Legislation Details (With Text)

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On agenda:	11/7/2018			**Final action:**	11/7/2018
Title:	City Council consideration to approve a Professional Services Agreement with Paragon Partners, LTD to provide Right-of-Way Appraisal and Acquisition Services for the McKinley Grade Separation in the amount of $1,220,735; and award Request for Proposal (RFP) 19-006CA.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Staff Report, 2. Staff Report with Attachments				

Date	Ver.	Action By	Action	Result
11/7/2018	1	City Council	approved	

AGENDA REPORT
REQUEST FOR CITY COUNCIL ACTION

DATE: 11/7/2018

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:
City Council consideration to approve a Professional Services Agreement with Paragon Partners, LTD to provide Right-of-Way Appraisal and Acquisition Services for the McKinley Grade Separation in the amount of $1,220,735; and award Request for Proposal (RFP) 19-006CA.

RECOMMENDED ACTION:
That the City Council:

1. Award Request for Proposals (RFP) 19-006CA, titled “McKinley Street Grade Separation Right -of-Way Appraisal and Acquisition Services” to Paragon Partners, LTD for the total amount of $1,220,735, and waive any and all minor irregularities in the proposal.

2. Authorize the City Manager, or the Public Works Director, or their designees, to execute the Professional Services Agreement with Paragon Partners, LTD in the total amount of $1,220,735, and to approve necessary change orders and amendments up to the amount

provide by Corona Municipal Code Section 3.08.070(i).

3. Authorize the Purchasing Agent to issue a purchase order to Paragon Partners, LTD in the total amount of $1,220,735.

ANALYSIS:
On July 18, 2018, City Council awarded a Professional Services Agreement to Biggs Cardosa Associates, Inc., (BCA) for the design of the McKinley Grade Separation Project ("Project"). BCA and the City held one-on-one meetings with Caltrans, BNSF and property owners potentially impacted by the Project to evaluate their operational needs and concerns in the development of a preferred street alignment. The most feasible street alignments have been determined and BCA is in the process of developing the 35 percent plan set, which will quantify the parcels and businesses that will be affected by the street alignment.

The Project is located adjacent to developed commercial properties that will require the expertise of a right-of-way firm to act as the City's right-of-way agent. The Project location and limits are shown on Exhibit "A." Due to the constraints of the adjacent twenty-one (21) parcels that will be affected by the Project, it is anticipated that there will be full acquisition, partial acquisition, and temporary construction easements. In addition to the acquisitions, there will be goodwill, fixture and equipment, and relocation assistance for the existing businesses. It is anticipated that at least seventeen (17) businesses may be affected. Special considerations will be made for the businesses that remain and a thorough understanding of their particular operational and essential aspects such as signage, visibility, and access will be considered for the purpose of developing customized solutions for each business.

On September 7, 2018, RFP 19-006CA titled "McKinley Street Grade Separation Right-Of-Way Appraisal and Acquisition Services" was sent to the Sentinel Weekly News for advertisement, but they failed to publish it as requested. However, the RFP was also posted on the City of Corona website and received 284 hits by the stipulated date for submitting proposals. Several firms indicated their interest in providing professional services during that period from as far as the San Francisco Bay Area.

Five proposals were received by qualified firms on September 28, 2018, and were subsequently reviewed and rated by Caltrans, BCA, and City staff. The following is a summary of the proposal scoring results:

Rank	Firm	Location
1	**Paragon Partners, LTD**	**Cypress**
2	Bender Rosenthal, Inc.	Riverside
3	Overland, Pacific & Cutler, LLC (OPC)	Long Beach
4	Associated Right of Way Services, Inc. (AR\WS)	Pleasant Hill
5	Epic Land Solutions, Inc.	Riverside

Paragon Partners, LTD (Paragon) was selected as the top firm by the panel. It is believed that Paragon's team possesses the skills and experience necessary to successfully execute the scope of work for the Project. Paragon has 25 years of experience providing right-of-way appraisal and

acquisition services with a professional staff of over 130 individuals. Paragon's experience includes several successful grade separation projects and a long-standing working relationship with the local personnel of the Burlington Northern Santa Fe (BNSF) Railway.

COMMITTEE ACTION:
Not applicable.

STRATEGIC PLAN:
This item supports the City's Strategic Plan Goal 1: Promote Public Safety; Objective C: Ensure adequate funding for investments and improvements in infrastructure that support public safety. Completion of the proposed project will construct, replace, and install infrastructure improvements that contribute to the safety and mobility of Corona residents.

FISCAL IMPACT:
The estimated right-of-way appraisal and acquisition services cost for this Project includes the purchase order to Paragon Partners, LTD and contract administration costs for the duration of the contract as outlined below:

Right-of-Way Appraisal and Acquisition Services…….$1,220,735.00
Right-of-Way Support…….$75,000.00
Total Estimated Cost…….$1,295,735.00

Funding for the project is available in the "McKinley Grade Separation" Capital Improvement Project Budget as follows:

Account Name	Fund	Account	Amount
Gas Tax	222	69370	$76,761.42
Measure A	227	69370	$1,000,000
Public Works Transportation Grant-Local Trans	243	69370	$76,548,310.05
TUMF - WRCOG	479	69370	$1,338,985.25
		Total	$78,964,056.72

ENVIRONMENTAL ANALYSIS:
Grade Separation projects are Statutorily Exempt under the California Environmental Quality Act (CEQA), and no environmental documents or technical study are required. However, the City, being a responsible steward to the community, is proposing to perform some environmental analyses outside of the requirements of CEQA.

PREPARED BY: PETER RAMEY, PROJECT MANAGER

REVIEWED BY: TOM KOPER, P.E., ASSISTANT PUBLIC WORKS DIRECTOR

REVIEWED BY: NELSON D. NELSON, P.E., PUBLIC WORKS DIRECTOR

REVIEWED BY: KIM SITTON, FINANCE MANAGER

REVIEWED BY: SCOTT BRIGGS ON BEHALF OF CITA LONGSWORTH, PURCHASING MANAGER

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: DARRELL TALBERT, CITY MANAGER

Exhibit: “A” - Location Map