known as Ann Sobrato High School), which is situated immediately contiguous to the City property.

In a separate agreement with the California Youth Soccer Association (CYSA), the City of Morgan Hill has committed to contribute \$1.0 million toward the development of soccer fields on the proposed San Jose park site as a means to mitigate the need to relocate San Jose area teams currently playing on Morgan Hill fields and to provide more sports facilities in the immediate area of Morgan Hill. The CYSA, whose participation is largely comprised of players who live in San Jose, currently operates the Morgan Hill fields. The City of San José budgeted \$300,000 in General Funds to complete an environmental impact study in FY 2002-2003. The funds were frozen in March 2003 as part of a budget management strategy and the funding was then reactivated by the City Council in September 2003.

The San José Soccer Complex Foundation (SJSCF), a non-profit organization associated with CYSA established specifically to implement this project, has proposed developing a soccer facility on the land. Representatives from the City of San José, Morgan Hill School District, City of Morgan Hill and the SJSCF have been meeting jointly since November 2003 to develop a concept for the proposed complex.

The current site development program proposed phased development of 16 soccer fields, 870 parking spaces, overflow parking facilities, modular restrooms, modular concession areas, modular maintenance facilities and associated site amenities. The project will utilize a 49.5-acre portion of the 75-acre site.

The SJSCF proposes to fund, construct, operate and maintain the new facility under a joint-use agreement with the City of San José, with the City having the unencumbered right to use at least three (3) of the proposed soccer fields. Maintenance on all fields will be the responsibility of the SJSCF. The Department of Parks, Recreation and Neighborhood Services (PRNS) will perform programming for the City's programmed fields.

The scope of works included in the consultant agreement is to prepare technical studies and obtain environmental clearance for the project, including the preparation of an environmental impact report. City staff does not have the technical expertise to complete the work in-house. The estimated start date of the agreement with Environmental Science Associates, Inc. is January 2005, with completion in March 2006.

### **ANALYSIS**

It is recommended that Environmental Science Associates, Inc. be awarded an agreement to prepare an environmental impact report for the Monterey Highway Soccer Complex project. Environmental Science Associates, Inc. is an environmental consulting firm with expertise in preparing complex environmental impact statements for park and trail projects.

The scope of work includes the preparation of technical studies and processing of an environmental impact report for the project. Staff has negotiated an agreement for services with total fees of \$297,160. The contingency will be used for funding supplemental project costs such as additional meetings, technical studies and publication costs as necessary. This agreement utilizes consultant services to supplement City staff expertise, where necessary, to effectively accomplish project objectives.

### **PUBLIC OUTREACH**

PRNS staff conducted a formal Request for Qualifications (RFQ) process in fall 2004 to pre-qualify professional consulting firms for environmental services. Outreach to the consultant community included advertisement on the City of San José's Bid Hotline. A total of six consultant firms submitted a Statement of Qualifications. Upon completion of the evaluation

process, a pool of four qualified firms was developed. Proposals were solicited for the Monterey Highway Soccer Complex project from the top two finalist firms. Environmental Science Associates, Inc. is among the pre-qualified consultants. The consultant pool list was established in accordance with the current City and Department of Public Works policy for retaining professional services that was in effect prior to December 7, 2004.

**COORDINATION**

This proposed agreement and memorandum have been coordinated with the City Attorney's Office, the City Manager's Budget Office and the Department of Planning, Building and Code Enforcement.

**COST IMPLICATIONS**

1. AMOUNT OF RECOMMENDATION: \$297,160
2. COST OF PROJECT:
 

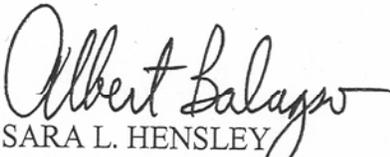
Consultant Agreement	\$297,160
TOTAL	\$297,160
3. SOURCE OF FUNDING: 001 – General Fund
4. OPERATING COSTS: N/A

**BUDGET REFERENCE**

Fund #	Appn #	Appn Name	RC	Total Appn	Amt for Contract	Proposed Budget Page	Last Budget Action (Date, Ord. No.)
001	4576	Open Space-Greenbelt		\$300,000	\$297,160	Section No. 2.26 Page 10	FY04-05 Appn. Ord. 07-08-04
		Total		\$300,000	\$297,160		

**CEQA**

Not a project.

  
 for SARA L. HENSLEY  
 Director of Parks, Recreation  
 and Neighborhood Services