



Agenda Item No: 1.d

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: July 1, 2025

Submitted by: Gabriel Guerrero-Gabany

From: Public Works

Subject:

Amendment No. 2 to Professional Services Agreement with HR Green for Design Services on Old Town Streetscape Improvement Project

Financial Impact:

Fiscal Impact:

Expense: \$150,000 Amendment No. 2 for Additional Design Services for Old Town Streetscape Improvement Project

Budget: \$150,000 FY 25-26 (206-90300-9600 26-101)

Summary:

On April 4, 2023, the City Council approved a Professional Services Agreement (PSA) with HR Green Pacific to provide design services for the preparation of construction documents for the Old Town Streetscape project. This project is the final implementation of the Old Town Streetscape Master Plan adopted by the City Council in 2017. This plan will revitalize the area by improving safety and accessibility. Construction will be funded through the Enhanced Infrastructure Financing District (EIFD). During interdepartmental coordination and plan review that occurred towards the end of the design process, Staff determined that the proposed design may affect the ability of future large fire engines to effectively and efficiently navigate portions of the corridor. As a result of this concern, Staff determined in the interest of fire and life safety that a redesign of the affected segments of the plan was needed. Staff recommends approval of Amendment No. 2 to the subject agreement to complete the Old Streetscape project construction documents. The action would increase the not to exceed amount by \$150,000 to \$819,454, including previously approved additional service requests.

Recommendation:

Recommended Action: It is recommended that the City Council take the following actions:

1. Approve Amendment No. 2 to a Professional Services Agreement with HR Green Pacific to provide additional design services for the Old Town Streetscape improvement project in the amount of \$150,000; and
2. Authorize the City Administrator and/or her designee to execute the necessary documents, in a form approved by the City Attorney.

Strategic Plan Statement:

There is no specific Strategic Plan Goal or Objective associated with this Council action, however, it is related to Goal 3, Objective 3.4: Complete the Financing Structure for the Old

Town Enhanced Infrastructure Financing District (EIFD). The City/County EIFD will pay for the construction costs associated with this project under a separate financing mechanism.

Discussion:

In 2017, the City Council adopted the Old Town Placentia Streetscape Master Plan. The plan was created and adopted as part of the Old Town Placentia Revitalization Plan which also included newly adopted development standards and zoning for Old Town. A similar plan and rezoning effort was adopted by the City Council for the adjacent Transit Oriented/Packhouse District (TOD). While private developers are paying for newly constructed streetscape improvements in the TOD, a separate funding source for streetscape improvements in Old Town had yet to be secured until 2020 when the City and County of Orange entered a partnership to create an Enhanced Infrastructure Financing District (EIFD) within and around Old Town Placentia.

The EIFD allocates City and County property tax revenue to construct public infrastructure improvements within the EIFD/Old Town project area utilizing tax increment financing. This partnership was the first of its kind in the State. The EIFD sets aside a small portion of existing property tax revenue collected each year from properties located within the project area for use in improving or providing new public infrastructure within the same project area. EIFDs were created by the State Legislature to help spur private investment in neighborhoods where public investment in supporting infrastructure has occurred. Property tax rates within the project area remain unchanged and there was no increase in taxes paid by the property owners located within the EIFD. It is anticipated that lease revenue bonds will be issued to provide the needed capital to construct the planned streetscape improvements.

The City Council allocated funds in the Capital Improvement Program Budget (CIP) to provide the engineering and landscape architecture design services needed to prepare shovel-ready construction plans and bid specifications for the improvements included in the adopted streetscape master plan. Staff proceeded accordingly and on April 4, 2023, the City Council approved a Professional Services Agreement (PSA) with HR Green Pacific for 2 years to provide design services for the preparation of construction documents for the Old Town Streetscape project. Additionally, on April 7, 2025, the Interim City Administrator approved Amendment No. 1 extending the original term of the agreement to April 4, 2026, to provide additional time to complete the remainder of the design work.

Towards the end of the design process the project management team circulated 90% construction documents to the team for review and comments. At this time the Fire Department raised two concerns to the design team regarding the proposed street geometry. The first was within the proposed one-way segments along Bradford and Santa Fe Avenue where there was a substandard width proposed which would affect future fire apparatus's ability to fully deploy its equipment in the event of an emergency. The other concern was regarding the curb return radii throughout the corridor and how it may affect larger equipment's ability to maneuver through the intersection. In order to make these significant changes to the street geometry at this point in the process, the consultant would need to spend additional hours that were unanticipated and not part of the current scope of work.

To ensure a final constructed project that suits the needs of the City, the project management team is recommending amending the original agreement to add an additional \$150,000 which is required for the consultant to redesign the affected portions.

Fiscal Impact Summary:

The total design costs for the consultant to complete the preparation of construction documents amounts to \$819,454. This includes the original agreement amount of \$608,594, 10% of approved additional service requests in the amount of \$60,860, and the \$150,000 being requested as a part of this amendment. A total of \$150,000 for the cost of this agreement amendment has been appropriated in the Fiscal year 2025-26 CIP budget. As such sufficient funds exist for the recommended actions.

Attachments

[Attachment #1 - HR Green Pacific - Amendment #2.pdf](#)

[Attachment #2 - HR Green COI.pdf](#)