



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: DECEMBER 20, 2016

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 1
DEPARTMENT

SUBJECT: PROFESSIONAL CONSULTANT SERVICES AGREEMENT WITH GLENN A. RICK ENGINEERING AND DEVELOPMENT COMPANY, DBA RICK ENGINEERING COMPANY, FOR THE NORTHSIDE NEIGHBORHOOD & PELLISSIER RANCH INTER-JURISDICTIONAL SPECIFIC PLAN AND PROGRAM ENVIRONMENTAL IMPACT REPORT – IN THE AMOUNT OF \$1,551,612 WITH CHANGE ORDER AUTHORITY NOT TO EXCEED A TOTAL CONTRACT AMOUNT OF \$1,593,272

ISSUE:

Approve the Professional Consultant Services Agreement with Glenn A. Rick Engineering and Development Company, DBA Rick Engineering Company, for the Northside Neighborhood & Pellissier Ranch Inter-Jurisdictional Specific Plan and Program Environmental Impact Report, for \$1,551,612 with a change order authority not to exceed a total amount of \$1,593,272.

RECOMMENDATIONS:

That the City Council:

1. Approve the Professional Consultant Services Agreement with Glenn A. Rick Engineering and Development Company, DBA Rick Engineering Company, for the preparation of the Northside Neighborhood & Pellissier Ranch Inter-Jurisdictional Specific Plan and Program Environmental Impact Report, for Tasks 1 through 16 in the amount of \$1,551,612;
2. Authorize a change order authority in the amount of \$41,600 for Task 17 included in the Professional Consultant Services Agreement with Glenn A. Rick Engineering and Development Company, DBA Rick Engineering Company;
3. Authorize the City Manager, or his designee, to execute the Professional Consultant Services Agreement with Glenn A. Rick Engineering and Development Company, DBA Rick Engineering Company, including making minor and non-substantive changes.

BACKGROUND:

On September 20, 2016, the City Council selected Glenn A. Rick Engineering and Development Company, DBA Rick Engineering Company (Rick Engineering) for the preparation of the Northside Neighborhood & Pellissier Ranch Inter-Jurisdictional Specific Plan (Northside Specific

Plan) and Program Environmental Impact Report (PEIR), and authorize the City Manager or designee to negotiate a Professional Services Agreement. The Council's actions included an amendment to the Riverside Public Utilities budget to contribute funds toward the preparation of the Northside Specific Plan and PEIR; and direction to prepare a reimbursement fee program concurrent with the preparation of the Northside Specific Plan and PEIR, for consideration by Council following the adoption of the Specific Plan.

DISCUSSION

City staff have negotiated with Rick Engineering to reduce the cost of the project budget and revise the scope of work to include a potential reimbursement fee program. The Rick Engineering team has reduced the project costs to better align with available funding in the City's approved two-year budget. The reduced budget has been achieved through the following efforts:

1. Rick Engineering and Design Works (Rick Engineering's subconsultant) reduced their overall labor costs by 5%;
2. Rick Engineering's subconsultants (Dudek, Keyser Marston Associates and Kearns & West) reduced their hourly billing rates for various tasks.
3. The scope of work was revised to reduce the number of project alternatives to be analyzed from five (5) to three (3);
4. The original scope of work included the preparation of a "Prioritized Project List", which is intended to identify projects that can stimulate private investment. To bring project costs into alignment with available funding, the Prioritized Project List was made an optional service for future consideration, should funds become available.
5. The cost of technical studies and the baseline traffic analysis has been reduced by a total of \$15,000.
6. Staff eliminated the 15% City contingency originally identified in the costs presented to City Council. As a result, the professional services agreement has a "not to exceed amount" that is defined by the consultant's scope of work and associated budget. Any additional costs will require approval from the City Council.

Rick Engineering's cost to complete the revised scope of work is \$1,551,612.

The following Project Budget Summary table compares the consultant's original budget proposal with the revised budget contained within the professional services agreement. Please note, as discussed below, the optional services outlined in Task 17 of the Scope of Work are not included in the table:

PROJECT BUDGET SUMMARY		
	Original Proposed Project Budget	Revised Project Budget
PROJECT COSTS		
Consultant Proposed Cost	\$1,810,638	\$1,551,612
15% City Contingency	\$271,596	\$0
Total Proposed Cost	\$2,082,234	\$1,551,612
BUDGETED FUNDS		
Riverside Public Utilities Funds (39%; not to exceed \$813,000)	\$812,071	\$605,129
Davenport Institute Grant	\$12,000	\$12,000
Community & Economic Development Department FY 2016/18 (not to exceed \$910,000)	\$910,000	\$910,000
Community & Economic Development Department 2-Yr Budget Savings	-	\$24,483
Total Budgeted Funds	\$1,734,071	\$1,551,612
FUNDING GAP	(\$348,163)	\$0

Additional, optional services as outlined in Task 17 of the Scope of Work, are included in the agreement for an agreed cost of \$41,660. These optional services include a Fiscal Impact Analysis of the proposed land uses, and identification of projects that can stimulate private investment (i.e., the Prioritized Project List). The optional services are included in the Scope of Work, but are not part of the project's current budget. Implementation of the optional services by the consultant are contingent on (1) future determination that the tasks are necessary or desirable, and (2) obtaining additional project funding. The optional services are included in the Scope of Work as Task 17 for clarity of planning process, services to be rendered, and negotiated cost.

FISCAL IMPACT:

The costs for the preparation of the Northside Specific Plan and PEIR by Rick Engineering is covered by funds allocated in the City's approved two-year budget, with the exception of \$24,483. The additional \$24,483 will be funded by Community & Economic Development Department budget savings realized in the first half of FY 2016/17. The following reflects City accounts:

Account Name	Account Number	Budgeted
Riverside Public Utilities – Water Professional Services	6210000-4210000	\$512,032
Riverside Public Utilities – Electric Professional Services	6100000-4210000	\$93,097
Davenport Institute Grant	Grantor pays consultant directly	\$12,000
Community & Economic Development Department – Professional Services	2810000-450033	\$910,000
Community & Economic Development Department – Budget Savings (Pending Transfer)	2810000-421000	\$24,483

The optional services identified in Task 17 in the Professional Consultant Services Agreement, totaling \$41,660.00 would not be implemented until funding has been identified and approved by the City Council.

Prepared by: Rafael Guzman, Community & Economic Development Director
Certified as to
availability of funds: Scott G. Miller, PhD, Chief Financial Officer/City Treasurer
Approved by: Al Zelinka, FAICP, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Professional Services Agreement with Glenn A. Rick Engineering and Development Company, DBA Rick Engineering Company
2. Presentation