City of Arts & Innovation

City Council Memorandum

TO: **HONORABLE MAYOR AND CITY COUNCIL** **DATE: JULY 5, 2022**

FROM: **MUSEUM DEPARTMENT** **WARD: 1**

SUBJECT: **RFP NO. 2110 – PROFESSIONAL CONSULTANT SERVICES AGREEMENT WITH STIEGLER ARCHITECTS P.C. DBA IS ARCHITECTURE FOR PHASE I ARCHITECTURAL DESIGN SERVICES FOR THE NATIONAL HISTORIC LANDMARK HARADA HOUSE REHABILIATION IN THE AMOUNT OF $240,080; AND AUTHORIZE 10% CHANGE ORDER AUTHORITY UP TO $24,008 FOR A TOTAL AMOUNT NOT TO EXCEED $264,088**

ISSUE:

Approve the Professional Consultant Services Agreement with Stiegler Architects P.C., dba IS Architecture of La Jolla, California, for architectural design services for Phase I of the rehabilitation of the National Historic Landmark Harada House in the amount of $240,080; and authorize 10% change order authority in an amount up to $24,008 for a total amount not to exceed $264,088.

RECOMMENDATIONS:

That the City Council:

1. Award RFP 2110 to Stiegler Architects P.C., dba IS Architecture of La Jolla, California for architectural design services for Phase I of the rehabilitation of the National Historic Landmark Harada House in the amount of $240,080;

2. Authorize 10% change order authority in an amount up to $24,008 for project changes including, but not limited to, unforeseen conditions or necessary design changes for a total amount not to exceed $264,088; and

3. Authorize the City Manager, or designee, to execute the Professional Consultant Services Agreement with Stiegler Architects P.C., dba IS Architecture including making minor and non-substantive changes.

BACKGROUND:

The National Historic Landmark Harada House (Harada House) was donated to the Museum Department (Museum), City of Riverside (City), by Harada family heirs (deed recorded 2004) on the condition that it be preserved as a civil rights resource for the public. Since that time, funds have been expended to arrest further deterioration or respond to weather-related emergencies,

as well as to offer interpretation of the Harada story on other sites. Due to the compromised structural condition of the house, it has not been possible to open it to the public or offer interpretation on site since the acquisition of the house. On January 22, 2019, City Council approved the accession of Harada House into the Museum's permanent collection.

Jukichi Harada, his wife Ken, and their first son Masa Atsu, settled in Riverside, California, in 1905. Following the death of their first American-born son, Jukichi and Ken sought a home with healthier conditions for their family. Aware of the 1913 California Alien Land Law prohibiting aliens from owning property, in December 1915, Jukichi Harada purchased the house at 3356 Lemon Street in the names of his three American-born children, Mine, Sumi, and Yoshizo. In 1918, he prevailed in a landmark court battle to retain the home.

DISCUSSION:

The rehabilitation of the National Historic Landmark Harada House will result in a historic house museum that is open to the public and honors the City's commitment to the Harada family when the City accepted the donation of the house. The agreement with Stiegler Architects P.C., dba IS Architecture is for 1) architectural design services for exploratory work pursuant to re-leveling the house 2) documentation, stabilization of materials, protection of materials, and materials salvage; 3) re-leveling the house and demolition as required to accomplish replacement of the foundation; 4) civil improvements and drainage systems; 5) and structural stabilization and preparation for installation of building systems. The architectural design will follow the Secretary of the Interior's standards for the rehabilitation of historic structures.

On July 14, 2021, the Purchasing Division posted Request for Proposals (RFP) No. 2110 on Planet Bids and received five proposals. Staff evaluated the proposals and deemed the proposal from IS Architecture of La Jolla, California, to be the only responsive proposal submitted, with an amount of $240,080. The other proposers did not submit proposals that met the pre-requisites stated in the RFP.

A 10% contingency is requested in in the amount of $24,008 for a total not-to-exceed amount of $264,088 is requested for unforeseen conditions or necessary design changes for this phase of the architectural design work at Harada House.

Contingent upon IS Architecture's performance, and end-user and stakeholder satisfaction with Phase I, the City at its sole discretion may retain IS Architecture to complete the project for a fee to be negotiated based on the scope of services, when that scope is confirmed.

The General Services Director concurs with this report.

The Purchasing Manager concurs that the recommendation to approve the agreement is in compliance with Purchasing Resolution No. 23812.

STRATEGIC PLAN ALIGNMENT:

The activities of the Museum of Riverside align with Strategic Priority No. 1 *Arts, Culture and Recreation.* The rehabilitation of the National Historic Landmark Harada House supports Goal No. 1.1 (strengthening Riverside's portfolio of arts, culture, recreation, senior, and lifelong learning programs, and amenities), and Goal No. 1.5 (supporting programs and amenities to further develop literacy, health, and education of children, youth, and seniors throughout the community).

This project aligns with the cross-cutting threads as follows:

1. **Community Trust** – This project promotes community trust by fulfilling a commitment made in 2004, when the City of Riverside accepted the donation of the National Historic Landmark Harada House on the condition that it be preserved as a civil rights resource.

2. **Equity** – Project outcomes will benefit the entire community; programs at the rehabilitated National Historic Landmark Harada House will be offered equitably.

3. **Fiscal Responsibility** – Grant revenue is being used to fund this project.

4. **Innovation** – Project utilizes latest technologies in historic preservation and leverages partnerships with granting agencies at the state and federal levels.

5. **Sustainability & Resiliency** – The rehabilitation of the National Historic Landmark Harada House will ensure that future generations can visit the Harada House and learn from the Harada family story.

FISCAL IMPACT:

The total fiscal impact of this action is $264,088. This contract is funded by a grant from the California Natural Resources Agency. Sufficient funds are budgeted and available in the Grants and Restricted Program Fund, Museum Facilities and Operations, Harada House Rehab – ST Grant – Bldg and Improvements account *n*o. 9272220-462050.

Prepared by:	Robyn G. Peterson, Ph.D., Museum Director
Certified as to availability of funds:	Edward Enriquez, Interim Assistant City Manager/Chief Financial Officer/Treasurer
Approved by:	Kris Martinez, Assistant City Manager
Approved as to form:	Phaedra A. Norton, City Attorney

Attachments:
1. Award Recommendation
2. Agreement