



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: AUGUST 20, 2024

FROM: PARK, RECREATION AND COMMUNITY WARDS: ALL
SERVICES DEPARTMENT

SUBJECT: AMERICAN RESCUE PLAN ACT – AWARD BID NO. 8082 TO WCM & ASSOCIATES, INC. OF YUCAIPA, CALIFORNIA FOR ALL LABOR, EQUIPMENT AND MATERIALS FOR THE REMOVAL AND REPLACEMENT OF HVAC SYSTEMS AT ELEVEN (11) SEPARATE COMMUNITY CENTERS, IN THE AMOUNT OF \$799,000; AUTHORIZE 10% CHANGE ORDER AUTHORITY UP TO \$79,900 FOR A TOTAL CONTRACT AMOUNT OF \$878,900

ISSUE:

Award Bid No. 8082 to WCM & Associates, Inc. for all labor, equipment, and materials for the removal and replacement of HVAC systems at eleven (11) separate community centers in the amount of \$799,000; and authorize a 10% change order authority up to \$79,900 for a total contract amount of \$878,900.

RECOMMENDATIONS:

That the City Council:

1. Award Bid No. 8082 to WCM & Associates, Inc. of Yucaipa, California, in the amount of \$799,000 for the labor, equipment and materials for the removal and replacement of HVAC systems at eleven (11) separate community centers;
2. Authorize a 10% change order authority in the amount up to \$79,900 for project changes including, but not limited to, unforeseen conditions or necessary design changes, for a total contract amount of \$878,900; and,
3. Authorize the City Manager, or designee, to execute a Construction Agreement with WCM & Associates, Inc., of Yucaipa, CA including making minor and non-substantive changes.

BACKGROUND:

On March 11, 2021, President Biden signed into law the American Rescue Plan Act to facilitate the recovery from the devastating economic and health effects of the COVID-19 pandemic. The American Rescue Plan Act established the Coronavirus State Fiscal Recovery Fund and Coronavirus Local Fiscal Recovery Fund, which provides a combined \$350 billion in assistance

to eligible state, local, territorial, and Tribal governments to assist in the economic and health recovery by providing resources to address impacts resulting from the crisis.

The American Rescue Plan Act (ARPA) established the Coronavirus Local Fiscal Recovery Fund to provide resources to support communities that are struggling with the impacts resulting from the COVID-19 pandemic. The US Department of the Treasury (Treasury) first released the Interim Final Rule providing eligibility guidance as well as regularly updated Frequently Asked Questions (FAQ). The Interim Final Rule provided initial guidance and served to help communities develop proposals for funding.

On November 9, 2021, the City Council approved the ARPA funding Expenditure Category Plan for the first allocation in the amount of \$36,767,594 following the Interim Final Rule guidelines. Additionally, the City Council directed staff to return with an itemized list for Parks infrastructure needs during the second allocation of funding for consideration. The Final Rule was issued on January 6, 2022, and became effective on April 1, 2022.

On February 7, 2023, the City Council approved the ARPA expenditure plan for the second allocation of grant funds in the amount of \$36,767,594 and reallocated \$1,600,000 from the first plan to the Park Maintenance Project funding. These approvals allocated \$10 million for Parks Deferred Maintenance Projects and increased the Bordwell Gymnasium allocation by \$3 million to a total of \$8 million. The approval of the ARPA funding allows the City to make an initial investment towards addressing the City's deteriorating park infrastructure priority needs, including the replacement of HVAC systems, renovations of parking lots, flooring replacements and playground renovations equitably throughout all wards.

Many HVAC units are at their life span or are about to reach their expected life span and in need of replacement. Eleven community centers will have their HVAC systems replaced to ensure cooling and heating are met, especially while activated for Cool/Warm Centers. Community Centers are frequented by seniors and youth and offer recreational programming year-round. Replacing HVAC systems is vital to the customer service provided to all patrons during classes, activities, community meetings, indoor sporting/special events and rentals. All indoor classes and rentals generate revenue for the general fund.

DISCUSSION:

Good health and well-being in a city are directly impacted by the health of a city's park system, and a healthy park system requires a reliable but moderated funding stream to replace deteriorating infrastructure. Parks enhance the quality of life because Parks Make Life Better.

As reported by the National Recreation Park Association, "The coronavirus disease 2019 (COVID-19) pandemic has shed an even bigger light on the essential role of local parks and recreation. In response to the COVID-19 pandemic, park and recreation professionals swiftly mobilized to keep parks, trails and green spaces open to support physical and mental health, while delivering vital services and programs to support the community. Park and recreation professionals are on the frontlines of the COVID-19 pandemic and will continue to be in the months and years to come."

The PRCSO is responsible for programming, planning, development, operation, and maintenance of the City's public recreational resources, including 60 park properties, almost 3,000 acres of park land and approximately 350,000 square feet of building facilities. The City invested over \$100 million in renovating and building new park facilities in the Riverside

Renaissance (2007-2012). Now, over a decade later, there is a wave of increased maintenance costs as a result of park infrastructure being used beyond its intended lifecycle. Fortunately, the City Council voiced their concern, support, and commitment this year by approving funding in the ARPA Expenditure Plan.

1. ARPA FUNDING:

- a. The First ARPA Expenditure Plan allocated an initial \$5,000,000 for the Bordwell Gymnasium Project, and \$1,800,000 for El Dorado Park Improvements. Both projects are in underserved communities. Additionally, City Council directed staff to return with an itemized list for Park's infrastructure needs during the second allocation of funding for consideration; and
- b. The Second ARPA Expenditure Plan allocated an additional \$3,000,000 for the Bordwell Gymnasium Project and \$10,000,000 for Park Deferred Maintenance Projects. These priority park projects focused on addressing safety concerns, compliance, and improving public health. This is an initial critical investment in restoring park infrastructure, with an initial cost estimate exceeding \$12,000,000. These priority deferred maintenance items include playground replacement, playground surfacing replacements, HVAC replacement, parking lot renovations, and flooring renovations that are distributed equitably throughout all wards.

Investing in our City's Park infrastructure is an investment in our future and will play a key role of creating and maintaining resilient recreational resources and a healthy community.

As the Parks, Recreation and Community Services Department is seeking to utilize ARPA funds, there is a swift deadline approaching to place orders, as the lead time for ordering the product can take quite a bit of time. Due to the funds being utilized, it is imperative to complete the project, so the City can address deferred maintenance needs, and make sure that all funding source deadlines are met.

On April 2, 2024, the City of Riverside Purchasing Division posted Bid No. 8082 for the removal and replacement of HVAC systems at eleven (11) separate community centers. The City notified one thousand one hundred fifty-nine (1,159) vendors and had fifty-seven (57) Prospective Bidders listed, thirty-two (32) of them marked as Prime Bidders.

On May 7, 2024, one (1) bid was received, which was determined to be responsive. Per the attached Bid Award Recommendation, the only responsible bidder is WCM & Associates, Inc., of Yucaipa, California. The State Contractor's Licensing Board records indicate that this bidder's license is current, active, and in good standing.

Upon bid closing, an email was sent to all Prospective Bidders who declined to submit a bid to understand their reasons. We received ten responses: two cited that the scope of work was too large, one mentioned too many uncertainties to submit a competitive bid, one missed the mandatory pre-bid meeting, and the remaining respondents selected "other" without providing additional details.

Purchasing Resolution No. 24101 Section 508 states that "Contracts procured through Formal Procurement shall be awarded by the Awarding Entity to the Lowest Responsive and Responsible Bidder."

The Purchasing Manager concurs that the recommendation is in accordance with Purchasing Resolution No. 24101 Section 508.

STRATEGIC PLAN ALIGNMENT:

This item contributes to Envision Riverside 2025 Strategic **Priority No. 1 Arts, Culture and Recreation** and contributes to **Strategic Goal 1.3** in addressing improvement of parks, recreational amenities, open space, and trail development, and fulfill critical lifecycle and facility maintenance needs.

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

1. **Community Trust** – This project provides assurances to Riverside’s residents that significant investments are being made to improve public facilities, in accordance with priorities outlined in the ARPA spending plan.
2. **Equity** – This project helps to ensure functionality of Parks facilities, which serve Riverside residents, equitably.
3. **Fiscal Responsibility** – This item ensures fiscal responsibility of ARPA funds via a periodic review of spending activity and critical funding needs and ensuring that ARPA funding is encumbered and expended within the required timeframe.
4. **Innovation** – The project utilizes the latest technologies to replace current HVAC systems.
5. **Sustainability & Resiliency** – The project replaces existing and deteriorating HVAC systems with new systems to last and serve generations of park users.

FISCAL IMPACT:

The total fiscal impact of the action is \$878,900, which includes a contingency of 10% in the amount of \$79,900. Sufficient funding is budgeted and available in the Grants and Restricted Programs Fund, Park & Recreation ARPA Citywide Park Improvement Project account number 9279520-440120.

Prepared by:	Anthony Zamora, Deputy Director
Approved by:	Pamela M. Galera, Parks, Recreation and Community Services Director
Certified as to availability of funds:	Kristie Thomas, Finance Director/Assistant Chief Financial Officer
Approved by:	Kris Martinez, Assistant City Manager
Approved as to form:	Phaedra A. Norton, City Attorney
Attachments:	Bid Award Recommendation Construction Agreement