



Staff Report

TO: Mayor and City Council Members
FROM: Jeff Hart, Public Works Director
DATE: April 5, 2022
SUBJECT: Award a Professional Services Agreement to PlaceWorks to provide Landscape Architecture and Engineering Design Services for the Stewart Park Improvement Project in an Amount Not to Exceed \$647,971

Background and Analysis:

Stewart Park lies at the center of the historic area of the City of Beaumont and is home to the annual Cherry Festival and Freedom Festival. The Park spans three city blocks, located between Eighth and Eleventh Streets to the north and south, and bound between Orange and Maple Avenues on the east and west. The Cherry Festival is an annual four-day event that draws thousands of park patrons each year in June, and the Freedom Festival is an annual one-day event with live music, food vendors, kids' activities, and a fireworks display. Many of the park's facilities are in need of improvement, and new facilities are proposed to allow the park to better accommodate the annual festivals. These improvements will allow Stewart Park to continue to be a destination where the community can gather for years to come.

Stewart Park Improvement Project:

As part of the 5-year Capital Improvement Plan (CIP), the City has approved budget for improvements to Stewart Park. A request for proposals (RFP) for landscape architecture and engineering services for Stewart Park was prepared by City staff and presented to City Council on January 18, 2022, for authorization to proceed with advertisement. The RFP was advertised on January 19, 2022, and eight (8) proposals were received on February 23, 2022.

Proposals were evaluated and scored by a four-person team of City staff and evaluated based on the following criteria:

- Project Approach and Scope of Services (25%),

- Project Team Organization and Qualifications (20%),
- Related Experience and Past Projects (25%),
- References (20%), and
- Proposed Fee (10%).

The proposed fee estimates submitted for each of the eight proposals are provided below. These fee estimates account for 10% of the proposal score as noted above:

- Placeworks - \$647,971,
- Albert A. Webb Associates - \$459,114,
- In-Site Landscape Architecture - \$921,025,
- RJM Design Group - \$967,853,
- DVD Landscape Architects - \$487,031,
- NUVIS Landscape Architecture - \$513,334,
- KTUA - \$702,208, and
- RHA Landscape Architects - \$731,775.

Based on the evaluation and scoring of the proposals (see Attachment A), the top four candidates were selected to be interviewed. The top ranking 4 candidates in order were (see Attachments C-F):

- Placeworks,
- Albert A. Webb Associates,
- In-Site Landscape Architecture, and
- RJM Design Group.

Interviews were conducted by City staff on March 21, 2022. Based on the interviews, a top candidate was selected (see Attachment B). City staff then met with the City treasurer a member of the City Finance and Audit Committee to review the final selection.

Staff is recommending PlaceWorks to perform the landscape architecture and design engineering services for Stewart Park. PlaceWorks proposal demonstrated the best qualifications in both the proposal evaluation phase as well as the interview phase. PlaceWorks demonstrated a thorough understanding of the project approach and possesses extensive experience completing several similar projects. Additionally, PlaceWorks has provided third party CEQA review for several projects within the City and has a proven track record of being thorough and knowledgeable.

The top two firms both provided qualifications that met or exceeded all criteria, though PlaceWorks displayed the ability to transform Stewart Park into a prominent destination

for years to come. PlaceWorks brings a portfolio that includes over 15 parks utilizing water features, and more than a dozen park retrofits of a similar nature. PlaceWorks has compiled an internal and subconsultant team that has a performance history anticipated to deliver quality results desired by City Council.

Project Accounting Update:

The following table is an overview of current project funding:

Project Funding Summary	
CFD	\$2,000,000.00
Total Project Funding	\$2,000,000.00

The following table is an overview of the current project accounting summary that anticipates PlaceWorks being selected pursuant to this RFP

P-10 Project Accounting Summary			
Description	Budget Amount	Paid to Date	Remaining
Project Management			
Project Management Contingency			
Preliminary Services	\$7,300.00	\$2,030.00	\$5,270.00
Preliminary Services Contingency			
Environmental			
Environmental Contingency			
Conceptual Drawings	\$49,915.00	\$32,625.00	\$17,290.00
Design (PlaceWorks Proposal)	\$647,971	--	\$647,971
Design Contingency			
Construction			
Construction Contingency			
Construction Management			
Construction Management Contingency			
Permits			
Equipment	\$1,325.79	\$2,954.97	-\$1,629.18
Misc.	\$1,122.97	\$1,122.97	\$0.00
Project Summary Totals	\$707,634.76	\$38,732.94	\$668,901.82

Fiscal Impact:

The professional services agreement in an amount not to exceed \$647,971 for the Stewart Park Improvement Project will be paid from the CIP project account number P-10.

Recommended Action:

Award a Professional Services Agreement to PlaceWorks to provide landscape architecture and engineering design services for the Stewart Park improvement project in an amount not to exceed \$647,971.

Attachments:

- A. Proposal Evaluation Summary's
- B. Interview Evaluation Summary's
- C. PlaceWorks Proposal to provide Landscape Architecture and Engineering Design Services and Construction Documents for the Stewart Park Improvement Project
- D. Albert A. Webb Associates Proposal to provide Landscape Architecture and Engineering Design Services and Construction Documents for the Stewart Park Improvement Project
- E. In-Site Landscape Architecture Proposal to provide Landscape Architecture and Engineering Design Services and Construction Documents for the Stewart Park Improvement Project
- F. RJM Design Group Proposal to provide Landscape Architecture and Engineering Design Services and Construction Documents for the Stewart Park Improvement Project
- G. Professional Services Agreement – Stewart Park Improvement Project