

DATE: June 26, 2025

TO: WCA Governing Board

FROM: Mark Stanley, Executive Officer

SUBJECT: Item 16: Consideration of a resolution to authorize Executive Officer to negotiate and enter into an agreement with Page & Turnbull for architectural services for Phase II of the San Gabriel River Center and Gardens project

RECOMMENDATION

That the WCA Governing Board authorize the Executive Officer to negotiate and enter into an amendment seven (7) with Page & Turnbull for architectural services for Phase II of the San Gabriel River Center and Gardens project for an amount not to exceed \$50,000.

PROJECT DESCRIPTION

This board action would approve an amendment to the professional services contract (WCA21511) with Page & Turnbull to provide additional architectural and engineering (A/E) services for Phase 2 amended design. Phase 2 scope changes include demolish of existing park house due to significant cost prohibitive deterioration of the structure and building a modular unit inclusive of restrooms, utilities, greywater connections and septic tank hookups.

The phased approach enabled the team to prioritize urgent work related to the SEP grant, with the intent of construction funded by SEP to be completed prior to the Fall 2025. LA Engineering begin construction in December 2024 and is more than 85% percent complete for Phase 1.

The planning for Phase 2 has begun with the architect and construction management team and is anticipated to be completed the bidding set by August 1, 2025 (Exhibit A). This work includes an amended to architectural drawings, an estimate, design, and cost proposal for constructability. Page & Turnbull will remain under contract to provide A/E service during Phase 2 of construction. Page & Turnbull will engage in work with the construction management firm in seeking requirement for demolish and building permits.

BACKGROUND

The River Center is situated in a two-acre area that includes an existing 1929 Spanish colonial revival style farmhouse. The site is being transformed into a water-wise educational resource and visitor center for the public. The Center is adjacent to the San Gabriel River Park, which opened to the public on June 8, 2024.

The San Gabriel River Center and Gardens project is an expansion of the River Park (former Duck Farm) to include the old farmhouse location as a community water conservation resource center and garden build out. Currently, this project is funded by an RMC Proposition 68 grant (RMC19013) and matching funds from the LA Sanitation District SEP for the waterwise education center to complete facility modifications/rebuild and non-water related public amenities including outdoor courtyard/classroom, restrooms.

FISCAL INFORMATION

The proposed action would approve an amendment to the professional services contract (WCA21511) with Page & Turnbull to provide additional architectural and engineering (A/E) services for the San Gabriel River Center and Gardens project in the amount of \$32,692.

Original contract amount, including previous amendments




















The original contract WCA21511 was for an amount of: \$269,679.00, there have been seven (7) amendments to the agreement. With this amendment valued at a not to exceed amount of \$50,000, the total value of the contract is \$471,729.

Funding for this project has been provided by grants from the Rivers and Mountains Conservancy (RMC17023, RMC 19013, RMC22013) and Sanitation Districts of Los Angeles County.

The following table shows all secured funding to date for the project:

San Gabriel River Center and Gardens Funding Summary			
Source	Grant #	Agency	Secured Funding
Prop 1	RMC17023	Rivers and Mountains Conservancy	\$891,200
Prop 68	RMC19013	Rivers and Mountains Conservancy	\$2,024,020
SEP	LACSD SEP	Sanitation Districts of Los Angeles County	\$2,000,132
Non-Bond	RMC22013	Rivers and Mountains Conservancy	\$2,415,000
TOTAL:			\$7,330,352

ID	Task Mode	Task Name	Duration	Start	Finish	2025												2026											
						Qtr 3, 2025				Qtr 4, 2025				Qtr 1, 2026				Qtr 2, 2026											
						2025	July 2025	August 2025	September 2025	October 2025	November 2025	December 2025	January 2026	February 2026	March 2026	April 2026	May 2026												
						6/8	16/15	6/22/6/29	7/6/7/13/7/20/7/27	8/3	8/10/8/17/8/24/8/31	9/7	9/14/9/21/9/28/10/5/10/12/10/19/10/26/11/2/11/9/11/18/11/23/11/30/12/7/12/14/2/12/28/12/28	1/4	1/11/1/18/1/25	2/1	2/8	2/15/2/22/3/1	3/8	3/15/3/22/3/29/4/5	4/12/4/19/4/26	5/3							
1	🚀	AOR Submit Design Cost Proposal	10 days	Fri 6/20/25	Thu 7/3/25	AOR Submit Design Cost Proposal																							
2	🚀	AOR Contract Award and NTP	19 days	Mon 7/7/25	Thu 7/31/25	AOR Contract Award and NTP																							
3	🚀	Construction Documents	66 days	Fri 8/1/25	Fri 10/31/25	Construction Documents																							
4	🚀	Permit	44 days	Sat 11/1/25	Wed 12/31/25	Permit																							
5	🚀	Contruction	84 days	Mon 1/5/26	Thu 4/30/26	Contruction																							

Project: San Gabriel River Center Date: Fri 6/20/25	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			

June 26, 2025– Item 16

RESOLUTION 2025-24

**CONSIDERATION OF A RESOLUTION TO AUTHORIZE EXECUTIVE OFFICER
TO NEGOTIATE AND ENTER INTO AN AGREEMENT WITH PAGE &
TURNBULL FOR ARCHITECTURAL SERVICES FOR PHASE II OF THE SAN
GABRIEL RIVER CENTER AND GARDENS PROJECT**

WHEREAS, The Watershed Conservation Authority has been established as a joint powers agency between the Rivers and Mountains Conservancy (RMC) and the Los Angeles County Flood Control District (District); and

WHEREAS, the Watershed Conservation Authority (WCA) has further been established to focus on projects which will provide open space, habitat restoration, and watershed improvement projects in both the San Gabriel and Lower Los Angeles Rivers watershed; and

WHEREAS, board action would approve an amendment to the professional services contract (WCA21511) with Page & Turnbull to provide additional architectural and engineering (A/E) services for Phase 2 amended design; and

WHEREAS, this work includes an amended to architectural drawings, an estimate, design, and cost proposal for constructability.; and

WHEREAS, Page & Turnbull will remain under contract to provide A/E service during Phase 2 of construction; and

WHEREAS, the proposed action is exempt from the provisions of the California Environmental Quality Act; NOW

Therefore be it resolved that the WCA hereby:

1. **FINDS** that this action is consistent with the purposes and objectives of the WCA.
2. **FINDS** that the actions contemplated by this resolution are exempt from the environmental impact report requirements of the California Environmental Quality Act (CEQA).
3. **FINDS** that funding is available through grants from the Rivers and Mountains Conservancy (RMC17023, RMC 19013, RMC22013) fund for completion of Phase 2.
4. **ADOPTS** the staff report dated June 26, 2025.
5. **APPROVES** the Executive Officer to negotiate and enter into an amendment seven (7) with Page & Turnbull for architectural services for Phase II of the San Gabriel River Center and Gardens project for an amount not to exceed \$50,000.

~ End of Resolution ~

//

Motion: _____ Second: _____

Ayes: _____ Nays: _____ Abstentions: _____

Passed and Adopted by the Board of the
WATERSHED CONSERVATION AUTHORITY
On June 26, 2025

Vincent Chang
Governing Board Chair

ATTEST: _____
John Natalizio
Deputy Attorney General