

NORTHSIDE PROPERTIES - DAVID TAUSSIG AND ASSOC. CONTRACT

Community & Economic Development Department

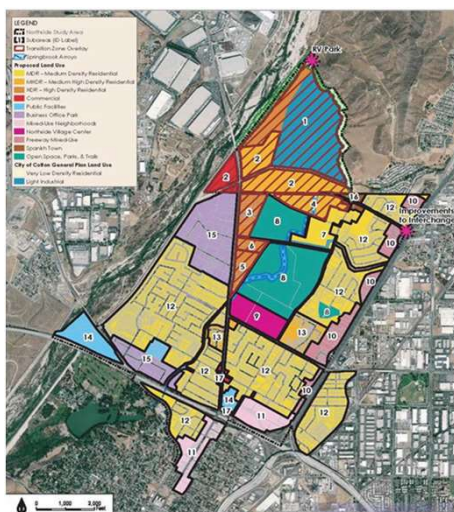
Board of Public Utilities
January 24, 2022

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NORTHSIDE SPECIFIC PLAN



1. Approximately 2,000 acres
2. Interjurisdictional plan:
 - a. City of Riverside
 - b. City of Colton
 - c. County of Riverside
3. City of Riverside Properties
 - a. Former Riverside Golf Club
 - b. Ab Brown Sports Complex
 - c. Pellissier Ranch

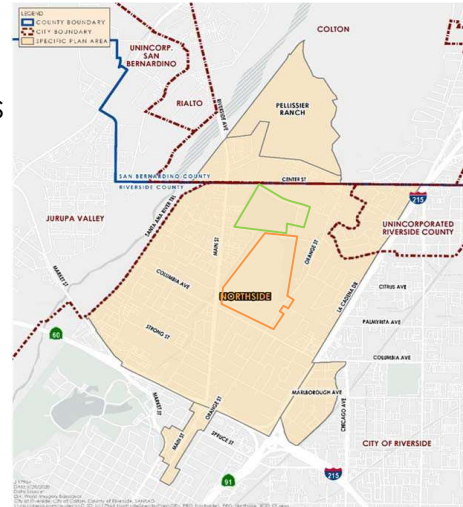
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SUBJECT PROPERTIES

1. Former Riverside Golf Club
 - a. 129 Acres (approximate)
 - b. Vision: mixed-use and open space, parks & trails
2. Ab Brown Sports Complex
 - a. 56 Acres (approximate)
 - b. Vision: open space, parks & trails
3. Pellissier Ranch
 - a. 227 Acres (approximate)
 - b. Vision: high density residential, light industrial, and commercial recreation – currently zoned M-1 Light Industrial by city of Colton



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BACKGROUND

November 2020: City Council adopted the Northside Specific Plan.

March 2021: Economic Development, Placemaking, and Branding/Marketing Committee recommended:

1. That the City Council direct staff to issue a Master Developer RFP for the subject properties.
2. That the City Council and RPU Board declare the subject properties as exempt surplus.
3. Issue a Request for Proposal to hire a consultant to assist staff with the Master Developer process.

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BACKGROUND CONT.

April 2021: the Board of Public Utilities:

1. Recommended that the City Council declare as exempt surplus the subject properties.
2. Requested staff prepare an RFP seeking a Master Developer for the subject properties to facilitate the development vision of the Northside Specific Plan with specifications that the Pellissier Ranch property include a stand-alone solar project, a solar option that a developer would construct option and return to the Board for review and input.

April 2021: Staff issued Request for Proposal No. 2093 seeking to hire a team with qualifications to determine the necessary backbone infrastructure for the subject properties and assist with drafting the Master Developer RFP.



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BACKGROUND CONT.

May 2020: Staff received several responses to RFP No. 2093:

Scoring Rank	Proposer	Location	Fixed Bid	Est. Completion Timeline
1	David Taussig & Associates	Newport Beach	\$366,325	11-12 Months
2	HR&A Advisors	Los Angeles	\$452,000	10 Months
3	CASC Engineering & Consulting	Colton	\$354,038	11-12 Months

September 2021: City Council adopted a resolution declaring the subject properties as exempt surplus and directed staff to prepare a Request for Proposals seeking a Master Developer.



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RFP SCORING CRITERIA

1. Qualifications (25%)
2. Experience (i.e. working on and completing projects of similar size and scope) (20%)
3. Project cost (25%)
4. Professional references (10%)
5. Approach and methodology (20%)

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RFP SCORING RATIONALE

1. The DTA team includes industry experts and senior level representatives
2. The DTA team has successfully provided public financing consulting services to over 50 cities and counties throughout California
3. The DTA team has worked on similar projects
4. The DTA team demonstrated a superior project approach and methodology
5. The DTA team's cost proposal is commensurate with the scope of work

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DTA SCOPE OF WORK

1. Market analysis to identify specific residential and non-residential product types consistent with land uses approved within the specific plan to maximize project value and accelerate absorption rates.
2. Engineering analysis to determine project backbone infrastructure needs, phasing, and costs.
3. Financial Analysis to project fiscal impacts of the proposed land uses on the City's General Fund.
4. Public finance feasibility analysis to prepare public facilities financing plan to fund backbone infrastructure and public services.



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DTA SCOPE OF WORK CONT.

5. Proforma analysis to maximize project valuation and availability of revenues to support public finance programs.
6. Management Skills to assist in (i) drafting the Master Developer Request for Proposals, (ii) selection of most Qualified Developers for Acquisition and/or Leasing of the subject properties and (ii) Development of recreational segment(s).
7. Attend, and be actively engaged in, up to twelve hours of community engagement workshops/meetings to assist in defining the development vision to be included in the Master Developer RFP.
8. Term: one (1) year plus two 1-year extensions (as needed and upon mutual written agreement by both parties).



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STRATEGIC PLAN ALIGNMENT

Envision Riverside 2025 Strategic Plan Priorities



#3 Economic Opportunity

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &
Resiliency



Equity



Innovation

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RECOMMENDATIONS

That the Board of Public Utilities approve an expenditure in the amount of \$307,713 with David Taussig and Associates for Consultant Services for Master Developer for City-owned Properties; and

That the Board of Public Utilities:

1. Recommend that the City Council Approve a Professional Consultant Services Agreement with David Taussig and Associates of Newport Beach, California from RFP No. 2093 for Consultant Services for Master Developer for City-Owned Properties for an initial term of one year plus two one-year extensions, in an amount not to exceed \$366,325; and
2. Authorize the City Manager, or his designee, to execute the Agreement and optional two one-year extensions, if necessary, including making minor non-substantive changes, and to sign all documents and instruments necessary to complete the transaction.

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