



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: AUGUST 1, 2023**

FROM: PARKS, RECREATION AND COMMUNITY SERVICES DEPARTMENT **WARDS: 2 AND 6**

SUBJECT: APPROVE PROFESSIONAL CONSULTANT SERVICES AGREEMENT FOR REQUEST FOR PROPOSAL NO. 2253, WITH RHA LANDSCAPE ARCHITECTS-PLANNERS, INC. FOR ARCHITECTURAL SERVICES FOR PATTERSON PARK, AND EL DORADO PARK WALKING TRAIL, IN THE AMOUNT OF \$360,579.80; AND AUTHORIZE 10% CHANGE ORDER AUTHORITY UP TO \$36,057.98, FOR A TERM THROUGH DECEMBER 31, 2026

ISSUE:

Approve the Professional Consultant Services Agreement for Request For Proposal No. 2253, with RHA Landscape Architects-Planners, Inc., of Riverside, California for Architectural Services for Patterson Park, and El Dorado Park Walking Trail, in the amount of \$360,579.80; and authorize 10% change order authority up to \$36,057.98, for a term through December 31, 2026.

RECOMMENDATIONS:

That the City Council:

1. Approve the Professional Consultant Services Agreement for Request For Proposal No. 2253, with RHA Landscape Architects-Planners, Inc., of Riverside, California, for Architectural Services for Patterson Park and El Dorado Park Walking Trail in the amount of \$360,579.80, for a term through December 31, 2026;
2. Authorize 10% change order authority in an amount up to \$36,057.98 for project changes including, but not limited to, unforeseen conditions or necessary design changes, for a total contract amount of \$396,637.78; and,
3. Authorize the City Manager, or his designee, to execute the Professional Consultant Services Agreement with RHA Landscape Architects-Planners, Inc., including making minor and non-substantive changes.

BACKGROUND:

El Dorado Park

El Dorado Park is currently an 8.47-acre open turf area with only a small portion of the overall decomposed granite trail.

The El Dorado Park Master Plan (El Dorado Plan) entails the introduction of new stabilized decomposed granite trails, fitness stations, and age-appropriate playgrounds. Additionally, the plan incorporates measures to decrease water waste by removing turf and implementing water-efficient irrigation systems and smart controllers. Furthermore, the plan aims to enhance the park's facilities by expanding lighting and brightness levels throughout, thereby bolstering safety and security.

Parks, Recreation and Community Services Department (Parks) Staff have determined this Master Plan project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15302, 15303, and 15304 of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment. Parks Staff is currently preparing Notice of Exemption (NOE) documentation for the project and will file with the County Clerk.

On December 18, 2017, the El Dorado Plan was presented to the Park and Recreation Commission, and the recommendation for approval by the City Council was accepted.

On June 8, 2021, the City Council Adopted the 2021-2022 Annual Action Plan for expenditure of Community Development Block Grant, including the allocation of \$250,000 for the El Dorado Park ADA Walking Paths project.

On November 9, 2021, the City Council approved the proposed American Rescue Plan Act Expenditure Plan for the first allocation of grant funds in the amount of \$36,767,594, including the allocation of \$1,800,000 for the El Dorado Park Development project.

Patterson Park

Patterson Park is a 4.31-acre developed neighborhood park that consists of a baseball field, playgrounds, restroom building, half basketball court, parking lot, and various mature trees.

The Patterson Park Master Plan (Patterson Plan) proposes the incorporation of new passive and active use play features including fitness nodes, "Healthy Eating, Active Living" walking and jogging path, soccer fields, a splash pad, basketball court, and picnic tables. The plan also includes the revitalization of existing features including playgrounds, parking lot, and restroom. Planting, irrigation modifications, new site furnishings, and minor grading operations will also be incorporated as necessary.

On June 5, 2018, California voters passed Proposition 68, the Parks, Environment and Water Bond. Proposition 68 authorizes \$4 billion in general obligation bonds for state and local parks, environmental protection projects, water infrastructure projects and flood protection projects. Multiple State agencies are administering and disbursing funds through various grant programs.

On July 2, 2019, the City Council adopted the Patterson Plan.

Parks staff have determined that this Master Plan project is exempt from the California Environmental Quality Act (CEQA) pursuant Sections 15302, 15303, 15304, and 15332 of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment.

On July 11, 2019, Staff prepared Notice of Exemption (NOE) documentation for the project and filed with the County Clerk.

On October 6, 2020, the City Council adopted resolutions approving the application for the Statewide Park Development and Community Revitalization grant program for Patterson Park in the amount of \$7,150,000.

On December 8, 2021, the City of Riverside (City) received a grant award letter for the Patterson Park Renovation project in the amount of \$7,150,000.

DISCUSSION:

On February 2, 2023, the Purchasing Division posted Request For Proposal (RFP) No. 2253 for the Architectural Services for Patterson Park and El Dorado Park Walking Trail project on the City’s website. In response to the RFP, the City received six proposals. After review by the Purchasing Division, it was found that all the proposals were deemed to be responsive. A selection committee comprised of four Parks Staff members, evaluated the proposals and interviewed the firms. RHA Landscape Architects-Planners, Inc., received the highest rating in the overall evaluation. Subsequent to the interview, Parks staff negotiated with RHA Landscape Architects-Planners, Inc., to reduce their price by approximately \$10,000.

Proposers	Ranking
RHA Landscape Architects	870.66
Architerra	858.33
Rick Engineering Co.	840.90
Community Works Design Grp	816.78
Verde Design	799.84
MIG, Inc.	790.37

The El Dorado Park Development and Patterson Park Redevelopment projects scope of services include the following tasks:

1. **Project Management** - provide a Project Kickoff, progress, and coordination meetings, invoice reports, monitor the project schedule, and management of the project team; and
2. **Site Inventory and Analysis** – Research and analyze the existing data, infrastructure, and facilities. Survey the site to gather remaining data necessary to complete design; and
3. **Bid and Construction Documents** – Develop and prepare schematic designs for Department approval and then prepare a complete bid document package for City use in obtaining and awarding a licensed contractor for the construction of the project; and
4. **Bidding and Award Support** – The City shall use the bid documents in obtaining and awarding a licensed contractor for the construction of the project; and
5. **Construction Administration Support** – Assist with site visits, contractor compliance with project bid documents, plant material review, tree tagging, and inspections; and prepare final record drawings and closeout documentation after final punchlist walk; and

6. **Deliverables** – Consultant shall provide copies of all digital files as well as colored prints used/created during the course of the project. Prepare final record drawings and closeout documentation after final punchlist walk.

The Purchasing Manager concurs that the recommendation is in compliance with Purchasing Resolution No. 23914.

STRATEGIC PLAN ALIGNMENT

This item contributes to **Strategic Priority 1 – Arts, Culture and Recreation, Goal 1.3**, to improve parks, recreational amenities, open space, and trail development, and fulfill critical lifecycle and facility maintenance needs, and **Goal 1.4**, to prioritize safety at parks, trails, arts, cultural and recreational facilities. It also supports **Strategic Priority 2 – Community Well-being, Goal 2.3** – Strengthen neighborhood identities and improve community health and the physical environment through amenities and programs that foster an increased sense of community and enhanced feelings of pride and belonging citywide; and **Strategic Priority 5 – High Performing Government, Goal 5.3** - Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision-making.

This item aligns with the following Cross-Cutting Threads:

1. **Community Trust:** Standard City public procurement methods were utilized to solicit proposals from local firms. Fair and unbiased evaluations were conducted by City Staff members to make the final determination in accordance with adopted Purchasing Resolution No. 23914.
2. **Equity:** Multiple opportunities and modes for community input using multiple tools and platforms in English and Spanish for advertising the opportunities were used to engage a broad spectrum of Riverside’s diverse population. These outreach and engagement efforts were advertised using social media posts, e-blasts, newspaper ads, a press release, postcards/flyers, and signs posted at the project sites.
3. **Fiscal Responsibility:** These projects are funded primarily with outside grant proceeds, thereby providing great value to City residents. Competitive pricing was a substantial evaluation factor used in the formal bidding process undertaken.
4. **Innovation:** These projects are responding to the community’s changing recreational, social, and health and wellness needs by providing additional support facilities and amenities as requested during outreach for the 2017 El Dorado Master Planning project, 2019 Patterson Park Redevelopment project, and 2020 Parks, Recreation and Community Services Master Plan.
5. **Sustainability and Resiliency:** These services will contribute to developing new and enhancing existing City facilities and amenities, which encourages and provides access to healthy exercise opportunities while improving the overall quality of life for all City of Riverside residents.

FISCAL IMPACT:

The total fiscal impact of the action is \$396,637.78, as outlined in the table below. Sufficient funds are budgeted and available as outline in the Funding Sources table below.

Project Costs:

Design Contract Award	\$360,597.80
Design Contingency	\$36,059.78
TOTAL	\$396,657.58

Funding Sources:

Fund	Program/Project	Account	Amount
Grants & Restricted Programs	El Dorado Park Walking Paths	9276500-440120	\$43,007.70
	El Dorado Park Improvements	9276800-440120	\$100,000.00
	Patterson Park Redevelopment	9339700-440220	\$253,649.88
Total			\$396,657.58

Prepared 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:

1. Professional Consultant Services Agreement
2. RFP Award Recommendation
3. El Dorado Master Plan
4. Patterson Park Master Plan