

**DATE:** January 15, 2026

**TO:** WCA Governing Board

**FROM:** Arianne Garcia, Project Manager

**THROUGH:** Mark Stanley, Executive Officer

**SUBJECT:** Item 13: Consideration of resolution to approve a budget augmentation and timeline extension with Withers and Sandgren contract for design services for Azusa Wilderness Park

---

### **RECOMMENDATION**

That the Watershed Conservation Authority (WCA) Governing Board approve a budget augmentation and timeline extension with Withers and Sandgren for design services for the Azusa Wilderness Park project in an amount not to exceed \$448,913, increasing the total contract amount from \$716,813 to a total not to exceed \$1,165,726.

### **PROJECT DESCRIPTION**

Withers and Sandgren has been the prime design and engineering consultant on the Project since its inception and holds critical project history knowledge important to the integrity of the original vision of the Project. Additionally, they have key relationships with the permitting agencies on record. WCA considers their involvement as critical to the success of the project moving forward and through completion. The scope of service and budget is attached in Exhibit A.

Withers and Sandgren service will support implementation of the project and ensure that approved design standards, environmental commitments, and agency requirements are properly addressed during construction. Construction management, procurement, scheduling, and contractor oversight will be performed separately under WCA's Construction Management contract. Overseeing Architectural Redesign, inclusive of producing new designs for the Event Pavilion and Public Restroom to replace decade-old concepts, Aesthetic & Cultural Alignment inclusive of transitioning from a "frontier era" log cabin style to a modern, earth-toned plaster, steel, stone, and heavy timber. Withers and Sangren will assist with if there is a need for Technical Specification Updates.

The Azusa Wilderness Park Entry Improvements Project, see Exhibit B, is the realization of a portion of the Master Plan vision to provide public access to the dynamic Azusa Canyon along a natural stretch of the San Gabriel River, including features demonstrating watershed management and supporting responsible use of protected lands and stewardship for people and wildlife.

The Entry Improvements Phase includes 2 architectural structures: an Event Pavilion and a Public Restroom. The design of the structures is now a decade old. WCA has expressed concern over the look of the structures, which were designed many years ago now, as being perceived as insensitive to tribal land acknowledgement, and generally out of sync with current design standards and aesthetic. Additionally, the structures are natural timber log cabin design, that require sourcing fire rated timbers from Colorado or Yosemite, which is complicated and expensive. The look is reminiscent of an American Frontier era development. This is contextually appropriate to many of the National Parks, but not necessarily appropriate to the land that the Azusa Wilderness Park project inhabits, or for the inclusive tone we want to project to visitors.

Doug Ewing Architects, the original firm contracted to complete the design of the structures, is available, open to and excited about the redesign. WCA and Withers & Sandgren have met with Doug and discussed a revised design concept that utilizes material to achieve a synergy between earth toned plaster, steel, stone and heavy timber (locally sourced if possible) that age and patina within the landscape. So that the overall impression is both modern and welcoming without emphasis on the architectural standards prevalent during the frontier settlement era of the region. Ewing spent his childhood and teen years in the Angeles National Forest, fishing in the river, and was a patron of the El Encanto restaurant in the 60's and 70's. Continuing the working relationship with Doug Ewing helps maintain the continuity of the project, and his vast experience building public spaces is a significant resource to the vision and realization of the park. An additional design budget augmentation of \$146,950 to include subcontractor Doug Ewing's proposal revisions, is needed to produce new designs for the Pavilion and the Restroom structures.

### **BACKGROUND**

The Azusa Wilderness Park Entry Improvements Project is a part of the larger approximately 76-acre Azusa Wilderness Park in the Azusa Canyon located at 100 N. Old San Gabriel Road, Azusa, CA 90702. The WCA is the property owner and lead on park developments. The project area is approximately 6.5 acres zoned open space along the San Gabriel River at the north end of Azusa on Highway 39. At present the property is both the home of the WCA office as well as the public access parking and park trail head. The gate to the trail remains open to the public most days of the year and is maintained by WCA park caretakers.

The project proposes to develop the entry to the park with a series of features and park amenities including an entry gate, park signage, permeable parking area, restrooms, a pavilion structure, nature playground and river overlook areas. The project realigns and improves approximately 900 feet of Old San Gabriel Rd from SR-39 to the park entry. Additional construction elements include water and sewer utility lines, bioswale and other nature-based drainage construction, landscape planting and irrigation. Withers and Sandgren has served as the prime design and engineering consultant since the project's inception. Their continued involvement is critical due to their deep understanding of the project history and established relationships with permitting agencies.

### **FISCAL INFORMATION**

Staff recommends a budget augmentation of \$448,913, increasing the total contract amount not to exceed \$1,165,726. This action is funded through grant RMC 22021 provided by the Rivers and Mountains Conservancy. Any remaining funds unspent as part of WCA14502 will be carried over for expenditure in the extension.

<b>FEE ESTIMATE AND RATE SCHEDULE</b>						
<b>Withers &amp; Sandgren, Ltd.</b>						
<b>Azusa Wilderness Park Remaining Design Work Through Final Construction</b>						
January 12, 2026						
	<b>W &amp; S</b>	<b>ECORP</b>	<b>Barbara Hall</b>	<b>Ewing Arch</b>	<b>West Coast</b>	<b>Withers &amp; Sandgren Team of Consultants Site Design Team</b>
	<b>Principal</b>	<b>Biologist</b>	<b>Principal</b>	<b>Principal</b>	<b>Principal</b>	
	Land Arch	Environmental	Civil Engineer	Architect	Electrical Eng	
<b>Billing Rate Per Hour</b>	\$ 150.00	\$ 165.00	\$ 165.00	\$ 200.00	\$ 225.00	
<b>Task 1 Prepare plans for resubmittal to City, obtain Approvals</b>						
1.1 Update phasing, respond to comments	80	0	60	0	10	\$24,150.00
1.2 Prepare individual plan sets for City submittal	8	0	8	0	0	\$2,520.00
1.3 Respond to review comments	60	0	60	60	10	\$33,150.00
1.4 Prepare individual plan sets for City submittal	8	0	8	0	0	\$2,520.00
1.5 Approvals and varous communications	8	0	0	0	0	\$1,200.00
<b>Subtotal</b>						<b>\$63,540.00</b>
<b>Task 2 Miscellaneous agency permitting finalizing and environmental oversight</b>						
2.1 Edison	8	0	0	0	30	\$7,950.00
2.2 Fish and Wildlife	8	24	0	0	0	\$5,160.00
2.3 Caltrans	8	0	24	0	0	\$5,160.00
2.4 RWQCB	8	24	0	0	0	\$5,160.00
2.5 Env Surveys (pre, during and post construction)	32	250	0	0	0	\$46,050.00
<b>Subtotal</b>						<b>\$69,480.00</b>
<b>Task 3 Bidding Support</b>						
3.1 Meetings (2)	12	0	12	6	6	\$6,330.00
3.2 Coordination and Communications	10	0	4	4	4	\$3,860.00
<b>Subtotal</b>						<b>\$10,190.00</b>
<b>Task 4 Construction Support (18 Months)</b>						
4.1 Month 1	40	0	36	8	8	\$15,340.00
4.2 Month 2	40	0	36	0	0	\$11,940.00
4.3 Month 3	40	0	36	0	0	\$11,940.00
4.4 Month 4	40	0	36	0	0	\$11,940.00
4.5 Month 5	40	0	36	0	0	\$11,940.00
4.6 Month 6	40	0	36	0	8	\$13,740.00
4.7 Month 7	40	0	36	0	8	\$13,740.00
4.8 Month 8	40	0	36	0	0	\$11,940.00
4.9 Month 9	40	0	36	0	0	\$11,940.00
4.10 Month 10	40	0	36	40	8	\$21,740.00
4.11 Month 11	40	0	36	40	0	\$19,940.00
4.12 Month 12	40	0	36	40	0	\$19,940.00
4.13 Month 13	40	0	36	40	8	\$21,740.00
4.14 Month 14	40	0	36	40	8	\$21,740.00
4.15 Month 15	40	0	36	20	8	\$17,740.00
4.16 Month 16	40	0	36	0	0	\$11,940.00
4.17 Month 17	40	0	36	0	0	\$11,940.00
4.18 Month 18	40	0	36	16	8	\$16,940.00
<b>Subtotal</b>						<b>\$278,120.00</b>
Direct Labor Hours Total	970	298	824	314	124	
<b>Subtotal for Withers &amp; Sandgren Team Services</b>	<b>\$ 145,500.00</b>	<b>\$ 49,170.00</b>	<b>\$ 135,960.00</b>	<b>\$ 62,800.00</b>	<b>\$ 27,900.00</b>	<b>\$421,330.00</b>
<b>Fee for Administration by Prime Consultant (10%)</b>		<b>\$ 4,917.00</b>	<b>\$ 13,596.00</b>	<b>\$ 6,280.00</b>	<b>\$ 2,790.00</b>	<b>\$27,583.00</b>
<b>Grand Total for Remaining Work through Final Construction</b>						<b>\$448,913.00</b>



WATERSHED CONSERVATION AUTHORITY

# AZUSA WILDERNESS PARK ENTRY IMPROVEMENTS

WITHERS & SANDGREN  
LANDSCAPE ARCHITECTURE + PLANNING

- EXTENDED BICYCLE PATH
- MONUMENT SIGN
- ROUNDABOUT
- CLUSTERED PARKING
- REALIGNED ROADWAY
- ENTRY GATE
- INTERPRETIVE TRAIL
- GROUP PICNICKING & TENT CAMPING (BY PERMIT)

January 15, 2026 – Item 13

**RESOLUTION 2026-05**

**CONSIDERATION OF RESOLUTION TO APPROVE A BUDGET AUGMENTATION AND TIMELINE EXTENSION WITH WITHERS AND SANDGREN CONTRACT FOR DESIGN SERVICES FOR AZUSA WILDERNESS PARK**

**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**, The Azusa Wilderness Park Entry Improvements Project is the realization of a portion of the Master Plan vision to provide public access to the dynamic Azusa Canyon along a natural stretch of the San Gabriel River; and

**WHEREAS**, The project proposes is to develop the entry to the park with a series of features and park amenities including an entry gate, park signage, permeable parking area, restrooms, a pavilion structure, nature playground and river overlook areas; and

**WHEREAS**, Withers and Sandgren service will support implementation of the project and ensure that approved design standards, environmental commitments, and agency requirements are properly addressed during 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. **ADOPTS** the staff report dated January 15, 2026.
4. **APPROVES** a budget augmentation of \$448,913, increasing the total contract amount not to exceed \$1,165,726.

*~ End of Resolution ~*

//

Resolution 2026-05

Motion: \_\_\_\_\_ Second: \_\_\_\_\_

Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Abstentions: \_\_\_\_\_

Passed and Adopted by the Board of the  
**WATERSHED CONSERVATION AUTHORITY**  
On January 15, 2026

\_\_\_\_\_  
Vincent Chang  
Governing Board Chair

ATTEST: \_\_\_\_\_  
John Natalizio  
Deputy Attorney General