

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 16.4
(ID # 30384)

MEETING DATE:
Tuesday, May 12, 2026

FROM : Regional Parks and Open Space District

SUBJECT: REGIONAL PARK AND OPEN-SPACE DISTRICT: Approve the Third Amendment to Task Order #1 with Black O'Dowd and Associates, Inc. dba BOA Architecture for the Lawler Lodge ADA and Cabin Improvements; District 4 [Total Cost \$335,061; up to \$33,506.10 in additional compensation; 100% American Rescue Plan Act (ARPA) Fund 21735]

RECOMMENDED MOTION: That the Board of Directors:

1. Approve the Third Amendment to Task Order #1 under the Riverside County Regional Park and Open-Space District's (District) Master Consulting Agreement with Black O'Dowd and Associates, Inc. dba BOA Architecture;
2. Authorize the Chairman to execute two (2) copies of the Third Amendment to Task Order #1 on behalf of the District;
3. Authorize the reallocation of \$60,000 in excess Rancho Jurupa Regional Park Paving Project funds to the Lawler Lodge ADA & Cabin Updates Project;
4. Direct the Purchasing Agent to issue a Purchase Order to Black O'Dowd and Associates, Inc. dba BOA Architecture for consulting services for the duration of the contract in the amount of \$335,061 and up to \$33,506.10 in additional compensation; for a total not to exceed amount of \$368,567.10;
5. Authorize the General Manager, or their Designee, based on the availability of fiscal funding and as approved as to form by County Counsel, to sign future amendments to Task Order #1 that do not exceed the sum total of ten percent (10%) of the total cost of Task Order; and
6. Direct the Clerk of the Board to return one (1) copy of the executed Third Amendment to Task Order #1 to the District.

ACTION: Policy


Kyla R. Brown, General Manager 4/29/2026

MINUTES OF THE BOARD OF DIRECTORS

On motion of Director Gutierrez, seconded by Director Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None
Date: May 12, 2026
xc: Parks

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$368,567.10	\$ 0	\$368,567.10	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% American Rescue Plan Act (ARPA) Fund 21735			Budget Adjustment: No	
			For Fiscal Year: FY25/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On September 10, 2024, by Minute Order 13.2, the Board of Directors approved and amended the Park District's 2022 On-Call Professional Services Providers List, Fiscal Limits, and On-Call Professional Services Agreement Template. This action prequalified an additional 16 consultants, thus increasing the number of consultants who are able to provide services to Park District projects to 42. The amendment also increased the cumulative not-to-exceed amount from \$1,000,000 to \$1,500,000 per consultant in a 3-year term and decreased the previously approved "not-to-exceed" amount from \$500,000 per Task Order to \$200,000 in an effort to align with Government Code 22502.5. The initial amounts were approved by the Board of Directors on February 7, 2023, Minute Order 13.1. The Master Consulting Agreement with Black O'Dowd and Associates, Inc. dba BOA Architecture has been amended to clarify the date the agreement will remain in effect through the required completion date of an assigned Task Order, provided that such Task Order was approved prior to June 30, 2026.

In August 2023, the District requested proposals from consultants on this prequalified list to perform design and construction administration services for the Lawler Lodge ADA and Cabin Improvements project. A total of one (1) proposal was received. An internal evaluation was completed and the District determined Black O'Dowd and Associates, Inc. dba BOA Architecture as the successful consultant. Task Order #1 was issued for design and construction administration, in the amount of \$132,000. Effective January 31, 2024, Task Order #1 was amended to include full site survey, Geotech services for septic and percolation testing, increasing the dollar amount of Task Order #1 by \$29,861 to a total of \$161,861. On November 5, 2024, by Minute Order 13.2, the Board of Directors approved to amend Task Order #1 a second time to include Geotech construction inspections, electrical service and fire protection increasing the dollar amount of Task Order #1 by \$49,200 to a total of \$211,061. The District wishes to amend Task Order #1 at third time to include the architectural-engineering design services to structurally repair Lawler Lodge (the main historic lodge on site), repair the site stormwater drainage, and repair the pedestrian trail leading from the parking area to the lodge which will increase the dollar amount of Task Order #1 by \$124,000, bringing the new Task Order #1 total to \$335,061. Due to this amount exceeding the previously established threshold for pre-qualified task orders, the District is seeking board approval for the third amendment to Task Order #1.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Impact on Residents and Businesses

The project will enhance the quality of life for Riverside County residents by maintaining access to clean and safe outdoor recreational activities.

Additional Fiscal Information

American Rescue Plan Act (ARPA) funds in the amount of \$2,809,584 have been allocated to Lawler Lodge ADA and Cabin Improvements project, in addition to \$351,442 in Per Capita grant funding (Prop 68) and \$200,000 in Development Impact Fees (DIF), for a total project budget of \$3,361,026. This Amendment requires the reallocation of excess Rancho Jurupa Regional Park Paving Project funds in the amount of \$60,000, making the total amount of funds allocated to this project \$3,421,026.

ATTACHMENTS:

- Third Amendment to Task Order #1
- Exhibit A 2


Stacy Orton, Assistant Director of Purchasing

5/5/2026


Douglas Cordonez Jr.

5/7/2026


Aaron Gettis, Chief Deputy County Counsel

5/6/2026

Third Amendment to TASK ORDER #1 for the Consulting Services Agreement

CONSULTANT: **BLACK O'DOWD AND ASSOCIATES, INC.**
dba BOA ARCHITECTURE

PROJECT NAME: **LAWLOR LODGE ADA AND CABIN IMPROVEMENTS**

This Third Amendment to Task Order #1 that was issued pursuant to the Consulting Services Agreement between the RIVERSIDE COUNTY PARKS AND OPEN-SPACE DISTRICT ("DISTRICT") and BLACK O'DOWD AND ASSOCIATES, INC. dba BOA ARCHITECTURE ("CONSULTANT") entered into on October 31, 2023, is hereby amended below.

RECITALS

WHEREAS, the parties entered into a Certain On-Call Consulting Services Agreement ("Agreement") on October 31, 2023, and entered into Second Amendment to Task Order #1 pursuant to that Agreement effective October 29, 2024 for \$211,061; and

WHEREAS, the parties now desire to amend the Second Amendment to Task Order #1 to include the additional services proposed in Scope of Work, attached hereto as Exhibit A 2 for an additional cost that would bring the total Task Order # 1 to \$335,061.

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:


1. The above recitals are true and correct and incorporated herein by reference.
2. Task Order #1 is amended to delete "a fee amount of \$211,061" and replace with "a fee amount of \$335,061 ..."
3. Attachment A, Scope of Services to Task Order #1 is amended to include the architectural-engineering design services to structurally repair Lawler Lodge, repair the site stormwater drainage and repair the pedestrian trail leading from the parking area to the lodge, determined necessary to successful completion of the original project scope and goals, attached as Exhibit A 2.

4. Third Amendment to Prevail. The provisions of this Third Amendment shall prevail over any inconsistency or conflicting provisions of the Agreement and shall supplement the remaining provisions thereof.
5. Effective Date. The "Effective Date" of this Third Amendment shall be May 12, 2026.
6. Entire Understanding. The Third Amendment and the Agreement set forth contain the entire understanding and agreement of the Parties hereto. There are no oral or written representations, understandings, or ancillary covenants, undertakings or agreements, which are not contained or expressly referred to within this Third Amendment and the Agreement.
7. Further Assurances. The Parties agree to execute such other documents and to take such as may be reasonably necessary to further the purposes of this Third Amendment.
8. Agreement in Full Force and Effect. Except as otherwise expressly modified herein, all other terms and conditions of the Agreement remain unmodified and in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused their duly authorized representatives to execute this Third Amendment.


**RIVERSIDE COUNTY PARKS AND
OPEN SPACE DISTRICT**

**BLACK O'DOWD AND ASSOCIATES, INC.
dba BOA ARCHITECTURE**

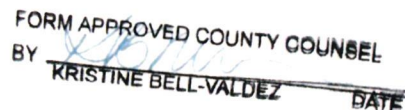
By: 
JOSE MEDINA
CHAIR, BOARD OF DIRECTORS

Edward L. G. Ng
By: Edward L. G. Ng (May 7, 2026 12:53:46 PDT)
EDWARD LOK NG
PRESIDENT/PRINCIPAL

Recommended:

By: 
KYLA BROWN
GENERAL MANAGER

ATTEST:
KIMBERLY A. RECTOR, Clerk
By: 
DEPUTY

FORM APPROVED COUNTY COUNSEL
BY: 
KRISTINE BELL-VALDEZ DATE

MAY 12 2026 16.4

Third Amendment to TASK ORDER #1 for the Consulting Services Agreement

CONSULTANT: **BLACK O'DOWD AND ASSOCIATES, INC.**
dba BOA ARCHITECTURE

PROJECT NAME: **LAWLOR LODGE ADA AND CABIN IMPROVEMENTS**

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1. The above recitals are true and correct and incorporated herein by reference.
2. Task Order #1 is amended to delete "a fee amount of \$211,061" and replace with "a fee amount of \$335,061 ..."
3. Attachment A, Scope of Services to Task Order #1 is amended to include the architectural-engineering design services to structurally repair Lawler Lodge, repair the site stormwater drainage and repair the pedestrian trail leading from the parking area to the lodge, determined necessary to successful completion of the original project scope and goals, attached as Exhibit A 2.

Third Amendment to Task Order 1

Final Audit Report

2026-05-08

Created:	2026-05-07
By:	Lindsey Drake (ldrake@rivco.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAARastr2xzo647F6Lhx9aMAq-BX6XYp8CO

"Third Amendment to Task Order 1" History










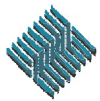
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2026-05-07 - 5:03:37 PM GMT
-  Email viewed by lok.ng@boaarchitecture.com
2026-05-07 - 7:52:19 PM GMT
-  Signer lok.ng@boaarchitecture.com entered name at signing as Edward L. G. Ng
2026-05-07 - 7:53:44 PM GMT
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Signature Date: 2026-05-08 - 6:04:25 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE
-  Agreement completed.
2026-05-08 - 6:04:25 PM GMT

Exhibit A 2



BOA Architecture
Government Services

512 Redondo Avenue
Long Beach, CA 90814
Telephone: 562-912-7900

www.boaarchitecture.com

Anthony Miller, Project Manager
RivCoParks

April 2, 2026

Re: Fee for Architectural-Engineering Services for: Lawler Lodge Structural and Site Repairs

Based on our 4-1-26 virtual meeting with you and Peter Hediger, we are pleased to submit our Fee Proposal for PSE (plans, specs, estimate) for the structural and site repairs at the historic Lawler Lodge. Our Construction Documents will be sufficient for approval from your Building-Safety Dept. and customary public bidding to general contractors. We understand that our Scope of Work will be to structurally repair the Lawler Lodge, repair-enhance site stormwater drainage, and repair the pedestrian trail leading from the parking area to the Lodge. See the attached sketch that graphically shows the Scope. Our Scope for this project is outlined below, and our itemized fee spreadsheet is attached.

Scope of Work

1. Provide Architectural-Engineering design services to design, master plan, and coordinate all the Scope as indicated in the attached site plan sketch. The Scope of Work is to structurally repair the Lawler Lodge, repair-enhance site stormwater drainage, and repair the pedestrian trail leading from the parking area to the lodge. We will provide PSE (plans, specs, estimate) with Construction Documents that will be sufficient for approval from your Building-Safety Dept. and customary public bidding to general contractors.
2. Project management and meetings to expedite the project and communicate with Client.
3. Provide submittals at 30%, 60%, 90%, 100%.
4. Provide Construction Cost Estimate.
5. Provide formal specifications.
6. Provide civil engineering of some new site retaining wall, repair existing retaining walls, and create concrete swales to direct stormwater to minimize erosion. Additionally, repair the pedestrian trail leading from the parking area to the Lodge, and repair & re-slope the fire road to direct stormwater to existing culverts. See the attached sketch for civil engineering Scope.
7. Provide structural engineering for repairs to retaining walls, posts, beams for the Lawler Lodge per the attached photos gleaned from the 8-31-15 JAG Assessment report.
8. Provide electrical engineering for new electrical service with greater capacity sufficient for the entire Lawler campus, provide a new panel with greater capacity for Lawler lodge, and lighting for trails leading from the parking area to the lodge.

Items Not Included

- a. Land Survey and location of underground utility lines (these drawings will be provided by the Client)
- b. Asbestos, Lead paint, Hazardous Materials Report
- c. Destructive testing and report
- d. Design of ADA parking stalls, or ADA compliant path-of-travel.
- e. Construction support
- f. Landscape architecture
- g. Furniture selection
- h. Historic consultant

BOA Architecture can begin work immediately upon your Notice to Proceed. If you have any questions, please do not hesitate to contact me personally at (310) 480-7730 cell.

BOA Architecture

Edward Lok Ng, Architect, LEED AP, President

FEE PROPOSAL

RivCoParks Lawler Lodge Structural, Site Repairs

date: April 2, 2026

for: RivCoParks, Anthony Miller

Construction Cost Est: to be determined

prepared by: BOA Architecture, Edward Lok Ng

	HOURS	UNIT	HR RATE	COST	TOTAL
ARCHITECTURAL PRE-DESIGN					
kick-off meeting to verify scope of work, obtain s-built dwgs.	6	hrs	150	900	
project management, confirm cost/work plan & prep field work, program	8	hrs	150	1,200	
site assessment, measurements & photos	20	hrs	110	2,200	
CADD - 3D modeling; as-built drawings	40	hrs	110	4,400	
					8,700
ARCHITECTURAL SCHEMATIC DESIGN					
floor plan and site plan	30	hrs	150	4,500	
CADD - 3D modeling	70	hrs	110	7,700	
project management, input from owner&subconsultants	20	hrs	150	3,000	
meetings and coordination w Client	16	hrs	150	2,400	
construction cost estimate	10	hrs	150	1,500	
					19,100
ENGINEERING SUB-CONSULTANTS and EXPENSES					
structural engineering				20,000	
mechanical engineering				0	
plumbing engineering				0	
electrical engineering				20,000	
partial land survey				0	
civil engineering				20,000	
soils-geotechnical testing and report				10,000	
Septic system consultant				0	
photocopies, large size prints, travel, delivery				200	
					70,200
ARCHITECTURAL CONSTRUCTION DOCUMENTS					
CADD - 3D modeling	100	hrs	110	11,000	
project management	20	hrs	150	3,000	
meetings and coordination w City- Client	16	hrs	150	2,400	
specifications in CSI format	20	hrs	150	3,000	
construction cost estimate	6	hrs	150	900	
quality control	16	hrs	150	2,400	
client/bldg dept dept submittal and corrections to comments	30	hrs	110	3,300	
					26,000
ARCHITECTURAL CONSTRUCTION SUPPORT (Not Included)					
Pre-Bid Meeting and Bidding Assistance	0	hrs	150	0	
construction meeting(s)	0	hrs	150	0	
CADD - 3D modeling	0	hrs	110	0	
Respond to RFI, review submittals, and technical assistance	0	hrs	150	0	
					\$0
				TOTAL FEE:	\$124,000

Clouded area indicates BOA's structural engineering scope



Photo 3 - North wall. Steep cut created for the building. Dirt and rocks fall down the hill to pile up against the building.



Photo 4 - North side of building. Water draining from the trail has caused rocks to fall into yard space and continues to have sand and gravel sliding down.

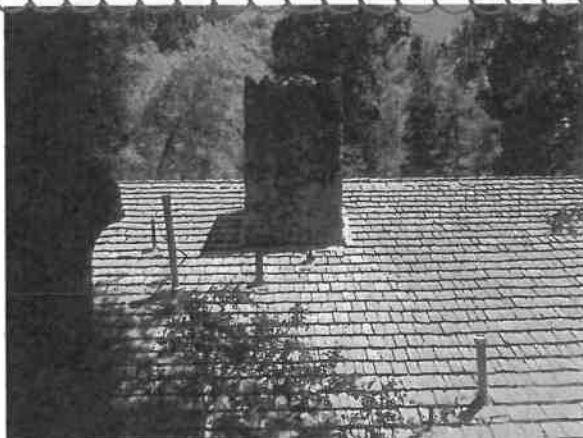


Photo 5 - The chimney above the roof should be braced to prevent toppling in an earthquake.

Clouded area indicates BOA's structural engineering scope



Photo 6 - East wall showing dirt and debris piled around the building.



Photo 7 - East elevation and stairway. The stairway posts should have added "X" bracing for improved earthquake stability.



Photo 8 - Post on east side showing deterioration at base from water and snow. The post base should be kept clear of debris and dirt.



Clouded area indicates BOA's structural engineering scope

Photo 9- General photo of south porch with the added roof.



Photo 10- At the southeast corner the top beam of the wall has deteriorated due to moisture. Not an urgent matter but this should be repaired to keep water from continuing the deterioration.



Photo 11- South side 2 X 12's spanning from posts to the beams have broken and may no longer be able to support the structure. The issue is that the bolts are too close to the boards' edge.



Photo 12- Another example of bolts being too close to the boards edge. This condition occurs in every beam to post connections



Photo 13- Interior view of main room. This shows the rafters, purlin, posts, and cross beams as well as the wall construction.



Photo 14- Another interior view with the fireplace on the left. The column under the cross beam was added later.



Photo 18- The foundation stones on part of the south side have failed and need to be reinstalled or a new segment of concrete foundation constructed.



Photo 19- The retaining wall at the southeast corner of the building is failing. A tree, plus water flow, have contributed to this.



Photo 20- Another photo of the southeast corner showing how the retaining wall may eventually push against the building.



Photo 21- Basement view showing new framing and the original floor beam behind it. In many locations, the original beam is not supported.



Photo 22- New floor framing of conventional sawn lumber at the east end of the basement.



Photo 23- New and original floor beams shown. Note the notch in the original beam. It is not known whether this was original or notched for later construction access.



Photo 24 Cripple studs supporting the south wall and bearing on a rotted wall log. This is the cause of the floor sag in the southwest corner of the main room.



Photo 25- Basement showing an original support post. Many of these were removed for later construction.

D. Building Interiors

