

FEATHER RIVER RECREATION AND PARK DISTRICT

REQUEST FOR QUALIFICATIONS

Professional Civil Engineering and Landscape Architecture Services
Orchardcrest Neighborhood Park Improvements - Lots A & C

RFQ No.	2026-[091426OC]
Issue Date	September 14, 2026
SOQs Due	October 16, 2026 at 3:00 p.m. Pacific Time
District	Feather River Recreation and Park District
Address	1200 Myers Street, Oroville, CA 95965
Project Location	Orchardcrest Subdivision, unincorporated Butte County, California
RFQ Contact	Joe Velasquez, Park Supervisor
Email / Phone	joev@frripd.com (530) 533-2011

Selection Method: Qualifications-based selection. Do not submit a project fee or lump-sum cost proposal with the Statement of Qualifications unless specifically requested by FRRPD during negotiations.

Prepared for public solicitation by the Feather River Recreation and Park District

1. Notice of Request for Qualifications

The Feather River Recreation and Park District ("District" or "FRRPD") is requesting Statements of Qualifications ("SOQs") from qualified professional consulting firms to provide civil engineering, landscape architecture, land surveying coordination, environmental/CEQA, accessibility, permitting, design, bid-support, construction-administration and related professional services for the development of two neighborhood park parcels within the Orchardcrest Subdivision in unincorporated Butte County, California. The project consists of two separate park sites:

1. Lot A - Neighborhood Park
2. Lot C - Pocket Park / Dog Park

FRRPD intends to select one qualified consultant or consultant team to provide professional services for both sites under a single professional-services agreement, with separate tasks, budgets, and deliverables established for each park.

1. Lot A construction is anticipated to be separately procured and performed by a competitively procured public-works contractor. The professional-services agreement resulting from this RFQ will not include construction of the physical improvements.
2. Lot C construction is anticipated to be performed primarily by FRRPD forces, subject to applicable law, required District approvals, and applicable public-works and procurement requirements. Any third-party specialty construction work shall be separately authorized and procured or otherwise contracted in accordance with applicable law and District procurement requirements. Nothing in this RFQ authorizes the selected consultant to perform construction work or is intended to replace, avoid, or circumvent any requirements applicable to construction.

Consultants shall not submit a project fee or cost proposal with the SOQ unless specifically requested by FRRPD at a later stage of the selection process.

2. Qualifications-Based Selection

FRRPD intends to conduct this procurement as a qualifications-based selection for professional landscape architectural, civil engineering, environmental, land surveying, accessibility, permitting, design, construction-administration, and related professional services.

The selection process is intended to be conducted pursuant to California Government Code section 4526 and applicable District contracting and procurement policies. Government Code section 4526 provides that selection by a state or local agency head of private architectural, landscape architectural, engineering, environmental, land surveying, or construction project management firms for professional services shall be based on demonstrated competence and on the professional qualifications necessary for satisfactory performance of the required services.

Selection will therefore be based on demonstrated competence, professional qualifications, relevant public-agency experience, proposed personnel, project understanding, technical approach, availability, past performance, and the other evaluation criteria stated in this RFQ. No fee or price proposal shall be included in the SOQ or considered in the initial qualifications ranking.

Following ranking, FRRPD intends to negotiate a detailed scope of professional services and fair and reasonable compensation with the highest-ranked firm. If FRRPD is unable to reach a satisfactory agreement with that firm, the District may terminate negotiations and proceed to the next highest-ranked firm.

2.1 Statutory Authority and Separation of Professional Services From Construction

California Government Code section 4526 provides that selection by a state or local agency head of private architectural, landscape architectural, engineering, environmental, land surveying, or construction project management firms for professional services shall be based on demonstrated competence and on the professional qualifications necessary for satisfactory performance of the services required.

FRRPD intends to apply this qualifications-based selection standard to the professional services described in this RFQ, including civil engineering, landscape architecture, environmental/CEQA services, land surveying, accessibility, permitting, preparation of plans and specifications, cost estimating, bidding assistance, construction administration, and related professional services.

The professional-services procurement contemplated by this RFQ is separate from the procurement or performance of construction work. The selected consultant will provide professional services and will not be engaged under the resulting professional-services agreement to perform or furnish construction, installation, demolition, alteration, maintenance, or repair of the physical park improvements, except for professional construction administration, site observation, inspection, technical interpretation, testing coordination, punch-list assistance, or similar professional services expressly authorized under the agreement.

Construction of Lot A is anticipated to be separately procured as public works. Public Contract Code section 20815.1 generally requires recreation and park districts to competitively bid contracts for new construction, alterations, maintenance, and repairs estimated to cost in excess of \$25,000, subject to applicable statutory exceptions and alternative procurement procedures.

Public Contract Code section 20815.3 addresses applicable bidding procedures and provides authority for a recreation and park district board, by a four-fifths vote, to elect to construct a building, structure, or improvement by force account, subject to the requirements of that section.

Public Contract Code section 20815.5 permits a recreation and park district to use the procedures of the Uniform Public Construction Cost Accounting Act in lieu of the procedures otherwise provided in Public Contract Code sections 20815.1 and 20815.3, subject to the requirements of applicable law.

FRRPD will separately determine and administer the appropriate procurement or construction method for Lot A and for any construction work associated with Lot C. Any Lot C construction performed by District forces or by third-party contractors shall be undertaken in accordance with applicable law, District policies, required approvals, and applicable public-works, procurement, prevailing-wage, labor, and other requirements.

Nothing in this RFQ or any resulting professional-services agreement is intended to authorize construction work or to replace, avoid, or circumvent any competitive-bidding, force-account, prevailing-wage, labor, procurement, or other requirements applicable to construction.

3. District and Project Background

The Feather River Recreation and Park District is an independent California special district providing parks, recreation facilities, programs, and related public services in the Oroville area of Butte County. FRRPD owns two neighborhood park parcels within the Orchardcrest Subdivision that the District intends to develop for public recreational use. Lot A contains approximately 0.585 acres (25,495 square feet), and Lot C contains approximately 0.147 acres (6,423 square feet). The subdivision was originally processed under Butte County TSM20-0004. Long-term operation and maintenance funding requirements for the neighborhood park areas have been addressed through FRRPD Community Facilities District No. 2022-01 (Park Maintenance).

Available project records include or may include, as applicable:

- Grant deeds and Certificates of Acceptance.
- Recorded/legal parcel descriptions and survey exhibits.
- Subdivision records and Conditions of Approval available to FRRPD.
- Thermalito Water and Sewer District easement information.
- PG&E easement information.
- CFD documentation.
- Existing conceptual plans and images.
- Other available project records.

4. Project Objectives

- Develop two functional and attractive neighborhood parks appropriate for the surrounding Orchardcrest residential community.
- Provide durable, accessible, low-maintenance recreational improvements.
- Design improvements consistent with applicable accessibility standards and Butte County requirements.
- Protect existing public utility easements and maintain utility-owner access.
- Minimize long-term District maintenance and water consumption.
- Develop Lot A into a complete contractor-ready public works project.
- Develop Lot C to a level of design sufficient for construction primarily by FRRPD staff.
- Provide realistic cost estimates before FRRPD commits to final improvements.
- Provide designs that are practical for a small special district to construct, operate, and maintain.

5. Lot A - Neighborhood Park

Lot A is approximately 0.585 acres / 25,495 square feet. FRRPD intends for the site to function as a compact neighborhood park with a large flexible lawn, family recreation amenities, shade, seating, and an accessible walking loop.

5.1 Preliminary Program

- Required grading and drainage.
- Utility improvements as necessary.
- Open turf area.
- Playground and required safety surfacing.
- Partial playground shade structure(s) and/or shade sails that provide meaningful shade while retaining both shaded and open play opportunities.
- Accessible pedestrian walkway / walking loop.
- Covered picnic area / pavilion with accessible picnic tables and seating.
- Shade trees.
- Drought-tolerant landscaping.
- Irrigation.
- Benches and trash receptacles as appropriate.
- Park identification and rules signage.
- Accessible connections between all primary amenities.

FRRPD has prepared an illustrative concept rendering to communicate the desired general character and mix of amenities. The rendering is not survey-based, is not to scale, and does not establish final locations, dimensions, grades, materials, utility routing, or quantities. The selected consultant is expected to verify conditions and develop technically feasible alternatives rather than reproduce the rendering.

5.2 Concept Alternatives

The consultant shall evaluate the physical, operational, accessibility, and budgetary feasibility of the proposed program and develop approximately two to three practical concept alternatives for FRRPD consideration.

- Playground size and location.
- Playground shade coverage and placement, with both shaded and open play opportunities.
- Open-turf area.
- Walking-loop configuration.
- Covered picnic pavilion location, size, configuration, and relationship to the open turf area.
- Shade-tree placement.
- Accessibility.
- Site drainage.
- Utility conflicts.
- Long-term maintenance.
- Preliminary construction cost.

6. Lot C - Pocket Park / Dog Park

Lot C is approximately 0.147 acres / 6,423 square feet and is constrained by existing utility easements.

6.1 Preliminary Program

- Artificial turf dog-use area.
- Decomposed granite accessible pathways.
- Salt-and-pepper gravel perimeter.
- Drought-tolerant landscaping.
- Three park benches.
- One solar park light.
- One trash receptacle.
- Dog-waste station.
- Dog drinking-water station
- Perimeter fencing and gate(s), as appropriate.
- Park identification / rules signage.

FRRPD has also prepared an illustrative Lot C concept image as a starting point. The selected consultant shall refine the concept based on survey, accessibility, utility-easement requirements, drainage, constructability, and applicable agency approvals.

6.2 Known Easement Constraints

- Thermalito Water and Sewer District water easement.
- Thermalito Water and Sewer District sanitary sewer easement.
- PG&E easement.

Current FRRPD design intent:

- No permanent concrete flatwork within TWSD easements unless specifically approved by TWSD.
- No irrigation within TWSD easements unless specifically approved by TWSD.
- Artificial turf within a TWSD easement should be designed as a removable improvement.
- Permanent improvements should be located outside utility easements whenever feasible.
- Utility valves, cleanouts, appurtenances, and access areas must remain available.

7. General Consultant Scope of Services

The following scope represents FRRPD's anticipated professional-service needs. The final scope will be negotiated with the selected consultant. The scope does not include construction of the physical improvements at Lot A or Lot C.

- **Task 1 - Project Initiation / Record Review**
- Attend project kickoff meeting.
- Review available District records, subdivision documents, survey/legal information, and utility easement information.
- Review applicable planning/environmental documentation.
- Conduct initial site visits.
- Identify missing information, required subconsultants, anticipated permits, key constraints, and proposed schedule.
- Prepare a concise project initiation memorandum/work plan.

Task 2 - Field Verification / Survey - Lots A & C

- Provide or coordinate boundary/topographic survey and field verification appropriate for design.
- Verify monuments, elevations, sidewalks/curbs, drainage patterns, visible utility features, easements, vegetation, and other relevant site constraints.
- Prepare suitable base mapping for both sites.

Task 3 - Conceptual Design - Lots A & C

- Prepare approximately two to three Lot A concept alternatives with planning-level cost estimates.
- Refine FRRPD's existing Lot C concept into a scaled technical concept.
- Present concepts to FRRPD and revise the preferred direction.

Task 4 - Accessibility Review - Lots A & C

- Integrate accessibility into site planning and design.
- Evaluate accessible entrances/routes, slopes, surfaces, playground access, covered picnic/pavilion access, bench and picnic-table clear spaces, gates, dog-water facilities, and transitions.

Task 5 - Grading / Drainage - Lots A & C

- Evaluate existing and proposed drainage.
- Prepare grading and drainage design appropriate to each site.
- Address turf, covered picnic/pavilion, playground, walkway, dog-park, and adjoining-property drainage.
- Identify need for additional civil, hydrologic, geotechnical, or drainage analysis.

Task 6 - Utility / Easement Technical Support - Lots A & C

- Prepare technical exhibits and responses for TWSD, PG&E, and other utilities as needed.
- Support water-service, backflow, irrigation routing, utility clearances, and easement-compatible design.
- FRRPD will remain the primary utility-owner contact unless otherwise authorized.

Task 7 - Butte County Review and Permit Coordination - Lots A & C

- Lead technical coordination with Butte County Development Services and Public Works.
- Determine and support required planning, grading, encroachment, building, drainage, accessibility, and other approvals.
- Prepare required technical submittals, respond to comments, and revise plans.

Task 8 - CEQA / Environmental Review - Lots A & C

- Review prior Orchardcrest environmental documentation.
- Prepare project descriptions and evaluate the appropriate CEQA pathway.
- Evaluate potential categorical exemptions and exceptions.
- Identify additional studies if necessary.
- Prepare recommended CEQA documentation and draft notices as appropriate.
- FRRPD will remain the CEQA lead agency and final decision maker.

Task 9 - Lot A Design Development - 30% / 60% / 90% / 100%

- Advance Lot A through staged design to complete bid-ready construction documents.
- Include grading/drainage, accessibility, playground and partial shade elements, covered picnic pavilion, landscape/irrigation, utilities, furnishings, details, quantities, technical specifications, and cost estimates.
- Prepare applicable signed/sealed plans and final engineer's estimate.

Task 10 - Lot C Implementation Documents

- Prepare final plans and technical details sufficient to support FRRPD's anticipated construction of Lot C by District forces, including site plan, grading/elevations, accessible route, turf/DG sections, gravel/landscape areas, fencing/gates, amenities, water service, drainage, easement restrictions, construction notes, material performance specifications, and quantities. The plans and technical documents are professional design documents and do not constitute authorization for the consultant to perform construction work.

Task 11 - Lot A Bid-Phase Services

- Attend pre-bid meeting/job walk if requested.
- Respond to technical bidder questions.
- Prepare technical addenda and clarifications.
- Assist with substitutions and technical bid review.
- **FRRPD will administer the Lot A public-works procurement, including solicitation, receipt and evaluation of bids, contractor selection, award, and contract administration.**

Task 12 - Lot A Construction-Phase Services - Optional

- Preconstruction meeting.
- Submittal/shop-drawing review.
- RFI responses.
- Technical interpretation.
- Periodic site observations.
- Change-order technical support.
- Punch list and final inspection assistance.
- Record drawings / as-built support.
- All services under this task are professional construction-administration and technical-support services and do not include furnishing or performing construction work.

Task 13 - Lot C Professional Construction Support - As Needed

Provide limited professional technical support, as authorized by FRRPD, during any Lot C construction performed by District forces, including:

- Field clarification of the consultant's design documents.
- Technical responses to unforeseen site conditions affecting the design.
- Accessibility-related technical review.
- Review of proposed field modifications for consistency with the design.
- Final professional technical review of completed improvements, as requested by FRRPD.

Services under this task are limited to professional technical support and construction administration. The consultant shall not furnish labor, materials, equipment, or construction services for Lot C under the professional-services agreement.

Task 14 - Cost Estimating

- Prepare Lot A concept, 30%, 60%, 90%, and final engineer's estimates.
- Prepare Lot C planning-level estimate, quantity takeoff, and final design estimate.
- Clearly state assumptions and appropriate contingencies.

Task 15 - Project Schedule / Management

- Designate one primary Project Manager.
- Maintain project schedule and coordinate subconsultants.
- Identify decisions needed from FRRPD and potential schedule impacts.
- Attend coordination meetings and provide concise progress updates.

8. Desired Consultant Qualifications

- California public-agency park-design experience.
- Civil engineering and landscape architecture capabilities.
- Park and recreation facility design, including playground planning/design, shade structures, picnic pavilions, and site furnishings.
- Accessible public-facility design.
- Grading and drainage.
- Public-works construction-document preparation.
- California CEQA experience.
- Butte County or comparable local permitting experience.
- Utility/easement coordination.
- Public bidding and bid-support experience.
- Construction-phase support.
- Cost estimating.
- Low-maintenance and lifecycle-cost design.
- Experience with California special districts, park districts, cities, counties, or comparable local agencies.

9. Professional Licensing

The consultant team shall possess all professional licenses required to perform the assigned services in California. The SOQ shall identify:

- California Civil Engineer(s).
- California Landscape Architect(s).
- California-licensed Land Surveyor(s), as applicable to the proposed survey scope
- Environmental/CEQA professionals.
- Accessibility expertise.
- Other key subconsultants.

Include license numbers for proposed licensed professionals.

10. Statement of Qualifications - Required Content

SOQs should be concise and directly responsive. FRRPD recommends that SOQs not exceed 20 pages, excluding covers, resumes, and required forms.

Cover Letter

- Firm name and primary office.
- Principal contact and proposed Project Manager.
- Authorized representative.
- Commitment to provide the proposed team.

Firm Qualifications

- Firm history and relevant California public-agency experience.
- Park/recreation, civil, landscape architecture, CEQA, surveying, and construction-document capabilities.

Comparable Project Experience

- Approximately five relevant projects, preferably for California public agencies.
- Identify client, scope, consultant role, approximate construction cost, completion date, key staff, and client reference.

Project Understanding

- Demonstrate understanding of Lots A and C, different construction delivery methods, utility/easement constraints, County review, accessibility, CEQA, public works bidding, and FRRPD maintenance considerations.

Technical Approach

- Describe approach to field verification, concept development, County review, CEQA, accessibility, drainage, utility coordination, Lot A bid documents, Lot C force-account support, and cost control.

Project Schedule / Availability

- Provide proposed schedule, milestones, current team availability, and ability to meet the anticipated timeline.

Quality Assurance / Quality Control

- Describe QA/QC for plans, specifications, cost estimates, accessibility, and interdisciplinary coordination.

References

- Provide at least three public-agency client references.

Conflicts / Material Matters

- Identify actual or potential conflicts and material matters relevant to the firm's ability to perform.

Exceptions

- Identify requested exceptions to the RFQ or anticipated professional-services requirements. If none, state "No Exceptions."

11. Do Not Submit Fee with SOQ

Important: Do not include a proposed project fee, lump-sum price, not-to-exceed project price, or other compensation proposal in the Statement of Qualifications. FRRPD will not use proposed price or fee as a factor in the initial qualifications ranking.

After FRRPD identifies the highest-ranked consultant, the District intends to negotiate the final scope of professional services and fair and reasonable compensation with that consultant. The selected firm may be requested to provide detailed fee information during negotiations, including task-level staffing, labor hours, billing classifications and rates, subconsultant costs, reimbursables, separate Lot A and Lot C costs, optional-service costs, and other information reasonably necessary for the District to evaluate the proposed compensation.

If FRRPD and the highest-ranked consultant are unable to reach a satisfactory agreement concerning scope and fair and reasonable compensation, FRRPD may terminate negotiations and proceed to the next highest-ranked firm.

Nothing in this section authorizes the selected consultant to perform construction work or affects the separate procurement requirements applicable to construction of the park improvements.

After FRRPD identifies the highest-ranked consultant the District will refine the scope and negotiate fair and reasonable compensation. FRRPD intends to establish separate fee/task accounting for common/shared Orchardcrest services, Lot A, Lot C, optional Lot A construction-phase services, and other authorized optional services.

12. Evaluation Criteria

Evaluation Criterion	Weight
Qualifications and experience of proposed Project Manager / key personnel	25%
Relevant public park / recreation project experience	20%
Understanding of Lots A & C and project constraints	20%
Technical approach / work plan	15%
California public-agency / permitting / CEQA / accessibility experience	10%
Project schedule, availability, and ability to perform	5%
References / demonstrated past performance	5%
TOTAL	100%

13. Shortlist / Interviews

FRRPD reserves the right to select based solely on written SOQs or to establish a shortlist and conduct interviews. If interviews are conducted, FRRPD anticipates inviting approximately three of the highest-ranked firms when practicable.

14. Fee Negotiation

After ranking, FRRPD intends to begin **negotiations** concerning the final professional-services scope and compensation with the highest-qualified firm. The selected firm may be asked to provide a detailed scope, task breakdown, staffing, labor hours, billing classifications/rates, subconsultant costs, reimbursables, separate Lot A and Lot C costs, optional-service costs, and project schedule. If FRRPD cannot reach satisfactory terms, the District may terminate negotiations and proceed to the next highest-ranked firm.

15. Anticipated Selection Schedule

The following schedule is anticipated and may be modified by FRRPD through written notice or addendum.

Activity	Date
RFQ Issued	September 14, 2026
Optional Pre-Submittal Meeting / Site Walk	September 23, 2026 at 10:00 a.m.
Deadline for Questions	October 2, 2026 at 4:00p.m.
District Response / Addendum	October 9, 2026
SOQs Due	October 16, 2026 at 3:00 p.m.
Evaluation	October 19-23, 2026
Shortlist Notification	November 2, 2026
Interviews, if conducted	November 9, 2026
Notice of Highest-Ranked Firm	November 10, 2026
Scope / Fee Negotiation	November 12-18, 2026
Board Authorization	November 24, 2026 (anticipated)
Anticipated Notice to Proceed	November 30, 2026

16. Questions / Communications

All questions regarding this RFQ shall be submitted in writing to:

Joe Velasquez
Park Supervisor
Feather River Recreation and Park District
1200 Myers Street
Oroville, CA 95965
Email: joev@frrpd.com
Phone: (530) 533-2011

Questions must be received no later than October 2, 2026 at 4:00 p.m. Pacific Time. Responses that materially affect the RFQ will be issued by written addendum. Respondents shall not rely upon oral interpretations or representations.

17. Submittal Requirements

SOQs must be received no later than:

October 16, 2026 at 3:00 p.m. Pacific Time
Submit electronically to: joev@frrpd.com

Subject line: RFQ - Orchardcrest Neighborhood Park Improvements - Lots A & C

Electronic submittal is preferred. If a respondent elects to deliver a hard copy, submit one original to FRRPD at 1200 Myers Street, Oroville, CA 95965, by the same deadline. Late SOQs may be rejected.

18. Public Records

SOQs submitted to FRRPD may become public records subject to disclosure under applicable California law. Respondents should clearly identify information they believe is legally exempt from disclosure and provide the legal basis for the claim. FRRPD does not guarantee that information marked confidential will be exempt from disclosure.

19. Conflicts of Interest

Consultants must disclose actual, apparent, or potential conflicts of interest associated with this project and comply with applicable California conflict-of-interest laws.

20. Insurance

The selected consultant will be required to maintain insurance acceptable to FRRPD, anticipated to include:

- Commercial General Liability.
- Automobile Liability.
- Workers' Compensation / Employer's Liability.
- Professional Liability / Errors and Omissions.

Final limits and endorsement requirements will be established in FRRPD's professional-services agreement.

21. Professional Services Agreement

The selected consultant will be required to enter into FRRPD's professional-services agreement, anticipated to address:

- Scope of services and compensation.
- Schedule.
- Insurance and indemnification.
- Professional standard of care.
- Ownership / use of work products.
- Records and audit rights.
- Termination.
- Conflicts of interest.
- Independent-contractor status.
- Compliance with applicable laws.
- Subconsultants.
- Changes and additional services.

FRRPD may issue its proposed professional-services agreement with the solicitation or by addendum. Respondents should identify material objections with their SOQ.

22. Ownership / Use of Work Product

FRRPD anticipates requiring appropriate rights to use plans, reports, specifications, electronic files, surveys, environmental documents, and other project work products prepared for the District, subject to appropriate professional limitations concerning modification or reuse without consultant involvement.

23. Subconsultants

Respondents shall identify significant proposed subconsultants and assigned responsibilities. The prime consultant shall remain responsible for coordination and performance. FRRPD prefers one accountable Project Manager for the combined Lots A and C assignment.

24. Small and Local Business Participation

FRRPD encourages participation by qualified small businesses and local/regional professional firms consistent with applicable law and the need to obtain the most qualified professional team. Selection will remain qualifications-based.

25. District Rights

- Reject any or all SOQs.
- Cancel or reissue the RFQ.
- Amend the RFQ by addendum.
- Extend deadlines.
- Request clarification or additional information.
- Waive immaterial irregularities.
- Verify information and contact references.
- Conduct interviews.
- Negotiate the final scope.
- Modify the anticipated scope.
- Negotiate and contract for all or any defined portion of the professional services described in this RFQ, including separate or deferred professional services for Lot A and Lot C, provided that any resulting agreement remains limited to professional services.
- Authorize optional services later.
- Terminate negotiations and proceed to another qualified firm.

FRRPD intends to conduct this procurement as a qualifications-based selection for professional landscape architectural, civil engineering, environmental, land surveying, accessibility, permitting, design, construction-administration, and related professional services. Issuance of this RFQ does not commit FRRPD to award a contract. FRRPD will not reimburse respondents for costs incurred in preparing SOQs, attending interviews, site visits, or participating in the selection process.

26. Anticipated Consultant Agreement Structure

Basic Services

Phase 1 - Common Orchardcrest Services: project initiation, records review, survey/base mapping, and common agency research/coordination.

Phase 2 - Lot A: concepts, preferred design, CEQA, accessibility, County review, 30/60/90/100% design, final bid-ready documents, and bid assistance.

Phase 3 - Lot C: existing-condition verification, refined concept, CEQA, accessibility, County review, implementation plans/details, quantity/cost support, and limited construction support.

Optional Services

- Lot A construction-phase services.
- Additional environmental studies.
- Geotechnical services.
- Additional surveying.
- Specialized utility engineering.
- Additional agency permitting.
- Other mutually agreed professional services within the general subject matter and professional character of this RFQ, subject to written FRRPD authorization and applicable procurement requirements. No optional work shall proceed without written FRRPD authorization.

27. FRRPD's Anticipated Role

FRRPD will remain the project owner and will directly manage the following District responsibilities:

- Project administration and consultant contract.
- Project budgets.
- TWSD and PG&E relationships.
- Board actions.
- Procurement.
- Lot A construction bidding.
- Management of anticipated Lot C construction by District forces.
- Separately procuring and administering any third-party construction contracts associated with Lot A or Lot C, as required by applicable law and District policy.
- Construction cost tracking.
- Project acceptance and closeout.
- Long-term maintenance.

28. Desired Project Approach

FRRPD is seeking a consultant that understands these are small neighborhood park projects for a local special district. The District is **not** seeking unnecessarily complex or expensive design solutions.

- Practicality
- Accessibility
- Constructability
- Durability
- Efficient FRRPD maintenance
- Water efficiency
- Lifecycle cost
- Straightforward public bidding
- Appropriate neighborhood-scale recreation.

29. Reference Materials / Attachments

Attachment A Recorded Grant Deed, Certificate of Acceptance, and Lot A/Lot C legal descriptions and survey exhibits (Butte County Doc. No. 2026-0004387).

Attachment B Thermalito Water and Sewer District Resolution 03-25 and easement information.

Attachment C Lot A conceptual rendering (illustrative only; included at end of this RFQ).

Attachment D Lot C conceptual rendering (illustrative only; included at end of this RFQ).

Attachment E FRRPD Professional Services Agreement, if issued with the solicitation or by addendum.

The recorded/legal and agency documents listed above may be provided as separate files with the RFQ package. Respondents are responsible for reviewing all RFQ attachments and addenda. Concept images are provided solely to communicate FRRPD intent and do not supersede recorded documents, survey information, utility easements, code requirements, or field verification.

30. Certification

By submitting an SOQ, respondent represents that:

- The information submitted is accurate to the best of its knowledge.
- The proposed personnel are available to perform the assignment as represented.
- Required professional licenses will remain valid throughout performance.
- Known conflicts of interest have been disclosed.
- The respondent understands that selection will be qualifications-based.
- The respondent understands that detailed fee negotiations will occur after consultant ranking.
- The respondent accepts the RFQ requirements except for specifically identified exceptions.

END OF REQUEST FOR QUALIFICATIONS

Mail Tax Statements and
**Recording Requested by
and After Recording Return To:**

Feather River Recreation and Parks District
1200 Myers Street
Oroville, CA 95965

*R+T code 11922
Government acquisition*

Recorded in Official Records
County of Butte

Keaton Denlay
County Clerk-Recorder
Cindi Wilde
Assistant

DOC # 2026-0004387

02/03/2026
12:02 PM

Titles: 1 Pages: 11

Fees:	\$0.00
Taxes:	\$0.00
CA SB2 Fee:	\$0.00
Total:	\$0.00



GRANT DEED

Humboldt Apartments, LLC, a California limited liability company

Grants to Feather River Recreation and Parks District

7C-1062

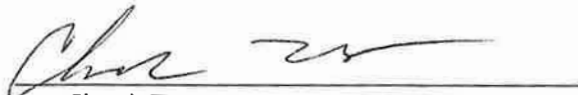
all that real property situate in the County of Butte, State of California, described as follows:

SEE EXHIBITS "A", "B", "C", AND "D" ATTACHED.

Dated this 3rd day of
~~April~~ February, 2026

GRANTOR'S SIGNATURE(S)


Humboldt Apartments, LLC *Chuck Tatreau*
A California limited liability company


By: Chuck Tatreau
Title: Manager

California All-Purpose Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Butte

On 2/3/2026 before me,

Alexis McAfee Notary Public,
Name & Title of Officer

personally appeared

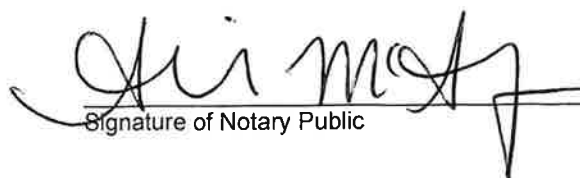
Chuck Tatreau

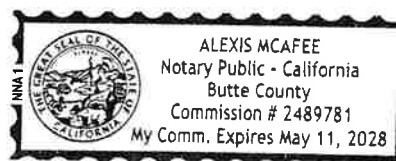
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand & official seal

Notary Seal


Signature of Notary Public



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in the real property conveyed by the Grant Deed dated February 3, 2026, from Humboldt Apartments, LLC, A California Limited Liability Company, to Feather River Recreation and Parks District, is hereby accepted by the undersigned officer or agent.

By: 

Name: Robert Brian Wilson

Title: General Manager

Date: 2/03/2026

EXHIBIT "A"

**Humboldt Apartments, LLC
to
Feather River Recreation and Park District**

(LOT "A")

All that certain real property situate in the unincorporated area of Thermalito, County of Butte, State of California, described as follows:

Being a portion of the "Bird Ranch" as shown on the "Thermalito Wall Map #6", lying in Section 13, Township 19 North, Range 3 East, M.D.B. & M., more particularly described as follows;

Beginning at the northeast corner of Lot 13 as shown on that certain map entitled "Amended Map of Unit #1 of Orchardcrest Subdivision", which map was recorded in Book 142 of Maps, at Pages 1 thru 4, in the Office of the Recorder of the County of Butte, State of California;

THENCE from said POINT OF BEGINNING, North 88° 32' 00" East a distance of 105.76 feet to a point on the westerly right of way line of Middlehoff Lane;

THENCE along said westerly right of way line of said Middlehoff Lane, South 01° 28' 00" East a distance of 17.56 feet to the beginning of a 245.00-foot radius tangent curve to the right (thru which point a radial line bears North 88° 32' 00" East);

THENCE southerly and southwesterly along the arc of said curve thru a central angle of 40° 50' 00" a distance of 174.61 feet;

THENCE South 39° 22' 00" West a distance of 69.76 feet;

THENCE leaving said westerly right of way line of said Middlehoff Lane, South 89° 33' 22" West a distance of 88.90 feet to the southeast corner of Lot 15 as shown on said map;

THENCE along the easterly line of said Lot 15, North 00° 07' 17" West a distance of 86.72 feet to a point on the southerly line of Lot 14 as shown on said map;

THENCE along said southerly line of said Lot 14, South 76° 25' 40" East a distance of 51.29 feet to the southeast corner of said Lot 14;

THENCE along the easterly line of said Lot 14, North 20° 44' 26" East a distance of 97.87 feet to the property corner common to said Lots 13 and 14;

CONTINUED FROM PAGE 1:

THENCE along the easterly line of said Lot 13, North 01° 38' 03" West a distance of 64.96 feet to the POINT OF BEGINNING

CONTAINING 0.585 Acres, more or less (25,495 sf).

The above-described easement lies within Assessor's Parcel Number 030-170-080.

END OF DESCRIPTION

The basis of bearings for this description is the Centerline of Orchardcrest Drive, established from found monuments, as shown on that certain subdivision map recorded in Book 142 of Maps, at Pages 1 thru 4 taken as North 89° 41' 00" East.





LOCATION MAP

NTS

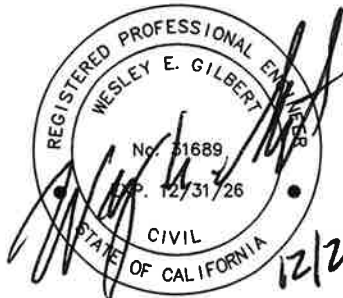
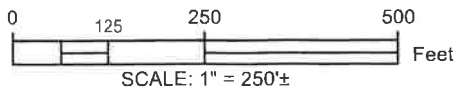


EXHIBIT "B"

PLAT TO ACCOMPANY LOT "A" GRANT DEED
TO FEATHER RIVER RECREATION AND PARKS DISTRICT
APN 030-170-080

BEING A PORTION OF THE "BIRD RANCH" AS SHOWN ON
THE "THERMALITO WALL MAP", LYING IN SECTION 13,
TOWNSHIP 19 NORTH, RANGE 3 EAST, M.D.B. & M.
COUNTY OF BUTTE, STATE OF CALIFORNIA

PREPARED BY:
AMERICAN ENGINEERING
2531 FOREST AVENUE, SUITE 100
CHICO, CALIFORNIA 95928
(530) 809-1315

OCTOBER 1, 2025

PAGE 1 OF 2

Lot 2
(ORCHARDCREST
EASTATES SUB.)

Lot 1
(ORCHARDCREST
EASTATES SUB.)

ORCHARDCREST DRIVE

Lot 13
(ORCHARDCREST
SUB.)

Lot 14
(ORCHARDCREST
SUB.)

LOT "A"
25,495 sf

Lot 15
(ORCHARDCREST
SUB.)

WELLS LANE

MIDDLEHOFF LANE

POINT OF BEGINNING

N88°32'00"E 105.76'

S01°28'00"E
17.56'

S01°38'03"E
64.96'

N20°44'26"E 97.87'

S76°25'40"E
51.29'

N00°07'17"W 86.72'

S89°33'22"W 88.90'

S39°22'00"W 69.76'

D=40°50'00"
L=174.61' R=245.00'

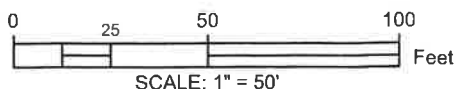


EXHIBIT "B"

PLAT TO ACCOMPANY LOT "A" GRANT DEED
TO FEATHER RIVER RECREATION AND PARKS DISTRICT
APN 030-170-080

BEING A PORTION OF THE "BIRD RANCH" AS SHOWN ON
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OCTOBER 1, 2025

PAGE 2 OF 2

EXHIBIT "C"

**Humboldt Apartments, LLC
to
Feather River Recreation and Park District
(LOT "C")**

All that certain real property situate in the unincorporated area of Thermalito, County of Butte, State of California, described as follows:

Being a portion of the "Bird Ranch" as shown on the "Thermalito Wall Map #6", lying in Section 13, Township 19 North, Range 3 East, M.D.B. & M., more particularly described as follows;

BEGINNING at the northeast corner of Lot 9 as shown on that certain map entitled "Amended Map of Unit #1 of Orchardcrest Subdivision", which map was recorded in Book 142 of Maps, at Pages 1 thru 4, in the Office of the Recorder of the County of Butte, State of California;

THENCE from said POINT OF BEGINNING, North 00° 19' 00" West a distance of 83.59 feet to a point on the southerly right of way line of Nettle Nook Lane;

THENCE along said southerly right of way line of said Nettle Nook Lane, North 89° 41' 00" East a distance of 65.61 feet;

THENCE leaving said southerly right of way line of said Nettle Nook Lane, South 00° 19' 00" East a distance of 110.84 to a point on the northerly line of Lot 10 as shown on said map;

THENCE along said northerly line of said Lot 10 and the northerly line of Glen Arbor Drive as shown on said map, South 89° 41' 00" West a distance of 35.09 feet to a point in the centerline of said Glen Arbor Drive;

THENCE along said centerline of said Glen Arbor Drive, North 00° 19' 00" West a distance of 10.54 feet to the beginning of a 300.00-foot radius tangent curve to the right (thru which point a radial line bears North 89° 41' 00" East);

THENCE northerly along the arc of said curve thru a central angle of 03° 26' 43" a distance of 18.04 feet to a point on the northerly line of said Glen Arbor Drive;

THENCE along said northerly line of said Glen Arbor Drive, South 87° 10' 23" West a distance of 30.00 feet to the POINT OF BEGINNING.

CONTAINING 0.147 Acres, more or less (6,423 sf).

TOGETHER WITH easements for water and sanitary sewer pipelines as described in deed to Thermalito Water and Sewer District recorded at Recorder's Serial Number 2025-0032295, Butte County Official Records and for public utilities as described in deed to Pacific Gas and Electric Company recorded at Recorder's Serial Number 2025-0011625, Butte County Official Records.

CONTINUED FROM PAGE 1:

The above-described parcel lies within Assessor's Parcel Number 030-170-080.

END OF DESCRIPTION

The basis of bearings for this description is the centerline of Orchardcrest Drive, established from found monuments, as shown on that certain subdivision map recorded in Book 142 of Maps, at Pages 1 thru 4 taken as North 89° 41' 00" East.





LOCATION MAP

NTS

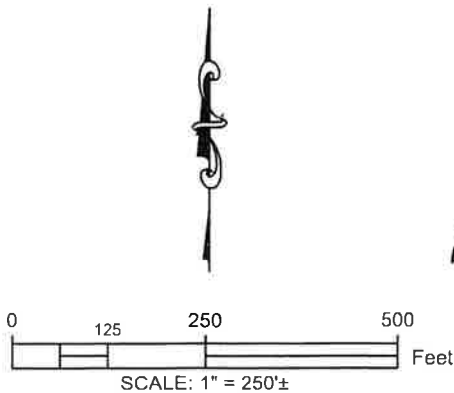


EXHIBIT "D"

PLAT TO ACCOMPANY LOT "C" GRANT DEED
TO FEATHER RIVER RECREATION AND PARKS DISTRICT
APN 030-170-080

BEING A PORTION OF THE "BIRD RANCH" AS SHOWN ON
THE "THERMALITO WALL MAP", LYING IN SECTION 13,
TOWNSHIP 19 NORTH, RANGE 3 EAST, M.D.B. & M.
COUNTY OF BUTTE, STATE OF CALIFORNIA

PREPARED BY:
AMERICAN ENGINEERING
2531 FOREST AVENUE, SUITE 100
CHICO, CALIFORNIA 95928
(530) 809-1315

OCTOBER 1, 2025

PAGE 1 OF 2

NETTLE NOOK LANE

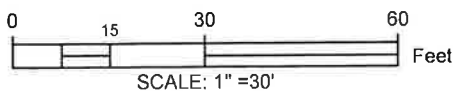
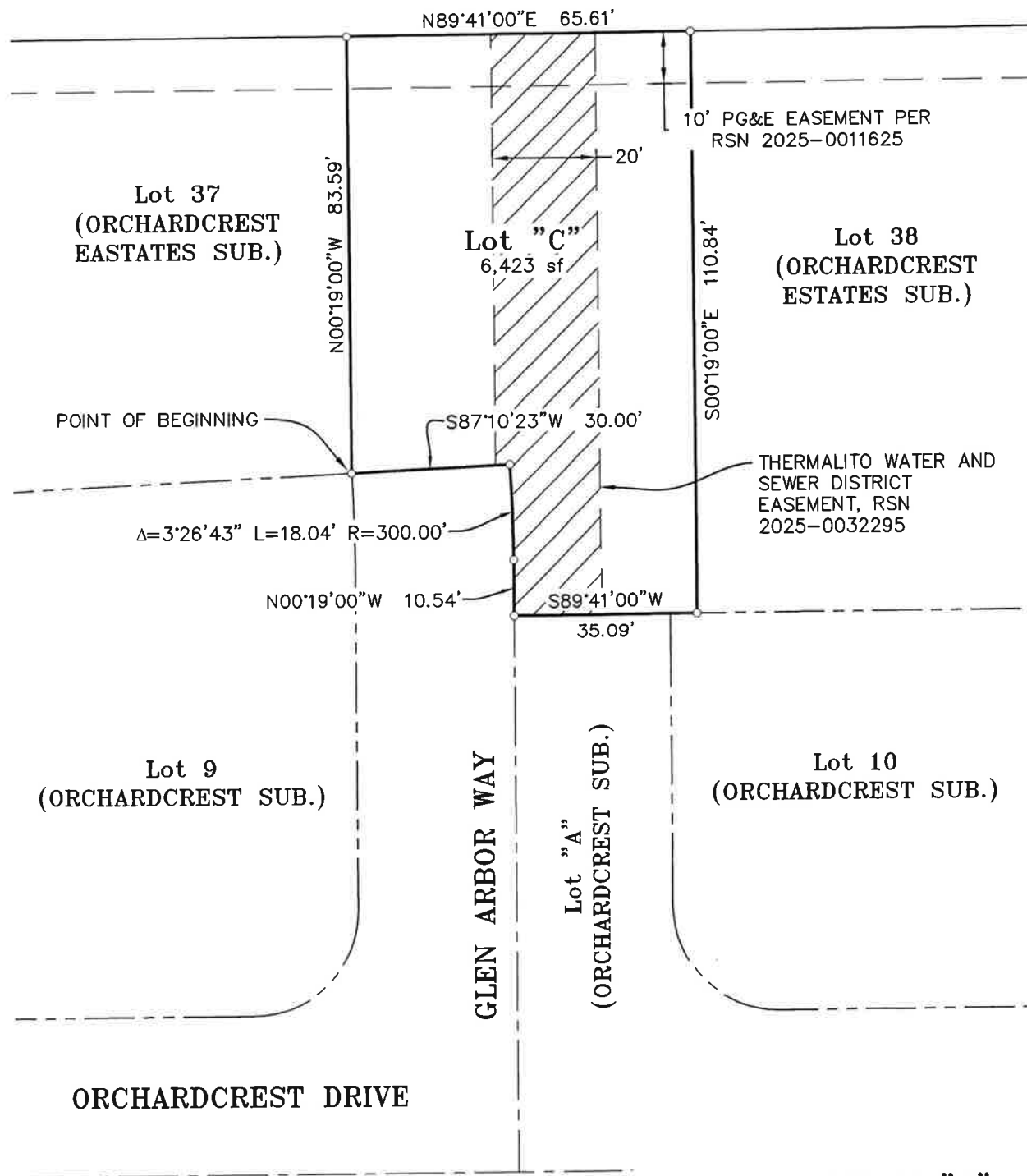


EXHIBIT "D"

PLAT TO ACCOMPANY LOT "C" GRANT DEED
TO FEATHER RIVER RECREATION AND PARKS DISTRICT
APN 030-170-080

BEING A PORTION OF THE "BIRD RANCH" AS SHOWN ON
THE "THERMALITO WALL MAP", LYING IN SECTION 13,
TOWNSHIP 19 NORTH, RANGE 3 EAST, M.D.B. & M.
COUNTY OF BUTTE, STATE OF CALIFORNIA

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(530) 809-1315

OCTOBER 1, 2025

PAGE 2 OF 2

Recording requested by
and when recorded return to:

THERMALITO WATER AND SEWER DISTRICT
410 Grand Avenue
Oroville, CA 95965

APN 030-170-080

**THERMALITO WATER AND SEWER DISTRICT
RESOLUTION 03-25**

RESOLUTION OF ACCEPTANCE

WHEREAS, Thermalito Water and Sewer District ("District") is a California Irrigation District authorized to operate and maintain water and sewer facilities.

WHEREAS, Humboldt Apartment, LLC, as "Grantor" has agreed to convey to District as "Grantee" certain easement rights to real property for purposes consistent with District's authorized activities.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the District, that said Board accepts the conveyance of the following described property, and authorizes the Secretary to the Board to cause the same to be recorded on behalf of the District.

The subject real property is located in County of Butte, State of California, and described as follows:

SEE EASEMENT ATTACHED HERETO AS "EXHIBIT A"

PASSED AND ADOPTED at a regular meeting of the Board of Directors of Thermalito Water and Sewer District held on October 21, 2025, by the following vote:

AYES: Director Hatley, Clark and Koch

NOES:

ABSTAIN:

ABSENT: Director Taggart and Wristen

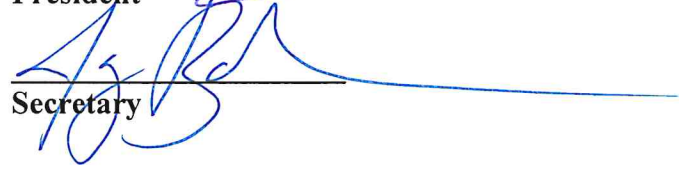
THERMALITO WATER AND SEWER DISTRICT

By:



President

ATTEST:



Secretary

EXHIBIT "A"

**Humboldt Apartments, LLC
to
Thermalito Water and Sewer District
(Water Line Easement)**

All that certain real property situate in the unincorporated area of Thermalito, County of Butte, State of California, described as follows:

Being a portion of the "Bird Ranch" as shown on the "Thermalito Wall Map", lying in Section 13, Township 19 North, Range 3 East, M.D.B. & M., for a 12-foot-wide easement for water line purposes, including the right to install, remove, maintain and otherwise care for a water line and its appurtenances, over, under and across the following described property, the centerline being described as follows:

COMMENCING at the northwesterly corner of Lot 10 as shown on that certain map entitled "Amended Map of Unit #1 of Orchardcrest Subdivision", which map was recorded in Book 142 of Maps, at Pages 1 thru 4, inclusive, in the Office of the Recorder of the County of Butte, State of California;

THENCE from said POINT OF COMMENCEMENT, westerly along the northerly line of Glen Arbor Way as shown on said map, South 89° 41' 00" West a distance of 19.00 feet to the TRUE POINT OF BEGINNING for the centerline herein described;

THENCE from said TRUE POINT OF BEGINNING, leaving said northerly line of said Glen Arbor Way, North 00° 19' 00" West a distance of 110.84 feet to a point on the southerly right of way line of Nettle Nook Lane and the terminus of said water line easement;

The sidelines of said easement shall be prolonged or shortened so as to terminate in said northerly line of said Glen Arbor Way and said southerly right of way line of said Nettle Nook Lane.

CONTAINING 0.031 Acres, more or less (1,330 sf).

The above-described easement lies within Assessor's Parcel Number 030-170-080.

END OF DESCRIPTION

The basis of bearings for this description is the Centerline of Orchardcrest Drive, established from found monuments, as shown on that certain subdivision map recorded in Book 142 of Maps, at Pages 1 thru 4 taken as North 89° 41' 00" East.





LOCATION MAP

NTS

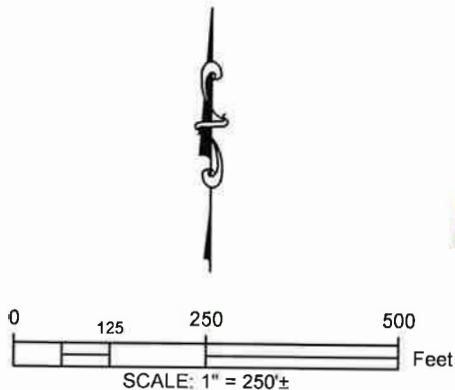


EXHIBIT "B"

PLAT TO ACCOMPANY WATER LINE
EASEMENT DEED

TO THERMALITO WATER AND SEWER DISTRICT
APN 030-170-080

BEING A PORTION OF THE "BIRD RANCH" AS SHOWN ON
THE "THERMALITO WALL MAP", LYING IN SECTION 13,
TOWNSHIP 19 NORTH, RANGE 3 EAST, M.D.B. & M.
COUNTY OF BUTTE, STATE OF CALIFORNIA

PREPARED BY:
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CHICO, CALIFORNIA 95928
(530) 809-1315

OCTOBER 1, 2025

PAGE 1 OF 2

NETTLE NOOK LANE

Lot 37
(ORCHARDCREST
EASTATES SUB.)

WATER LINE EASEMENT
0.031 ACRES±(1,330 SF)

Lot 38
(ORCHARDCREST
ESTATES SUB.)

N00°19'00"W
110.84'

POINT OF COMMENCEMENT

TRUE POINT OF BEGINNING

S89°41'00"W
19.00'

Lot 9
(ORCHARDCREST SUB.)

GLEN ARBOR WAY

Lot "A"
(ORCHARDCREST SUB.)

Lot 10
(ORCHARDCREST SUB.)

ORCHARDCREST DRIVE

EXHIBIT "B"

PLAT TO ACCOMPANY WATER LINE
EASEMENT DEED

TO THERMALITO WATER AND SEWER DISTRICT
APN 030-170-080

BEING A PORTION OF THE "BIRD RANCH" AS SHOWN ON
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OCTOBER 1, 2025

PAGE 2 OF 2

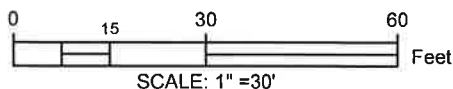


EXHIBIT "C"

**Humboldt Apartments, LLC
to
Thermalito Water and Sewer District
(Sanitary Sewer Easement)**

All that certain real property situate in the unincorporated area of Thermalito, County of Butte, State of California, described as follows:

Being a portion of the "Bird Ranch" as shown on the "Thermalito Wall Map", lying in Section 13, Township 19 North, Range 3 East, M.D.B. & M., for a variable width easement for sanitary sewer purposes, including the right to install, remove, maintain and otherwise care for a sanitary sewer pipe line and its appurtenances, over, under and across the following described property, being described as follows:

COMMENCING at the northwesterly corner of Lot 10 as shown on that certain map entitled "Amended Map of Unit #1 of Orchardcrest Subdivision", which map was recorded in Book 142 of Maps, at Pages 1 thru 4, inclusive, in the Office of the Recorder of the County of Butte, State of California;

THENCE from said POINT OF COMMENCEMENT, westerly along the northerly line of Glen Arbor Way as shown on said map, South 89° 41' 00" West a distance of 25.88 feet to the TRUE POINT OF BEGINNING for the easement herein described;

THENCE from said TRUE POINT OF BEGINNING, continuing along said northerly line of said Glen Arbor Way, South 89° 41' 00" West a distance of 4.12 feet to a point in the centerline of said Glen Arbor Way;

THENCE along said centerline of said Glen Arbor Drive, North 00° 19' 00" West a distance of 10.54 feet to the beginning of a 300.00-foot radius tangent curve to the right (thru which point a radial line bears North 89° 41' 00" East);

THENCE northerly along the arc of said curve thru a central angle of 03° 26' 43" a distance of 18.04 feet to a point on the northerly line of said Glen Arbor Drive;

THENCE along said northerly line of said Glen Arbor Drive, South 87° 10' 23" West a distance of 7.34 feet;

THENCE leaving said northerly line of said Glen Arbor Way, North 00° 19' 00" West a distance of 82.60 feet to a point on the southerly right of way line of Nettle Nook Lane;

THENCE along said southerly right of way line of said Nettle Nook Lane, North 89° 41' 00" East a distance of 12.00 feet;

THENCE leaving said southerly right of way line of said Nettle Nook Lane, South 00° 19' 00" East a distance of 110.84 feet to the TRUE POINT OF BEGINNING;

CONTINUED FROM PAGE 1

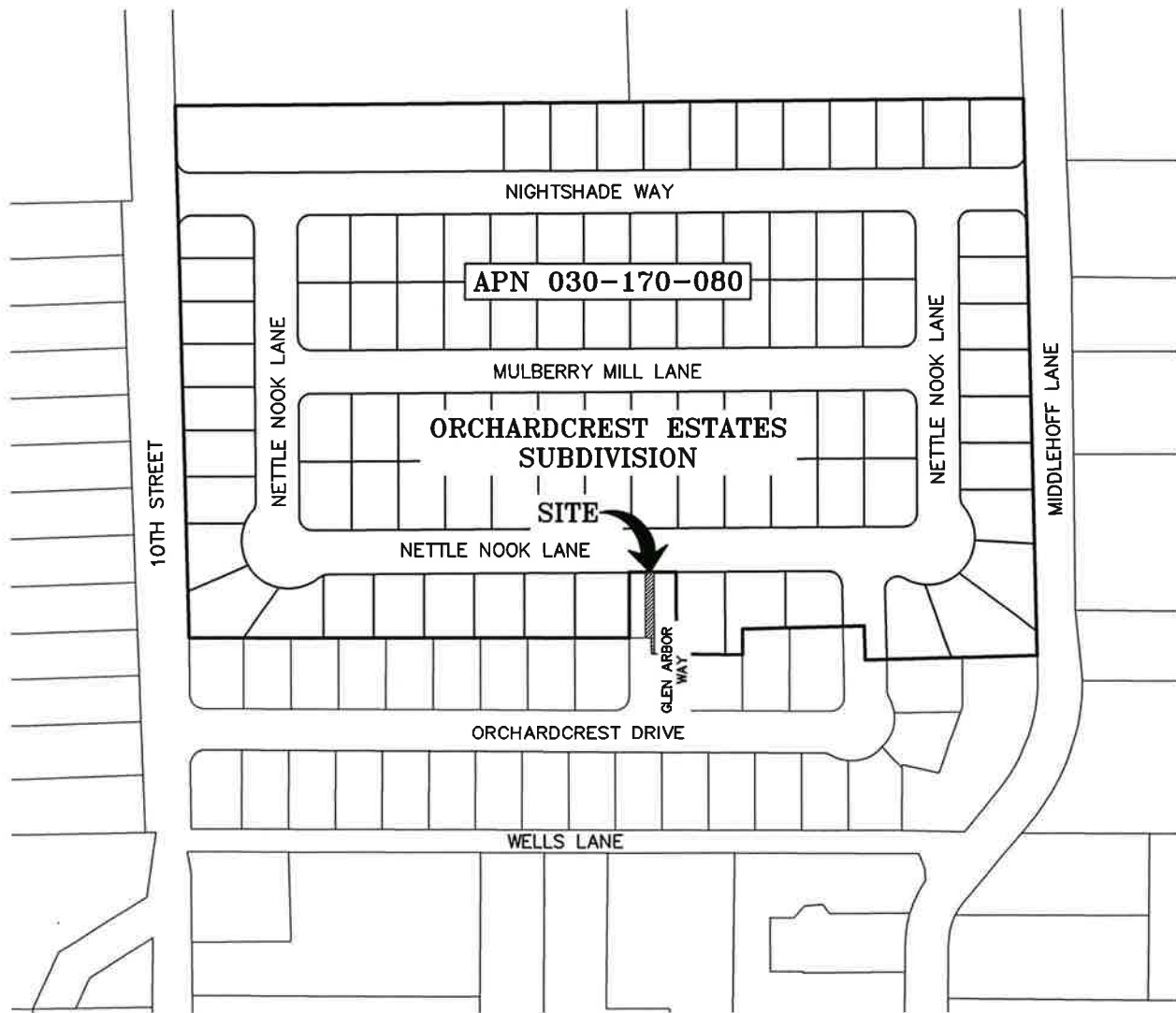
CONTAINING 0.025 Acres, more or less (1,109 sf).

The above-described easement lies within Assessor's Parcel Number 030-170-080.

END OF DESCRIPTION

The basis of bearings for this description is the Centerline of Orchardcrest Drive, established from found monuments, as shown on that certain subdivision map recorded in Book 142 of Maps, at Pages 1 thru 4 taken as North 89° 41' 00" East.





LOCATION MAP

NTS

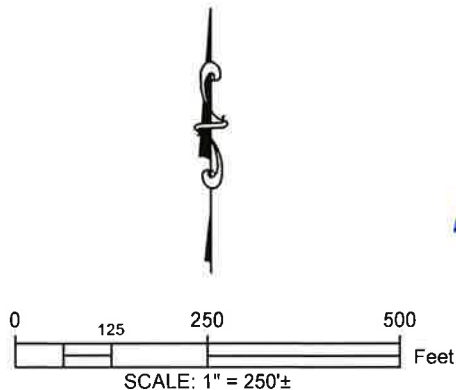


EXHIBIT "D"

PLAT TO ACCOMPANY SANITARY SEWER
EASEMENT DEED

TO THERMALITO WATER AND SEWER DISTRICT
APN 030-170-080

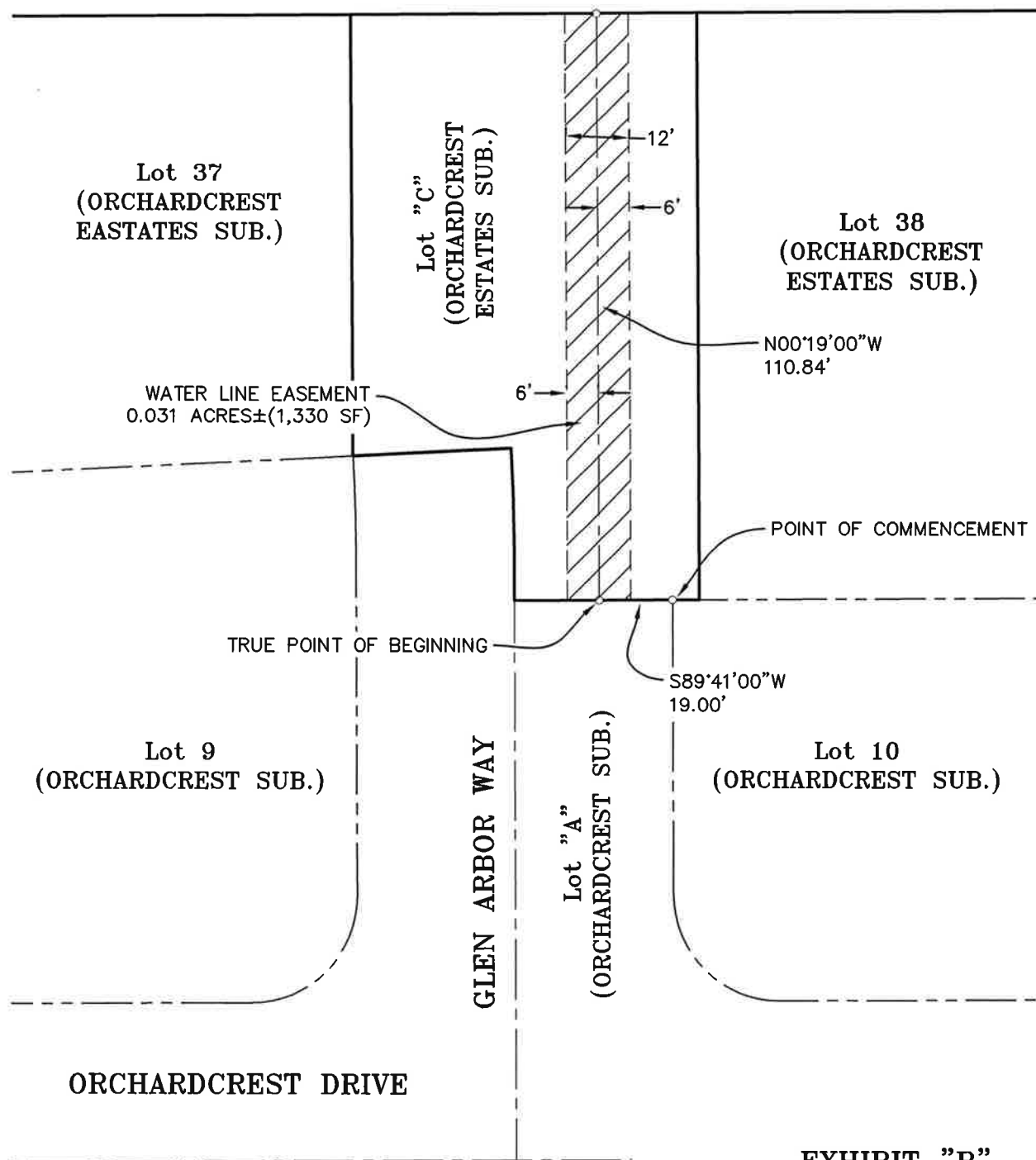
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OCTOBER 1, 2025

PAGE 1 OF 2

NETTLE NOOK LANE



ORCHARDCREST DRIVE

EXHIBIT "B"

PLAT TO ACCOMPANY WATER LINE
EASEMENT DEED

TO THERMALITO WATER AND SEWER DISTRICT
APN 030-170-080

BEING A PORTION OF THE "BIRD RANCH" AS SHOWN ON
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OCTOBER 1, 2025

PAGE 2 OF 2

ATTACHMENT C - LOT A CONCEPTUAL RENDERING

Orchardcrest Neighborhood Park - Illustrative Design Intent

Illustrative only - not to scale. The selected consultant shall verify property limits, easements, utilities, grades, accessibility, drainage, dimensions, materials, and feasibility. The concept is intended to communicate the desired mix of open turf, accessible walking paths, playground with partial shade options, covered picnic area, benches, landscaping, and shade trees.



ATTACHMENT D - LOT C CONCEPTUAL RENDERING

Orchardcrest Pocket Park / Dog Park - Illustrative Design Intent

Illustrative only - not to scale. The selected consultant shall refine the concept around recorded TWSD and PG&E easements and shall maintain utility access. Permanent improvements should be located outside easements whenever feasible; any removable improvements within easements shall be designed for practical utility access and restoration.

