



Staff Report

File #: 23-0921

REQUEST FOR CITY COUNCIL ACTION

DATE: 11/15/2023

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:
PROFESSIONAL SERVICES AGREEMENT WITH RIOS, INC. FOR ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR THE CITY PARK REVITALIZATION PROJECT REQUEST FOR PROPOSAL 24-006SB, IN THE AMOUNT OF \$7,596,343; AND CREATION OF A NEW CAPITAL IMPROVEMENT PROJECT TITLED "CITY PARK REVITALIZATION," APPROPRIATION OF \$10,000,000 FROM THE PARKS & RECREATION RESERVE WITHIN MEASURE X FUND

EXECUTIVE SUMMARY:

This staff report asks the City Council to create a new Capital Improvement Project titled "City Park Revitalization," appropriate funding in the amount of \$10,000,000 from the Parks & Recreation Reserve within Measure X Fund, and approve the Professional Services Agreement with Rios, Inc. in the amount of \$7,596,343 for the architectural and engineering design services for the City Park Revitalization Project. The project will construct a new aquatics center, community center, public event/sport space, a splash pad, and playground, along with other related improvements, at City Park in accordance with the adopted City Park Master Plan.

RECOMMENDED ACTION:

That the City Council:

- a. Approve the Professional Services Agreement with Rios, Inc. for architectural and engineering design services for a term of five years, beginning November 15, 2023, through November 15, 2028, in the amount of \$7,596,343, and waive any and all minor irregularities in the proposal.
- b. Authorize the creation of a new Capital Improvement Project titled "City Park Revitalization" and appropriate funding in the amount of \$10,000,000 from the Parks & Recreation Reserve within Measure X Fund 120 to the new project.
- c. Award Request for Proposal 24-006SB to Rios, Inc. for architectural and engineering design

services for the City Park Revitalization Project.

- d. Authorize the City Manager, or his designee, to execute the Professional Services Agreement with Rios, Inc. in the amount of \$7,596,343, including any non-substantive extensions, change orders, purchase orders, and amendments up to the amount authorized in Corona Municipal Code Section [3.08.070\(I\)](#), which is the lesser of either \$100,000 or 10% of the original contract amount.

BACKGROUND & HISTORY:

The City of Corona (City) Strategic Plan commits to six overall goals, one of which is Goal 3: Sound Infrastructure. With that goal, one of the objectives is to enhance parks and recreation facilities, including redeveloping City Park to include a new full-service, purpose-built community center.

In June 2022, the City of Corona embarked on an approximate 18-month endeavor to create a master plan to redevelop City Park. Innovative and purposeful marketing and outreach efforts were conducted with the Corona community to identify what facilities and functions the community desires for the park. Outreach was conducted through online surveys, door knocking, social media and video posts, and pop-up events at City Park, and incorporated inclusive visual marketing in both English and Spanish to reach a larger demographic. As a result of these efforts, over 2,100 survey responses were collected, representing a wide range of respondents citywide. The data collected through the outreach process revealed that the community desires an experience within the park, not just a stagnant collection of amenities.

On July 19, 2023, the City Council adopted the City Park Master Plan. The master plan provides a conceptual design and specifications for a new aquatic center, two community buildings, splash pad, playground, sports amenities, public event space, and other related improvements. Based upon the recommendations in this plan, City staff developed a scope of work for architectural and engineering services to bring the plan to fruition.

ANALYSIS:

Request for Proposals (RFP) 24-006SB for architectural and engineering design services for the City Park Revitalization Project was advertised on July 27, 2023, pursuant to CMC Section 3.08.070 Bidding requirements - professional services, and posted on the City's bidding portal, PlanetBids. A total of ninety-seven (97) prospective bidders were notified. On September 14, 2023, eleven (11) proposals were received through the PlanetBids bidding service.

Proposals were evaluated by a team of six City staff members from Community Services, City Manager's Office, and Public Works. The proposals were evaluated based on the completeness of response, qualifications of the firm, the qualifications of personnel and their experience with similar work, the proposed work plan, project understanding and approach, ability to meet the project timeline, and value.

The top five prospective firms (Rios, HMC Architects, Roesling Nakamura Terada Architects, and ELS+SWA) were interviewed by the evaluation team on October 17, 2023. Each of these consultants were selected to move forward in the selection process based upon their demonstrated experience

and qualifications to perform the work. A one-hour interview was conducted to further assess each firm’s work plan and overall understanding and fit for the project. Each firm provided a brief 10 to 15 -minute presentation on their proposed work plan and timeline for the project. The presentation was followed by a brief question and answer session in which the evaluation team asked questions to further gauge the consultant’s approach to performing the work. The evaluation team scored each consultant for the interview portion and discussed the pros and cons for each prospective consultant.

Per the Request for Proposals instructions, the proposal evaluation was weighted at 60% of the total score and the interview at 40% of the total score. The results of the combined proposal evaluation and interview ranking are shown below:

Firm	Location	Evaluation Ranking
Rios, Inc.	Los Angeles, CA	1
HMC Architects	Ontario, CA	2
Roesling Nakamura Terada Architects, Inc.	San Diego, CA	3
ELS+SWA	Los Angeles, CA	4
Brightview Design Group	Irvine, CA	5
Johnson Fain + OJB	Los Angeles, CA	6
LPA Design Studios	Irvine, CA	6
RJM Design Group, Inc.	San Juan Capistrano, CA	6
Little Diversified Architectural Consulting, Inc.	Newport Beach, CA	7
BMLA, Inc.	Corona, CA	8
FEI Associates Consulting Engineers	Chino, CA	Non-Responsive

Based on the 10 responsive proposals, the proposal fees ranged from \$5.9 million to \$10.1 million, with the average proposal amount valued at \$8 million.

Based on the proposal evaluation, Rios, Inc.’s team possesses the skills, experience, and staffing necessary to execute the scope of work for this project successfully. City staff unanimously agreed that the Rios, Inc. team demonstrated a high-level of enthusiasm and pragmatic yet creative project approach that will ensure Corona’s unique heritage and vision for City Park are brought to life in a thoughtful and well-planned design. Staff recommends that Rios, Inc. be retained to perform the work as specified in the attached professional services agreement.

FINANCIAL IMPACT:

An appropriation of \$10,000,000 is requested from the Parks & Recreation Reserve within Measure X Fund 120 to a newly created Capital Improvement Project titled “City Park Revitalization.” There are currently sufficient funds in the Parks & Recreation Reserve to perform this action. The appropriation in excess of the current contract award request will be utilized towards other project expenses. The

City Park Master Plan estimated the cost for the City Park Revitalization Project to be in the range of approximately \$100,000,000. However, this cost estimate will ultimately be determined by the final City Park design, which will be brought to the City Council for review at the conclusion of the design phase, which is currently scheduled for the second quarter of 2024.

ENVIRONMENTAL ANALYSIS:

These actions are exempt from the California Environmental Quality Action (CEQA), as the actions are not a “project” as defined by CEQA (PRC Section 21065 and CEQA Guidelines Section 15378) guidelines defining a “project” as the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or reasonable foreseeable indirect physical change in the environment, and that is an activity directly undertaken by any public agency including public works construction and related activities. These actions involve the approval of a professional services agreement. Therefore, no environmental analysis is required at this time. After approval of the recommended actions herein, staff will proceed with the design and environmental document phase of this project. Any applicable documentation will be prepared and filed at that time.

PREPARED BY: TRACY MARTIN, SENIOR PROJECT MANAGER

REVIEWED BY: SAVAT KHAMPHOU, PUBLIC WORKS DIRECTOR

Attachments:

1. Exhibit 1 - Location Map
2. Exhibit 2 - Professional Services Agreement
3. Exhibit 3 - RIOS, Inc. Proposal
4. Exhibit 4 - City Park Master Plan
5. Exhibit 5 - Presentation