



# STAFF REPORT

DATE: 10/16/2024  
TO: Honorable Mayor and City Council Members  
FROM: Public Works Department

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**2024-60**

## REQUEST FOR CITY COUNCIL ACTION

### **SUBJECT:**

SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH RIOS, INC. FOR ADDITIONAL ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR THE CITY PARK REVITALIZATION CAPITAL IMPROVEMENT PROJECT, NO. FC-2024-07

### **EXECUTIVE SUMMARY:**

This staff report asks City Council to consider the approval of a Second Amendment to the Professional Services Agreement with Rios, Inc., to provide additional architectural and engineering design services for updates approved by City Council on August 21, 2024, increasing to the contract of \$566,609.

### **RECOMMENDED ACTION:**

That the City Council:

- a. Approve the Second Amendment to the Professional Services Agreement with Rios, Inc. for architectural and engineering design services in the amount of \$566,609.
- b. Authorize an appropriation in the amount of \$16,057 from the Measure X Fund 120 to the City Park Revitalization Capital Improvement Project No. FC-2024-07.

- c. Authorize the City Manager, or his designee, to execute the Second Amendment to the Professional Services Agreement with Rios, Inc. to increase the total contractual fee by \$566,609.
- d. Authorize the City Manager, or his designee, to issue Change Order No. 2 to Purchase Order P23198 to Rios, Inc., to increase the total contractual fee from \$7,666,490 to \$8,233,099 for a total contract amount increase of \$566,609.

### **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. The City conducted outreach 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, the City received over 2,100 survey responses, representing a wide range of respondents city-wide. Staff evaluated all data collected through the outreach, which demonstrated 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, splashpad, 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.

On November 11, 2023, the City executed a Professional Services Agreement with Rios, Inc. to provide architectural and engineering services for the City Park Revitalization Project. The total compensation in the initial contract was \$7,596,343, and the agreement term was for November 15, 2023, through November 15, 2027.

On July 17, 2024, the City executed the First Amendment to the Professional Services Agreement, which increased the total contractual fee from \$7,596,343 to \$7,666,490, for a total increase of \$70,147 to allow for the design of acoustical and kitchen amenities.

During the August 21, 2024, City Council Study Session, representatives from Rios, Inc. and City staff explained that at the 30% design phase, the anticipated costs of the project were slightly higher than the project budget. Also, the plan did not include several highly desirable program elements. As a result, the City Council approved value engineering options and proposed increases to the project. Those approved items are as follows:

<b>Value Engineering Items for City Park Revitalization</b>	<b>Vote</b>	<b>Estimated Savings-Not approved</b>	<b>Estimated Savings-Approved</b>
Remove terrace seating	Yes		\$ (252,301)
Reduce shrubs by 20%	Yes		\$ (237,942)
Reduce concrete paving by 20%	Yes		\$ (332,825)
Reduce fitness center and dance room by 10%	Yes		\$ (685,924)
Remove spin room	Yes		\$ (819,335)
Remove finished ceilings in fitness areas	Yes		\$ (202,872)
Reduce plaster walls 40% to gypsum board	Yes		\$ (513,745)
Reduce conference room 33%	Yes		\$ (710,558)
Reduce banquet room size	No	\$ (577,171)	
Remove Community Living Room	Yes		\$ (119,424)
Remove skate park/pump track	No	\$ (642,305)	
Remove outdoor ramp	Yes		\$ (1,304,900)
Reduce exterior wall glazing by 20%	Yes		\$ (176,398)
Replace clay roofing materials with PVC	Yes		\$ (612,763)
Reduce linear metal ceilings	No	\$ (453,586)	
Remove game room	No	\$ (1,072,989)	
<b>TOTAL</b>		<b>\$ (2,746,051)</b>	<b>\$ (5,968,987)</b>

<b>Additional Items</b>	<b>Vote</b>	<b>Estimated Cost</b>
Gymnasium 40% expansion	Yes	\$ 4,851,158

On July 3, 2024, the City Council approved Resolution 2024-071, affirming the City's intent to preserve the Corona Depot Building at 150 Depot Drive and recognize it as an asset in the City's Heritage Inventory. As part of that action, the Council directed staff to find a site within the city to relocate the Corona Depot Building. While several sites were considered, staff decided that relocating the building to City Park as a concessions and restroom facility was the best option.

**ANALYSIS:**

Due to the direction provided by the City Council on July 3, 2024, regarding the Corona Depot and the gymnasium expansion approved on August 21, 2024, additional design services are needed from Rios to incorporate these changes into the park's design. Also, to accommodate the City's proposed bond timing, RIOS will divide the construction drawings into three separate drawing sets. Additionally, staff requested an extended design phase to ensure sufficient review at the end of each milestone. Lastly, RIOS offered the City a credit for a previously included restroom design in their contract, which will now be satisfied by the Corona Depot Building. All of these changes, as outlined in the Additional Services Request (Exhibit 2), will result in an additional cost of \$566,609.

Staff recommends that the City Council approve the Second Amendment to the Professional Services Agreement with Rios, Inc. This approval will allow Rios to incorporate the move of the Corona Depot Building into the park's design and to expand the gymnasium, resulting in improved programming opportunities for the community. It will also facilitate the re-engineering and consultant coordination of architectural, landscape, structural, mechanical, electrical, plumbing, civil engineering, and cost estimating. Ultimately, these changes result in a better City Park experience with design improvements at the community center and throughout the park. If the City Council does not approve the amendment, Rios will not incorporate the proposed changes into the park design and the project will need to move forward without them.

**FINANCIAL IMPACT:**

Partial funding for this request is available in the City Park Revitalization Capital Improvement Project No. FC-2024-07 in the amount of \$550,552. Approval of the recommended actions will result in an appropriation in the amount of \$16,057 from the Measure X Fund 120 to the City Park Revitalization Capital Improvement Project No. FC-2024-07. There is sufficient fund balance available for the recommended actions. A future funding plan will be necessary prior to the beginning of construction as the total project is currently estimated over \$100 million.

**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:** RACHEL MCLURE, CIP SUPERVISOR

**REVIEWED BY:** SAVAT KHAMPHOU, PUBLIC WORKS DIRECTOR

**ATTACHMENTS:**

1. Exhibit 1 – Second Amendment to the Professional Services Agreement
2. Exhibit 2 – Proposal - Rios, Inc.