



City Council Memorandum

City of Arts & Innovation

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

FROM: MUSEUM DEPARTMENT WARD: 1

SUBJECT: RFP NO. 2111 – PROFESSIONAL CONSULTANT SERVICES AGREEMENT WITH STIEGLER ARCHITECTS P.C., DBA IS ARCHITECTURE FOR ARCHITECTURAL DESIGN SERVICES OF THE NATIONAL HISTORIC LANDMARK HARADA HOUSE INTERPRETIVE CENTER IN THE AMOUNT OF \$210,328; AND AUTHORIZE 10% CHANGE ORDER AUTHORITY UP TO \$21,033 FOR A TOTAL AMOUNT NOT TO EXCEED \$231,361.

ISSUE:

Approve the Professional Consultant Services Agreement with Stiegler Architects P.C., dba IS Architecture, of La Jolla, California, for architectural design services for the Harada House Interpretive Center in the amount of \$210,328; and authorize 10% change order authority up to \$21,033 for a total amount not to exceed \$231,361.

RECOMMENDATIONS:

That the City Council:

1. Award RFP No. 2111 to Stiegler Architects P.C., dba IS Architecture of La Jolla, California for architectural design services for the National Historic Landmark Harada House Interpretive Center in the amount of \$210,328;
2. Authorize 10% change order authority in an amount up to \$21,033 for project changes including, but not limited to unforeseen conditions or necessary design changes for a total amount not to exceed \$231,361; 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. 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, Jukichi prevailed in a landmark court battle to retain the home.

In 2014, the City purchased the adjacent home, Robinson House, with privately donated funds. The purpose of the purchase was to use the property as an interpretive center for Harada House. The original intent was to rehabilitate the house to function as the interpretive center, a structural engineering evaluation revealed that the structural integrity of Robinson House was compromised to an extent that demolition and reconstruction provided the best path forward. The architectural design will follow the Secretary of the Interior's standards for reconstruction of historic structures.

DISCUSSION:

On October 21, 2020, the Museum presented a receive-and-file presentation to the Cultural Heritage Board regarding the plan to demolish and reconstruct according to the Secretary of the Interior's Standards.

On July 15, 2021, the Purchasing Division posted Request for Proposals (RFP) No. 2111 on Planet Bids and received four submittals. Two of the proposals were deemed responsive and two were deemed as non-responsive due to not meeting the pre-requisites stated in the RFP. The evaluation team evaluated the responsive proposals and Stiegler Architects P.C., dba IS Architecture of La Jolla, California was the highest rated proposer. Staff then negotiated a fee reduction of \$43,160. The fees as submitted by responsive proposes are shown in the table below:

Consultant Name	Location	Fees As Proposed	Evaluation Scores (Average)
IS Architecture	La Jolla, CA	\$253,488.00	934.59
Page & Turnbull	San Francisco, CA	\$223,252.25	856.08

This agreement is for architectural design services for an interpretive center that will provide an appropriate environment for museum objects while maintaining the exterior of the facility as a contributor to the Heritage Square Historic District. The demolition of Robinson House and reconstruction of it as the Harada Interpretive Center will result in a facility to host exhibitions and public programs.

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 National Historic Landmark Harada House Interpretive Center project 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 2014, when the City of Riverside purchased the property at 3342 Lemon Street with the intention of using the property as the interpretive center for the National Historic Landmark Harada House.
2. **Equity** – Project outcomes will benefit the entire community; programs at the National Historic Landmark Harada House Interpretive Center will be offered equitably.
3. **Fiscal Responsibility** – Grant revenue is being used to fund this project.
4. **Innovation** – Project leverages partnerships with granting agencies at the state and federal levels.
5. **Sustainability & Resiliency** – The National Historic Landmark Harada House Interpretive Center will ensure that future generations can learn from the Harada family story.

FISCAL IMPACT:

The total fiscal impact of the action is \$231,361. Sufficient funds are budgeted and available in the Grants and Restricted Programs Fund, Museum Facilities and Operations, Harada House Interpret-ST Grant-Building and Improvements account no. 9272210-462050.

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