



# City Council Memorandum

*City of Arts & Innovation*

**TO: HONORABLE MAYOR AND CITY COUNCIL** **DATE: 11/28/2023**

**FROM: MUSEUM DEPARTMENT** **WARD: 1**

**SUBJECT: FIRST AMENDMENT TO PROFESSIONAL CONSULTANT SERVICES AGREEMENT WITH STIEGLER ARCHITECTS, P.C., DBA IS ARCHITECTURE, TO AMEND THE SCOPE AND CONTRACT AMOUNT TO COMPLETE ARCHITECTURAL DESIGN FOR SALVAGE OF FRONT THREE ROOMS OF ROBINSON HOUSE FOR \$72,070 AND AUTHORIZE 15% CHANGE ORDER AUTHORITY IN AN AMOUNT UP TO \$43,020, FOR A TOTAL CONTRACT AMOUNT OF \$329,818.**

## **ISSUE:**

Approve a first amendment to Professional Consultant Services Agreement with Stiegler Architects, P.C, dba IS Architecture, to amend the scope and contract amount to complete architectural design for salvage of the front three rooms of Robinson House for \$72,070 and authorize 15% change order authority in an amount up to \$43,020, for a total contract amount of \$329,818.

## **RECOMMENDATIONS:**

That the City Council:

1. Approve the First Amendment to the Professional Consultant Services Agreement with Stiegler Architects, P.C, dba IS Architecture, for architectural design for salvage of the front three rooms of Robinson House for \$72,070;
2. Authorize 15% change order authority in an amount up to \$43,020 for project changes including, but not limited to, unforeseen conditions or necessary design changes for a total amount not to exceed \$329,818; and
3. Authorize the City Manager, or his designee, to execute the First Amendment to the Professional Consultant Services Agreement with Stiegler Architects, P.C, dba IS Architecture, including making minor and non-substantive changes.

## **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.

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.

## **DISCUSSION:**

Due to the compromised structural integrity of Robinson House, the intent at the time the RFP was awarded was to demolish Robinson House and reconstruct it in accordance with the Secretary of the Interior's standards for reconstruction. However, the findings of the Section 106 analysis have resulted in a change to this approach. Because Robinson House is still standing, though structurally unsound, demolition and reconstruction do not align with the Secretary of the Interior standards. The new approach is to salvage the front three rooms of the Robinson House, which are the original three rooms built in the 1880s, move them to the back of Robinson House property, demolish the rest of Robinson House, reinstall the front three rooms on their original footprint, and construct the rest of the interpretive center behind them.

Purchasing Resolution 23914 Section 1104 states that "Change Orders. Modifications to a Purchase Order shall be made only by Change Order. Subject to the availability of funds, Change Orders may be utilized for purposes of ... (3) modifying scope of work/services being provided, where the modification is reasonably related to the original scope of work/services ... c) 10% of the original contract price for Contracts and/or Purchase Orders previously approved by the Awarding Entity and the total Change Order amount will not exceed \$150,000.

The Purchasing Manager concurs that the recommended action complies with Purchasing Resolution No. 23914, Section 1104 (3) (c).

The Housing and Human Services Director concurs with this report.

## **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** – This project promotes community trust by fulfilling a commitment made in 2014, 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 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 Interpretive Center will ensure that future generations can learn from the Harada family story.

## **FISCAL IMPACT:**

The total fiscal impact of the action is \$115,090, which includes the change order authority amount of \$43,020. The funds are budgeted and available in the Grants and Restricted Programs Fund, Harada House & Interpretive Center Project account number 9272200-440120.

Prepared 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

### **Attachments:**

1. Executed contract with IS Architecture July 12, 2022
2. First Amendment to PCSA with IS Architecture
3. City Council Minutes – October 9, 2018
4. City Council Minutes – July 5, 2022