



RIVERSIDE PUBLIC UTILITIES

Board Memorandum

BOARD OF PUBLIC UTILITIES

DATE: AUGUST 22, 2016

ITEM NO: 5

SUBJECT: AWARD REQUEST FOR PROPOSAL NO. 1624 - DESIGN-BUILD AGREEMENT FOR TURF CONVERSION AND DEMONSTRATION GARDEN AT STREETER PARK (JANET GOESKE CENTER) TO R.B. DEVELOPMENT OF RIVERSIDE, CALIFORNIA- IN THE AMOUNT OF \$299,787.51

ISSUE:

Award Request for Proposal No. 1624 for a Design-Build Agreement for turnkey turf conversion and demonstration garden at Streeter Park (Janet Goeske Center) to R.B. Development, in the amount of \$299,787.51.

RECOMMENDATIONS:

That the Board of Public Utilities:

1. Approve the Streeter Park Turf Conversion and Demonstration Garden project at the Janet Goeske Center as the site for the previously approved water efficiency demonstration garden;
2. Award a Design-Build Agreement (Attachment 1) to R.B. Development, of Riverside, California, for turf conversion and demonstration garden at Streeter Park in the amount of \$299,787.51; and
3. Authorize the City Manager, or his designee, to execute the Design-Build Agreement, including making minor, non-substantive changes, and to sign all documents and instruments necessary to complete this project.

BACKGROUND:

On September 22, 2015, City Council authorized a supplemental appropriation in the amount of \$300,000 for landscape demonstration projects to the 521 water conservation fund. The source of such funds is the Water Conservation Surcharge, which was adopted by the City Council in 2004 and then renewed by City Council Resolution No. 22675 on April 22, 2014. Resolution No. 22675 sets forth the legal rationale for adoption of such a surcharge, which funds programs designed to meet the water conservation requirements adopted under the 2009 Senate Bill X7-7 and to conserve the City's groundwater resources.

The recent drought has increased awareness surrounding water conservation and outdoor landscaping methodologies statewide. Customers are now looking to their local water agencies to provide comprehensive resources and guidance as to how to implement water efficiency practices at their homes and businesses. To promote public outreach and education, many local water agencies have created demonstration gardens which allow their customers to interact with water conservation materials and techniques. Once created, these facilities act as conservation, demonstration and instructional centers to host the community and special events. In an effort to provide similar resources to the City, Riverside Public Utilities (RPU), Parks, Recreation and Community Services Department (PRCSD), and Janet Goeske Center partnered in an effort to: conserve water, elevate customer awareness, increase program participation, provide educational opportunities and demonstrate water conservation best practices.



(Concept)

The proposed Streeter Park Turf Conversion and Demonstration Garden at the Janet Goeske Center will be built for conservation education and will include California-native and drought-tolerant plants demonstrating various methods of landscaping. This centrally located, half-acre garden is designed to meet the City's new Water Efficiency Landscape Ordinance (WELO) and will be filled with pocket gardens which highlight the *Less Water More Color* concept that the WELO will bring to the city. The pocket gardens will model: turf alternatives, meadow garden, decorative hardscape, Mediterranean garden, California native garden, desert garden and a sensory garden. The conversion of the existing turf areas at the park is expected to save nearly 1.5 million gallons of water on an annual basis.

The Streeter Park Turf Conversion and Demonstration Garden at the Janet Goeske Center will also benefit the residents of the City by providing examples of best practices with regards to irrigation design (spray/drip) and maintenance, Do-it-Yourself turf replacement, composting/mulching methodology and variations in water use per design type selected. These best practices will be communicated by the use of interpretative exhibits and an education station.



(Existing site)

In order to offset the cost of construction, RPU staff has been in communication with two outside organizations that have shown interest in contributing to this project. Staff is anticipating the receipt of grants and/or donations from The Toro Company and Audubon International which will reduce the expenditure of the project. Receipt of grants and/or donations will be presented to City Council for approval at a subsequent date.

PRCSD in partnership with RPU and Toro created a conceptual plan for this project based on the project goals. The conceptual plan was then included in a design-build Request for Proposal (RFP). By electing to issue a design-build RFP, the awarded contractor will be able to lend their expertise to the project and enhance components of the design based on their experience in the landscaping industry. The RFP was

issued with an expectation of a projection completion of 210 calendar days or less. Due to their landscape expertise, PRCSD will be administering the design build contract on behalf of RPU.

On April 29, 2016, the Purchasing Division posted the proposal documents on the City's website and received one responsive proposal on May 25, 2016. R.B. Development's proposal meets the criteria to be considered the most qualified Design-Build Entity for this project. The State Contractor's Licensing Board records indicate this bidder's license is current, active, and in good standing.

The Purchasing Services Manager and the PRCSD Director concur with the contract award recommendation.

FISCAL IMPACT:

There are sufficient funds available in the landscape demonstration projects account No. 6220200-457032 in the 521 water conservation fund for the total project amount of \$299,787.51. The cost savings to PRCSD with revenue decrease to RPU resulting from lower water use is unknown at this time, but is anticipated to be de minimus. PRCSD is providing project management and oversight at no cost to RPU.

Prepared by:	Michael J. Bacich, Assistant General Manager/Customer Relations/Marketing
Approved by:	Girish Balachandran, Public Utilities General Manager
Approved by:	John A. Russo, City Manager
Approved as to form:	Gary G. Geuss, City Attorney

Certifies availability of funds:	Laura Chavez-Nomura, Public Utilities Assistant General Manager/Finance
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Attachment:

1. Design-Build Agreement
2. Presentation
3. City Council resolution No. 22675