



Agenda Item

City Council

Item #: 3.4.

10/24/2023

File #: 23-0648

TO: Honorable Mayor and Members of the City Council

THRU: Tom Kisela, City Manager

FROM: Leslie Hardy, Community Services Director

1. SUBJECT

Agreement with Moore Iacofano Goltsman, Incorporated, dba MIG, Inc. for design services for the Capital Improvement Project New Park in West Orange.

2. SUMMARY

This project includes the award of design work for preliminary plans (Phase 1) and construction documents (Phase 2) for a new, passive park in west Orange. The proposed new park amenities may include ADA concrete paving, fencing, monumentation/trail signage, LED area lighting, kids play feature, seating, dog amenity, landscaping, and various other potential park amenities.

3. RECOMMENDED ACTION

1. Approve agreement with MIG, Inc. in the amount of \$245,963.30 for design services for New Park in West Orange (20513); and authorize the Mayor and City Clerk to execute on behalf of the City.
2. Authorize the appropriation of \$20,963.30 in unreserved Park Acquisition (Infill) (510) fund balance to expenditure account 510.7021.56020.20513 - CIP New Park in West Orange.

4. FISCAL IMPACT

The total expenditure for this agreement is \$245,963.30 and will be funded through Park Acquisition (Infill) (510) in account 510.7021.56020.20513 - CIP New Park in West Orange. Upon approval of this appropriation, the estimated fund balance in the 510 fund at June 30, 2024, will be \$3.858 million.

5. STRATEGIC PLAN GOALS

Goal 3: Enhance and promote quality of life in the community.

- a: Renovate, maintain, develop, and/or expand public use places and spaces.

6. DISCUSSION AND BACKGROUND

A 2.4-acre piece of property (property) managed by Orange County Flood Control (OCFC) located on W. Chapman between Interstate 5 and the 57 Freeway has been identified as a location for a new park on the west side of the City. The property is immediately adjacent to the Santa Ana River and bike trail. Directly across from this property is a proposed workforce housing project sponsored by BLDG Partners. The City worked with BLDG Partners and Agora Partners on the feasibility of building a park on the aforementioned site. Agora Partners completed a conceptual plan for a passive park in Fiscal Year 2022-23. Based on the conceptual plan and feedback from the County, next steps

include completing an environmental review, design, and construction. A long-term 50-Year Lease Agreement with OCFC for the property was approved at the September 26, 2023 City Council meeting. The lease agreement is now scheduled to be presented to the Orange County Board of Supervisors for approval.

As a part of the Fiscal Year 2023-24 (FY 24) Community Services Capital Improvement Plan (CIP), the City Council appropriated \$225,000 in Park Acquisition (Infill) (510) funding toward the project. Proposed project program elements may include:

- Paved ADA access for pedestrians and maintenance equipment/vehicles
- LED area/security lighting
- Perimeter fencing
- Monument sign and trail signage
- Landscaping
- Benches/seating areas
- Kids play feature
- Dog amenity
- Demonstration garden/public art
- Trash receptacles, bike racks, water stations, and other potential park amenities

Per the lease agreement with OCFC, a restroom facility may not be installed on the property.

Space for parking on the east side of the property was included as an additional alternative within the scope of work defined in the Request for Proposals (RFP). This piece of property is not owned by OCFC; however, there is potential in the future for the City to partner with the property owner to install parking.

RFP 23-24.06 was advertised on August 3, 2023, and proposals were due on August 31, 2023. Ten proposals were submitted. Staff evaluated the proposals based on the firm's experience, overall qualifications, record of success on previous projects, and overall responsiveness to the RFP. Proposal cost sheets were submitted in separate sealed envelopes and reviewed after the rating process was complete. A Proposal Abstract Summary (Attachment 1) is attached for reference. Moore Iacofano Goltsman, Inc., dba MIG, Inc. (MIG) received the highest score (93.9 out of 100) and had a total base bid amount of \$223,603.

MIG has previous experience in developing designs and construction documents for passive parks in other Southern California cities such as Anaheim, Westminster, and Pasadena. Their passive park design experience includes creating natural, passive recreational areas along river trails that have included amenities such as shade trees, play areas, seating, walking paths, and interactive stations to create an inclusive trail experience. Their detailed proposal demonstrated a solid understanding of the City's design process and project requirements. The City also has had positive experience with MIG, as the vendor who completed the Master Plan for Grijalva Park.

The design work is divided into two phases. Phase 1 will begin the process to design the new park and amenities and Phase 2 is the development of biddable construction documents. Together, both phases will take approximately 6 months to complete and will include several opportunities for public input, including discussion at a future Park Planning and Community Events Commission meeting.

Staff is recommending Council approve an agreement with MIG. MIG's base bid total is \$223,603, which includes Bid Assistance for the future construction Request For Bids and Construction Support Services during the construction phase of this project. A 10 percent contingency of \$22,360.30 is also included for a total not-to-exceed amount of \$245,963.30. As mentioned, the City Council previously appropriated \$225,000 for the New Park in West Orange project (20513). Staff is thereby also recommending that the City Council appropriate the balance of \$20,963.30 in unreserved Park Acquisition (Infill) (510) fund balance to the 20513 project expenditure account in order to facilitate New Park in West Orange design services. Funding for construction will be included in the Fiscal Year 2024-25 budget.

7. ATTACHMENTS

- Proposal Abstract Summary
- Professional Services Agreement with MIG, Inc.