



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: MAY 11, 2021

FROM: PARKS, RECREATION AND COMMUNITY SERVICES DEPARTMENT WARDS: 1, 3 & 7

SUBJECT: RIVER-SIDE GATEWAY PARK PROJECT OVERVIEW PRESENTATION AND REQUEST FOR PROPOSALS NO. 2034 - PROFESSIONAL CONSULTANT SERVICES AGREEMENT WITH MLA GREEN, INC. DBA STUDIO-MLA OF LOS ANGELES, CALIFORNIA, FOR THE RIVER-SIDE GATEWAY PROJECT SUITE – PLANNING & DESIGN FOR PARK MASTER PLANS AND CALIFORNIA ENVIRONMENTAL QUALITY ACT SERVICES FOR PARK, TRAIL, AND GREENWAY IMPROVEMENTS AT NINE SITES FOR A TERM THROUGH JUNE 30, 2023; IN THE AMOUNT OF \$1,963,681.79; AND AUTHORIZE 10% CHANGE ORDER AUTHORITY UP TO \$196,368.00

ISSUE:

Approve a Professional Consultant Services Agreement for the River-side Gateway Project Suite – Planning & Design for Park Master Plan and California Environmental Quality Act Services for Park, Trail and Greenway Improvements at Nine Sites with MLA Green, Inc. dba Studio-MLA of Los Angeles, California for a term through June 30, 2023, in the amount not to exceed \$1,963,681.79; and authorize 10% change order authority up to \$196,368.00.

RECOMMENDATIONS:

That the City Council:

1. Receive a presentation on the River-side Gateway Park Projects;
2. Approve a Professional Consultant Services Agreement with MLA Green, Inc. dba Studio-MLA of Los Angeles, California, for the River-side Gateway Project Suite – Planning & Design for Park Master Plan and California Environmental Quality Act Services for Park, Trail and Greenway Improvements at Nine Sites through June 30, 2023, in the amount not to exceed \$1,963,681.79;
3. Authorize 10% change order authority in an amount up to \$196,368.00 for project changes including, but not limited to, unforeseen conditions or necessary work changes, for a total amount of \$2,160,049.97; and
4. Authorize the City Manager, or his designee, to execute the Professional Consultant Services Agreement with MLA Green, Inc. dba Studio-MLA including making minor and non-substantive changes.

BACKGROUND:

In 2003, the Santa Ana River Task Force developed a vision and concept plan for developing a parkway along the river in Riverside. The plan recommends nature trails, a boardwalk, and a nature center with programming in the area now proposed for Camp Evans at Fairmount Park. The plan further recommends recreational improvements in the area around Tequesquite Ave and the Old Landfill and that Martha McLean Anza Narrows Park be further improved and renovated to support the Santa Ana River Parkway concept.

In 2009, the Santa Ana River Task Force reconvened to review and update their prior recommendations based on work accomplished and other changes since 2003.

In 2014, through Senate Bill 1390, the California state legislature created the Santa Ana River Conservancy Program within the State Coastal Conservancy. The program addresses the resource and recreational goals of the Santa Ana River region, including open space, trails, wildlife habitat, agricultural land protection, water quality protection, educational use, and public access. The Conservancy has grant funding available to help agencies and non-profit organizations move forward with projects to meet these resource and recreational goals.

On May 21, 2019, the City Council adopted a resolution authorizing the submission of a grant application to the California Coastal Conservancy for a grant amount of \$2,358,500 to: acquire one property, and to develop park master plans and complete California Environmental Quality Act (CEQA) analysis and documentation for nine project sites along the Santa Ana River corridor.

On December 26, 2019, the City of Riverside entered into a grant agreement with the California Coastal Conservancy for the River-side Gateway Project Suite Design and CEQA project in the amount of \$1,960,000.

On January 6, 2020, the City of Riverside entered into a grant agreement with the Coastal Conservancy for acquisition of the property at 5200 Tequesquite Ave for the River-side Gateway Project Suite in the amount of \$65,000.

DISCUSSION:

On August 24, 2020, the Purchasing Division posted RFP No. 2034 on the City's website and received nine (9) responsive proposals on October 9, 2020. The top three highest rated proposals were invited to interview. Studio-MLA received the highest rating in the overall evaluation. The original fee submitted by Studio-MLA was \$1,939,895.12. After discussions with Studio-MLA to clarify and negotiate the scope of work and pricing, the final fee is \$1,963,681.79.

The River-side Gateway project suite supports the Santa Ana River Task Force's vision and concept for developing park, trail, and open space resources along the Santa Ana River. The Consultant's scope of work includes community outreach and development of master plans and project-level CEQA analysis and documentation for each site. The following park properties are included in the River-side Gateway project suite:

1. Fairmount Park - Camp Evans (undeveloped property on west end of park, adjacent to the Santa Ana River levee);
2. Loring Park;

3. Santa Ana River trailhead at Carlson Park & St. Francis Falls Water Feature Restoration;
4. Santa Ana River Greenway Trail (between Carlson Park and Tequesquite Extension South);
5. Tequesquite North Extension;
6. 5200 Tequesquite (adjacent to Ryan Bonaminio Park at the Tequesquite Arroyo) – contingent upon the City’s acquisition of the site;
7. Tequesquite South Extension;
8. Martha McLean Anza Narrows Park/Riverside Gateway; and,
9. Jurupa Avenue Trailhead (near Van Buren).

In order to develop the master plans for each site, the Consultant will:

1. Provide a detailed inventory of environmental resources;
2. Analyze opportunities and constraints;
3. Gain input and support from the community;
4. Develop concept plans;
5. Develop final plans; and
6. Prepare the appropriate environmental documents.

By completing the planning and environmental scope of work for these projects, the City will be prepared to submit competitive applications for construction grants. Proposition 68 (the 2018 Parks, Environment, and Water Bond) is a prime funding opportunity for these projects. Proposition 68 funding is being distributed through competitive grant programs by several agencies, including California State Parks, the California Natural Resources Agency, and the Coastal Conservancy. Each agency has slightly different goals, objectives, and grant criteria; therefore, once the planning and environmental work is completed, individual projects from the Project Suite will be submitted to different agencies as appropriate.

The Purchasing Manager concurs that the recommendation to award RFP No. 2034 to Studio-MLA complies with Purchasing Resolution No. 23256.

FISCAL IMPACT:

The total fiscal impact of the action is \$2,160,049.97. Sufficient funds are available in the Santa Ana River Coastal Conservancy accounts 9339900-440220 and 9339910-440305.

Prepared by: Adolfo Cruz, Parks, Recreation and Community Services Director
Certified as to availability of funds: Edward Enriquez, Chief Financial Officer/Treasurer
Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Kristi J. Smith, Interim City Attorney

Attachments:

1. Professional Consultant Services Agreement
2. Presentation