

# NORTHSIDE AGRICULTURE INNOVATION CENTER MASTER SITE DESIGN SERVICES

Community & Economic Development Department and Office of Sustainability

City Council
March 12, 2024

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## BACKGROUND

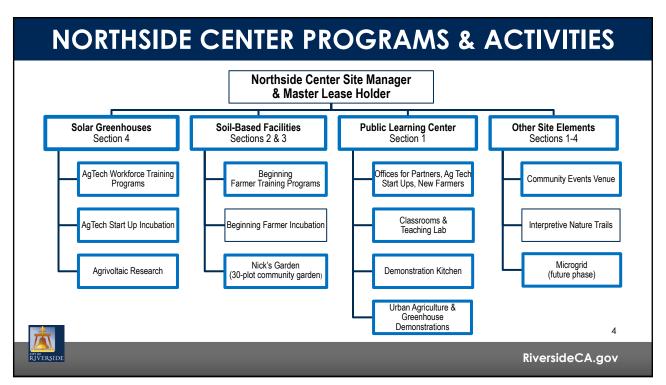
- Conceptualization of the Northside Agriculture Innovation Center in 2018, an aggregated model of other national projects layered with significant innovation
- 2. \$3 million 2018 Urban Greening Grant provided seed funds for property acquisition
- 3. Partnerships to deliver workforce development programs and community facilities that is agriculture focused
- 4. Fully built out, project estimated at \$31.4 million



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### **DISCUSSION**

- 1. On April 23, 2023, the City Council directed staff to draft a Professional Services Agreement with Lamplighter Energy, Inc. to complete the Northside Agriculture Innovation Center's master site designs and return to City Council for its review and approval.
- 2. City staff received a proposal from Lamplighter Energy, Inc. for master site design services for the Northside Center and negotiated a fee of \$556,275. Services include:
  - a. Project Management for design services with kickoff, progress and coordination meetings; invoice reports; project schedule; and coordination with project team;
  - b. Schematic Design including site plan development, planning concepts, site circulation, landscaping, and outdoor landscape and hardscape.
  - c. Site Inventory and Analysis research and analyze the existing data, infrastructure, and facilities. Survey the site to gather remaining data necessary to complete the site design;
  - d. Bid-Ready Construction Documents develop and prepare schematic designs landscape, infrastructure (water, electric, septic), trails, and farming areas for Department approval and prepare a complete bid document package for the City use in obtaining and awarding a licensed contractor for the construction of the project; and
  - e. Construction Support support city staff and contracted construction vendors during the construction phase.

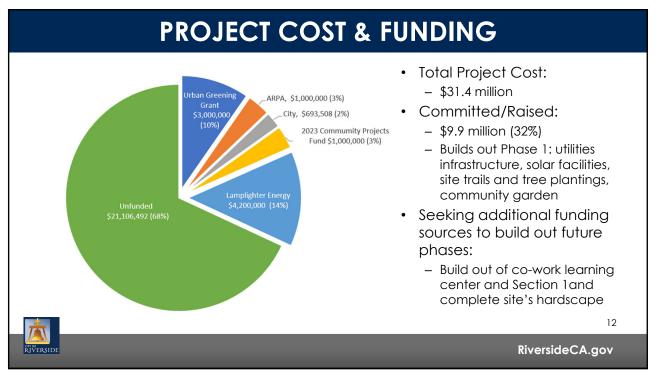


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#### FISCAL IMPACT **Master Site Design Services Costs Amount** Design Contract Award \$556,275 \$83,441.25 Change Order Authority, 15% Total \$639,716.25 **Funding Sources** Fund Program Account Amount Urban Greening Grant - Project 9339130-440210 \$87,575.00 **Development** Management Grants Urban Greening Grant – Match 9339140-440301 \$422,273.25 Agriculture Innovation Center \$129,868.00 **General Fund** 9916500-440446 Total \$639,716.25 11 RiversideCA.gov

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### STRATEGIC PLAN ALIGNMENT

- Arts, Culture and Recreation: Goal 1.5
  - · Community Well-Being: Goal 2.6
- Economic Opportunity: Goals 3.1, 3.2, 3.3, 3.4, 3.5
  - Environmental Stewardship: Goal 4.5
  - Infrastructure, Mobility & Connectivity: Goal 6.2

#### **Cross-Cutting Threads**



Community Trust







Equity



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### **RECOMMENDATIONS**

#### That the City Council:

- Approve a Professional Consultant Services Agreement with Lamplighter Energy, Inc., in the amount of \$556,275 for architectural and engineering design services for the Northside Agriculture Innovation Center located at 895 and 900 Clark Street;
- 2. Authorize a 15% change order authority in an amount up to \$83,441.25 for project changes including, but not limited to, unforeseen conditions, owner-requested changes, and necessary design improvements for a total contract amount of \$639,716.25; and
- 3. Authorize the City Manager, or his designee, to execute the Professional Consultant Services Agreement with Lamplighter Energy, Inc. including making any minor, non-substantive changes, and sign all documents necessary for the completion of architectural and engineering design services for the Northside Agriculture Innovation Center.

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