



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: MARCH 7, 2023

FROM: PUBLIC WORKS DEPARTMENT WARD: 3

SUBJECT: RFP NO. 2175 – DESIGN-BUILD AGREEMENT FOR DESIGN-BUILD OF STORM DRAIN MAINTENANCE BUILDING BY RHOME CONSTRUCTION CORPORATION, OF BELLFLOWER, CALIFORNIA, FOR A PERMANENT 24' X 60' MODULAR STRUCTURE TO BE LOCATED AT RIVERSIDE'S REGIONAL WATER QUALITY CONTROL PLANT (RWQCP) FOR A TERM THROUGH DECEMBER 31, 2023, IN THE AMOUNT OF \$561,863 PLUS 15% CONTINGENCY IN THE AMOUNT OF \$84,279.45 FOR A NOT TO EXCEED AMOUNT OF \$646,142.45 – SUPPLEMENTAL APPROPRIATION

ISSUE:

Approve a Design-Build Agreement with Rhome Construction Corporation, of Bellflower, California, to complete a Design-Build of a permanent 24' x 60' modular structure to be located at Riverside's Regional Water Quality Control Plant (RWQCP) for a term through December 31, 2023, in the amount of \$561,863 plus 15% contingency in the amount of \$84,279.45, for a not to exceed amount of \$646,142.45; and authorize a supplemental appropriation.

RECOMMENDATIONS:

That the City Council:

1. Approve a Design-Build Agreement with Rhome Construction Corporation of Bellflower, California, from RFP 2175 to design and build a permanent 24' x 60' modular structure to be located at Riverside's Regional Water Quality Control Plant (RWQCP) for a term through December 31, 2023, in the amount of \$561,863 plus 15% contingency in the amount of \$84,279.45, for a not to exceed amount of \$646,142.45;
2. Authorize the City Manager, or designee, to execute the Design-Build Agreement, including making minor and non-substantive changes, subject to the availability of budgeted funds; and
3. With at least five affirmative votes, authorize the Chief Financial Officer, or designee, to record revenue in the amount of \$397,142.45 and appropriate expenditures in the same amount to the NPDES Storm Drain Fund, Storm Drain Field Office Project revenue and expenditure accounts.

BACKGROUND:

The City of Riverside Public Works Department maintains a storm drain system consisting of over 5,000 catch basins and 190 miles of pipe. In October 2020, the team responsible for this maintenance relocated to Riverside's Regional Water Quality Control Plant (RWQCP), located at 5950 Acorn Street, Riverside, CA 92504. The team has been temporarily placed in the unoccupied Backup Power - Cogeneration Facility. The RWQCP has plans to use this building in the future, therefore the maintenance team cannot occupy this space permanently. The RWQCP is the only City facility with the space to house the Storm Drain Maintenance staff, fleet, equipment, and tools. After much consideration, a permanent 24' x 60' modular building is proposed for field crews to meet, plan, and coordinate maintenance activities. The Design-Build Entity of the project shall furnish all engineering design, labor, equipment and materials for, and perform the work of Design-Build of Storm Drain Maintenance Building This project was also briefly discussed during the Mobility and Infrastructure Committee meeting on May 12, 2022. A vote was not held on the matter.

DISCUSSION:

In 2012, the proposed area at the RWQCP was cleared, compacted, and had utilities installed to accommodate construction trailers for the RWQCP expansion project. One 60' x 60' permanent modular structure remains. This project would construct a 24' x 60' modular structure next to it. Rough utilities are in place which reduces the cost and amount of work for the proposed project. The proposed building will provide the Storm Drain Maintenance team with an up-to-date permanent space that will improve the group's ability to plan and coordinate maintenance activities for the storm drain system.

On May 20, 2022, the City issued Request for Proposal (RFP 2175) for the design-build of a Storm Drain Maintenance Building. The due date for the proposals was June 23, 2022, and the City received two responses. Proposals were received from Rhome Construction for a total of \$529,642 and David Bird Inc. for a total of \$1,135,834. There were a total of three City staff on the selection team. Both submittals were deemed responsive and were evaluated based on criteria stated in the RFP. The proposal from Rhome Construction was scored as the highest rated proposal. Final design elements were negotiated between the Public Works Department and the highest rated proposer. Since the deadline, there have been increases in costs for materials. As a result, the cost has been updated and is now a total of \$561,863. The 15% contingency provides additional assurance that the project will not be impacted by uncertainties in the construction market such as the rising costs of materials and labor.

The Purchasing Manager concurs that the recommended action to approve the agreement is in compliance with Purchasing Resolution 23914.

STRATEGIC PLAN ALIGNMENT:

This item contributes to **Strategic Priority 4 – Environmental Stewardship** and **Goal 4.2 – Sustainably manage local water resources to maximize reliability and advance water reuse to ensure safe, reliable, and affordable water to our community.** It also contributes to **Strategic Priority 6 – Infrastructure, Mobility and Connectivity** and **Goal 6.2 – Maintain, protect, and improve assets and infrastructure within the City's built environment to ensure and enhance reliability, resiliency, sustainability, and facilitate connectivity.**

This action aligns with each of the five Cross-Cutting Threads as follows:

1. **Community Trust** – Maintaining the storm drain system serves the public interest and supports clean water in the community and proper flow of water during significant rain events. The proposed building will provide a permanent space for the Storm Drain Maintenance staff to meet, plan, and coordinate maintenance activities.
2. **Equity** –This program supports clean water throughout the City ensuring that all residents can enjoy the beneficial uses of local waterways.
3. **Fiscal Responsibility** – The City managed an open procurement process through RFP No. 2175 ensuring the City received competitive pricing for this project.
4. **Innovation** –The proposed building will provide the storm drain maintenance team with an up-to-date permanent space that will improve the group’s ability to plan and coordinate maintenance activities that pertain to the storm drain system. It will also allow for the storm drain maintenance staff to have a space to collaborate and work with other departments to problem solve and create innovative ways to make improvements to storm drain infrastructure throughout the City.
5. **Sustainability & Resiliency** – Proper maintenance of the storm drain system contributes to the sustainability of the City’s and region’s local waterways.

FISCAL IMPACT:

The estimated total fiscal impact of the action including contingencies is \$646,142.45. Upon Council approval, revenue in the amount of \$397,142.45 will be recorded and an equal amount appropriated in the NPDES Storm Drain Fund, Storm Drain Field Office Project revenue account 9922735-339000 and expenditure account 9922735-440301. The remaining amount of the project cost (\$249,000) has already been budgeted in this project account.

Table 1 —Total Project Costs

| Task | Amount |
|------------------------|---------------------|
| Design-Build Agreement | \$561,863.00 |
| 15% Contingency | \$84,279.45 |
| Total | \$646,142.45 |

Prepared by: Gilbert Hernandez, Public Works Director
 Certified as to availability of funds: Edward Enriquez, Interim Assistant City Manager/Chief Financial Officer/City Treasurer
 Approved by: Kris Martinez, Assistant City Manager
 Approved as to form: Phaedra A. Norton, City Attorney

Attachments:

1. Agreement
2. RFP 2175 Final Packet
3. Updated Pricing Sheet