



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: SEPTEMBER 17, 2024

FROM: MUSEUM DEPARTMENT WARD: 1

SUBJECT: TERMINATION OF CONTRACTS WITH STIEGLER ARCHITECTS P.C., DBA IS ARCHITECTURE, FOR ROBINSON HOUSE DEMOLITION AND RECONSTRUCTION ARCHITECTURAL DESIGN SERVICES - RFP 2111 AND REHABILITATION OF THE NATIONAL HISTORIC LANDMARK HARADA HOUSE LOCATED AT 3356 LEMON STREET – RFP 2110

ISSUE:

Approve termination of contracts with Stiegler Architects P.C., dba IS Architecture, for Robinson House Demolition and Reconstruction Architectural Design Services – RFP 2111 and Rehabilitation of the National Historic Landmark Harada House Located at 3356 Lemon Street – RFP 2110.

RECOMMENDATIONS:

That the City Council:

1. Authorize the City Manager, or designee, to terminate Stiegler Architects P.C. dba IS Architecture's right to perform under the contract for Robinson House Demolition and Reconstruction Architectural Design Services by issuing a written notice of termination to Stiegler Architects P.C., dba IS Architecture; and
2. Authorize the City Manager, or designee, to terminate Stiegler Architects P.C. dba IS Architecture's right to perform under the contract for Rehabilitation of the National Historic Landmark Harada House Located at 3356 Lemon Street by issuing a written notice of termination to Stiegler Architects P.C., dba IS Architecture; and
3. Authorize City Manager, or designee, to execute any agreements or documents necessary to carry out the contract terminations.

BACKGROUND:

The National Historic Landmark Harada House (Harada House) was donated to the Museum Department (Museum), City of Riverside (City), by Harada family heirs (deed recorded 2004) on the condition that it be preserved as a civil rights resource for the public. Jukichi Harada, his wife Ken, and their first son Masa Atsu settled in Riverside, California, in 1905. Following the death of

their first American-born son, Jukichi and Ken sought a home with healthier conditions for their family. Aware of the 1913 California Alien Land Law prohibiting aliens from owning property, in December 1915, Jukichi Harada purchased the house at 3356 Lemon Street in the names of his three American-born children, Mine, Sumi, and Yoshizo. In 1918, Jukichi prevailed in a landmark court battle to retain the home.

National Historic Landmark Harada House

The rehabilitation of the National Historic Landmark Harada House will result in a historic house museum that is open to the public and honors the City's commitment to the Harada family when the City accepted the donation of the house. The agreement with IS Architecture is for 1) architectural design services for exploratory work pursuant to re-leveling the house; 2) documentation, stabilization of materials, protection of materials, and materials salvage; 3) re-leveling the house and demolition as required to accomplish replacement of the foundation; 4) civil improvements and drainage systems; 5) and structural stabilization and preparation for installation of building systems. The architectural design will follow the Secretary of the Interior's standards for the rehabilitation of historic structures.

On July 5, 2022, City Council awarded RFP 2110 and approved a professional consultant services agreement with Steigler Architects, P.C., dba IS Architecture, for \$240,080 with a 10% change order authority in the amount of \$24,008 totaling an amount not to exceed \$264,088 for Rehabilitation of the National Historic Landmark Harada House Located at 3356 Lemon Street.

On July 12, 2022, City and Consultant entered into a Professional Consultant Services Agreement for Rehabilitation of the National Historic Landmark Harada House Located at 3356 Lemon Street - RFP No. 2110 or the total sum not to exceed \$240,080.

Robinson House

In 2014, the City purchased the adjacent home, Robinson House, with privately donated funds. The purpose of the purchase was to use the property as an interpretive center for Harada House. The original intent was to rehabilitate the house to function as an interpretive center. A structural engineering evaluation revealed that the structural integrity of Robinson House was compromised.

On October 9, 2018, City Council approved amendments to the City of Riverside's 2015-2020 Housing and Urban Development Consolidated Plan and the 2018-2019 Housing and Urban Development Annual Action Plan to add the Ward 1 Robinson House Restoration Project and provide Community Development Block Grant funds in the amount of \$340,028.

On July 5, 2022, City Council awarded RFP 2111 and approved a professional consultant services agreement with Steigler Architects, P.C., dba IS Architecture, for \$210,328 with a 10% change order authority totaling an amount not to exceed \$231,361 for architectural design services of the Harada House Interpretive Center (formerly known as Robinson House).

On July 12, 2022, City and Consultant entered into a Professional Consultant Services Agreement for Robinson House Demolition and Reconstruction Architectural Design Services - RFP No. 2111 for the total sum not to exceed \$210,328.

On February 22, 2023, the first change order was completed adding the Survey to Scope of Services in the amount of \$4,400 utilizing 2.09% of the change order authority bringing the contract total to \$214,728.

On November 28, 2023, the first amendment was completed for architectural design for salvage of the front three rooms of Robinson House in the amount of \$72,070 with 15% change order authority for a total contract amount of \$329,818.

DISCUSSION:

The business relationship between the City of Riverside (City) and Stiegler Architects P.C., dba IS Architecture, is no longer productive. The City has determined that proceeding with a different architecture firm for the Robinson House Demolition and Reconstruction and Rehabilitation of the National Historic Landmark Harada House Located at 3356 Lemon Street will result in a better outcome for the City and residents of Riverside. A new RFP will be issued that combines the Harada House and Robinson House (Harada House Interpretive Center) projects.

STRATEGIC PLAN ALIGNMENT:

The activities of the Museum of Riverside align with the Strategic Priority, "Arts, Culture and Recreation." When completed, the Museum of Riverside's Harada House campus will support, in particular, goal 1.1 (strengthening Riverside's portfolio of arts, culture, recreation, senior, and lifelong learning programs and amenities), goal 1.2 (enhancing equitable access to arts, culture, and recreational service offerings and facilities), and goal 1.5 (supporting programs and amenities to further develop literacy, health, and education of children, youth, and seniors throughout the community).

Projects and programs relating to the National Historic Landmark Harada House further support the Strategic Priority, "Community Well-Being," specifically goal 2.3, which includes strengthening neighborhood identities, and goal 2.5, which points to fostering relationships between community members and partner organizations.

1. **Community Trust** – These projects promote community trust by taking steps to successfully fulfill commitments made by accepting the donation of the National Historic Landmark Harada House and when the City of Riverside purchased the property at 3342 Lemon Street with the intention of using it as the interpretive center for the National Historic Landmark Harada House.
2. **Equity** – Project outcomes will benefit the entire community; programs at the National Historic Landmark Harada House and Harada House Interpretive Center will be offered equitably.
3. **Fiscal Responsibility** – Grant revenue is being used to fund this project.
4. **Innovation** – The project leverages partnerships with granting agencies at the state and federal levels.
5. **Sustainability & Resiliency** – The Harada House and Harada House Interpretive Center will ensure that future generations can learn from the Harada family story.

FISCAL IMPACT:

There is no fiscal impact associated with the recommended actions.

Prepared by: Ann Lovell, Manager of Operations
Approved by: Robyn G. Peterson, Ph.D., Museum Director
Certified as to
availability of funds: Kristie Thomas, Finance Director/Assistant Chief Financial Officer
Approved by: Kris Martinez, Assistant City Manager
Approved as to form: Phaedra A. Norton, City Attorney