



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL** **DATE: JULY 28, 2026**

**FROM: GENERAL SERVICES DEPARTMENT** **WARD: 5**

**SUBJECT: DESIGN-BUILD AGREEMENT WITH EVOLUTION LANDSCAPE, INC., OF HUNTINGTON BEACH, CALIFORNIA, FOR CITY CORPORATION YARD TURF REPLACEMENT WITH WATER-EFFICIENT LANDSCAPING IN THE AMOUNT OF \$366,555 PLUS A 20% CHANGE ORDER AUTHORITY IN THE AMOUNT OF \$73,311, FOR A TOTAL AMOUNT OF \$439,866; AUTHORIZE A SUPPLEMENTAL APPROPRIATION FROM GENERAL FUND INFRASTRUCTURE RESERVES IN THE AMOUNT OF \$439,866**

## **ISSUES:**

Consider approving a Design-Build Agreement with Evolution Landscape, Inc., of Huntington Beach, California, for City Corporation Yard Turf Replacement with Water-Efficient Landscaping in the amount of \$366,555 plus a 20% Change Order authority in the amount of \$73,311 for a total amount of \$439,866; authorize a supplemental appropriation from General Fund Infrastructure Reserves in the amount of \$439,866.

## **RECOMMENDATIONS:**

That the City Council:

1. Approve a Design-Build Agreement with Evolution Landscape, Inc., of Huntington Beach, California, for City Corporation Yard Turf Replacement with Water-Efficient Landscaping in the amount of \$366,555;
2. Authorize a 20% change order authority in the amount of \$73,311 for unforeseen conditions or necessary design modifications;
3. With at least five affirmative votes, authorize the Chief Financial Officer, or designee, to record a supplemental appropriation and interfund transfer in the amount of \$439,866 from the General Fund Infrastructure Reserves to the Capital Outlay Fund, City Corporation Yard Turf Replacement revenue and expenditure accounts to be established by the Finance Department, and to replenish funds to the General Fund Infrastructure Reserves upon completion of the project and receipt of rebate;

4. Authorize the City Manager or General Services Director to execute and submit all documentation required to receive the rebate from the Metropolitan Water District of Southern California; and
5. Authorize the City Manager, or designee, to execute the Design-Build Agreement, including making minor and non-substantive changes.

## **BACKGROUND:**

California Assembly Bill 1572 (AB1572) addresses California's on-going water-supply challenges by prohibiting the use of potable water to irrigate non-functional turf beginning January 1, 2027. Generally, non-functional turf is decorative and not used for recreation and community activities. Common examples of non-functional turf include grass in street medians, around civic buildings, and parking lot landscapes.

In Summer 2025, the Metropolitan Water District of Southern California (MWD) received grant funding from the California Department of Water Resources to increase available funding for non-functional turf replacement projects for commercial properties and public agencies.

In October 2025, the General Services Department (General Services) partnered with Riverside Public Utilities (RPU) to submit a turf replacement project request to MWD to replace 66,768 square feet of non-functional turf at the City Corporation Yard with water-efficient landscaping. In March 2026, the City was notified of approval for a rebate amount of \$7 per square foot, up to a reserved rebate amount of \$467,376 with a project completion deadline of September 21, 2026.

## **DISCUSSION:**

### **Purchasing Overview**

On April 6, 2026, Bid No. 2547 for the replacement of the turf at the City Corporation Yard was published on the City's online bidding system, PlanetBids. The proposed project includes landscape design, labor, materials, and equipment necessary to replace all turf with water efficient landscaping and stormwater retention features.

The notification for Bid No. 2547 is summarized in the following table:

| <b>Action</b>                       | <b>Number of Vendors</b> |
|-------------------------------------|--------------------------|
| City of Riverside Vendors Notified  | 218                      |
| External Vendors Notified           | 500                      |
| Vendors Who Downloaded Bid No. 2547 | 33                       |
| Questions and Answers Received      | 4                        |
| Addenda Submitted                   | 1                        |
| Proposals Received                  | 0                        |

A non-mandatory pre-bid meeting was held on April 13, 2026, with two vendors in attendance. The bidding period officially closed on April 29, 2026, with no bids received.

Due to the urgency of the deadline for completion and reimbursement, the General Services Department next pursued an informal bid. On May 18, 2026, the General Services Department issued an informal bid to seven prospective vendors that did not download Bid No. 2547. The informal bidding period closed on May 27, 2026, with one proposal received and found to be responsive. The responsive bid was from Evolution Landscaping, Inc., in the amount of \$366,555.

Purchasing Resolution No. 24101 Section 702(d) states that City Council approval is needed "When the Procurement can only be obtained timely from a single source and the Manager is satisfied that the best price, terms and conditions for the Procurement thereof have been negotiated."

The Purchasing Manager concurs that the recommendation is in accordance with Purchasing Resolution No. 24101.

### **FISCAL IMPACT:**

The fiscal impact of this action is \$439,866, which includes a 20% construction contingency of \$73,311. Upon Council Approval, a supplemental appropriation and interfund transfer in the amount of \$439,866 from General Fund Infrastructure Reserves will be recorded as shown in Table 1 below with project accounts to be established at a later date.

Following completion of the project, invoices and receipts will be submitted with the final rebate application to MWD. The rebate funds will be used to reimburse General Fund Infrastructure Reserves.

**Table 1.** Supplemental Appropriation

| <b>Fund</b>          | <b>Project</b>                         | <b>Account</b>      | <b>Amount</b> |
|----------------------|----------------------------------------|---------------------|---------------|
| <i>Transfers Out</i> |                                        |                     |               |
| General Fund         | Infrastructure Reserves                | 0000101-299206      | (\$439,866)   |
|                      | GF Transfer Out                        | 7223600-990401      | \$439,866     |
| <i>Transfers In</i>  |                                        |                     |               |
| Capital Outlay       | City Corporation Yard Turf Replacement | <i>Revenue</i>      |               |
|                      |                                        | 99XXXXX-985101*     | \$439,866     |
|                      |                                        | <i>Expenditures</i> |               |
|                      |                                        | 99XXXXX-440301*     | \$439,866     |

**\*Accounts TBD**

|                                        |                                         |
|----------------------------------------|-----------------------------------------|
| Prepared by:                           | Frederick Tobar, Administrative Analyst |
| Approved by:                           | Lee Withers, General Services Director  |
| Certified as to availability of funds: | Julie Nemes, Finance Director           |

Approved by: Edward Enriquez, Interim City Manager/Chief Financial Officer/City  
Treasurer

Approved as to form: Rebecca McKee-Reimbold, Interim City Attorney

Attachment: Agreement