

DATE: April 29, 2019

TO: RMC Governing Board

FROM: Mark Stanley, Executive Officer

SUBJECT: Item 14: Consideration of a resolution authorizing the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy to ratify a Professional Services Agreement and Service Order with Geosyntec Consulting to provide site selection, feasibility, and pre-concept technical services for a Community Cultural Center in Southeast Los Angeles (RMC 18513)

PROGRAM AREA: Lower Los Angeles River and Tributaries

PROJECT TYPE: Implementation

JURISDICTION: Lower Los Angeles River Corridor

PROJECT MANAGER: Joseph Gonzalez

RECOMMENDATION: That the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy Governing Board ratify a Professional Services Agreement and Service Order with Geosyntec Consulting to provide site selection, feasibility, and pre-concept technical services for a Community Cultural Center in Southeast Los Angeles.

PROJECT DESCRIPTION:

- Exhibit A: Lower LA River Revitalization Plan – Rio Hondo Confluence Signature Project
- Exhibit B: Study Area map
- Exhibit C: Service Order Agreement

Projects identified in the planning process for the Lower Los Angeles River Revitalization Plan (LLARRP) were initiated by the passage of AB 530 which established a Lower Los Angeles River Working Group and generated opportunities for urban river enhancements that touch on integration of open space, housing, transportation, and business development.

One of the projects identified in the LLARRP was a Community Cultural Center in Southeast Los Angeles near the confluence of the Rio Hondo (See Exhibit A). RMC, in partnership with the County of Los Angeles (Public Works) and other local and regional entities, was identified as the appropriate state agency to lead the development of the SELA Community Cultural Center.

In order to efficiently carry out the planning, development, and construction for projects related to the LLARRP and the Cultural Center, RMC released a Request for Qualifications (RFQ) for consultant services in December 2018. Through the evaluation process, Geosyntec Consultants' proposal was selected as the best suited to carry out the feasibility study for the Community Cultural Center, considering their technical expertise, experience with revitalization efforts for the Los Angeles River, and existing agreements and partnerships with regional entities.

Since there are a number of significant issues that can impact the feasibility of the project, Geosyntec proposed a single integrated team to facilitate site selection, iterative solutions, and development of a site development strategy that effectively and cost-efficiently meets site requirements and stakeholder expectations starting from the site selection and feasibility stage.

The following Consultants will be part of the Feasibility phase team:

- Gehry Partners – Architecture
- OLIN – Landscape Architecture
- River LA – Public Outreach
- MKA – Structural Engineering
- ARC Engineering – Mechanical, Electrical, Plumbing, and Fire Protection

The project will begin with a technical evaluation of three potential sites along the Los Angeles River and the Rio Hondo in the cities of South Gate, Cudahy, and Bell Gardens (See Exhibit B). Geosyntec will perform a rapid desktop analysis covering geotechnical, hydrological, and hydraulic issues at up to three sites to qualitatively identify technical challenge indicators for a civic development project at these three sites. Challenge indicators may include items such as potential for flood flow inundation, scour and erosion, deposition, slope stability, contaminated soils and liquefaction. Additionally, the team will interview current land owners to collect background information on potential sites, if they are available to meet.

Following site selection, the feasibility phase will include initial geotechnical, civil, and environmental engineering investigations of the selected site, including pre-concept technical studies. Deliverables of the feasibility phase will include:

- Initial geotechnical/seismic design criteria document (Technical memorandum; TMG-2) in consultation with civil/structural/hydraulics engineer
- Phase I Environmental Site Assessment (ESA) following ASTM procedures
- Boundary and Topographic Survey. A technical memorandum summarizing existing Site Conditions including survey and utility information
- Four (4) stakeholder meetings

It is anticipated that the siting study would be completed within approximately three (3) weeks from notice to proceed (NTP). The full feasibility study would be completed three (3) months from NTP, coincident with the siting study.

BACKGROUND: In order to efficiently carry out the planning, development, and construction for projects related to the Lower Los Angeles River Revitalization Plan, Green Incubator, and the Cultural Center, the RMC released a Request for Qualifications (RFQ) for Consultants Services to provide professional services as required for project planning and development on an as needed basis. The RFQ was released on December 5, 2018 with a submittal deadline of January 7, 2019. The RFQ's primary purpose was to establish a pool of individual consultants and firms who have been pre-screened for their relevant level of expertise in urban river community projects, outreach, incubator and urban river improvement programs and projects. Subsequently, those on the list are highly qualified and readily available to provide professional consulting services for various projects within the Lower Los Angeles River region to support the Lower LA Revitalization Plan (AB 530).

Submittals were evaluated based upon a set of nine criteria for those firms who have complied with the minimum qualification requirements and to one or more of the following desirable qualifications and expertise, including:

- Knowledge of the Lower Los Angeles River and its Revitalization Plan
- Incubator Oversight and Contract Management, and Post-Incubation
- Availability, Schedule, and Project Management

Other factors taken into consideration included expertise in graphics, knowledge of contemporary technologies and methodologies in green business, and experience in implementing restoration and/or recreation projects and working with disadvantaged communities. Sixteen proposals were received and were each evaluated by three RMC staff members for desirable qualification and expertise.

Geosyntec consulting was identified as a top-tier candidate through RMC's RFQ process. As the lead consultant on the Los Angeles River Master Plan update, which is being led by Los Angeles County Department of Public Works (DPW), Geosyntec not only demonstrates the technical expertise to lead the feasibility study for the Cultural Center but the Geosyntec Team—which includes Gehry Partners, River LA, and OLIN (among others)—is best suited to coordinate planning efforts with regional entities between this project and other studies in the LA River.

FISCAL INFORMATION: Geosyntec has proposed carrying out the feasibility and pre-concept geotechnical investigations on a lump sum basis for \$879,960. Details of professional fees and expenses, including for direct subconsultants, are provided in Geosyntec's Service Order (Exhibit C). The full feasibility study will be completed three (3) months from NTP.

While the current Service Order includes all analyses expected to be necessary for feasibility phase and pre-concept analysis, there is the potential for additional analyses. This is because with the limited information at this time (site selection, configuration of buildings and site layout), it is difficult to identify the level of effort, if any, required for optional hydraulic analyses related to developing on a site adjacent to the slope of the River channel's levee where over-topping could occur. Additionally, it is unclear if a Phase 2 ESA will be required until potential environmental impacts are evaluated during the Phase I ESA. Any amendments to this contract for additional pre-concept analysis will be brought to the Board.

Funding for the Service Order with Geosyntec, dated April 22, 2019, will be allocated for Los Angeles River Community Restoration from the Budget Act of 2018 allocation:

Budget Act of 2018 (Senate Bill No. 840)

For local assistance, Secretary of the Natural Resources Agency: Los Angeles River Community Restoration and Revitalization Projects, in the amount of twenty million dollars (\$20,000,000), of this amount, allocation to Rivers and Mountains Conservancy is nineteen million dollars (\$19,000,000).

LEGISLATIVE AUTHORITY AND RMC ADOPTED POLICIES/AUTHORITIES: The Rivers and Mountains Conservancy (RMC) statute provides in part that:

Section 32602: There is in the Resources Agency, the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, which is created as a state agency for the following purposes:

- (a) To acquire and manage public lands within the Lower Los Angeles River and San Gabriel River watersheds, and to provide open-space, low-impact recreational and educational uses, water conservation, watershed improvement, wildlife and habitat restoration and protection, and watershed improvement within the territory.
- (b) To preserve the San Gabriel River and the Lower Los Angeles River consistent with existing and adopted river and flood control projects for the protection of life and property.
- (c) To acquire open-space lands within the territory of the conservancy.

Section 32604: The conservancy shall do all of the following:

- (a) Establish policies and priorities for the conservancy regarding the San Gabriel River and the Lower Los Angeles River, and their watersheds, and conduct any necessary planning activities, in accordance with the purposes set forth in Section 32602.
- (b) Approve conservancy funded projects that advance the policies and priorities set forth in Section 32602.
- (d) To provide for the public's enjoyment and enhancement of recreational and educational experiences on public lands in the San Gabriel Watershed and Lower Los Angeles River, and the San Gabriel Mountains in a manner consistent with the protection of lands and resources in those watersheds.

Section 32614: The conservancy may do all of the following:

- (b) Enter into contracts with any public agency, private entity, or person necessary for the proper discharge of the conservancy's duties, and enter into a joint powers agreement with a public agency, in furtherance of the purposes set forth in Section 32602.
- (e) Enter into any other agreement with any public agency, private entity, or person necessary for the proper discharge of the conservancy's duties for the purposes set forth in Section 32602.
- (f) Recruit and coordinate volunteers and experts to conduct interpretive and recreational programs and assist with construction projects and the maintenance of parkway facilities.

Further, Section 32614 provides that: The conservancy may do all of the following:

- (g) Undertake, within the territory, site improvement projects, regulate public access, and revegetate and otherwise rehabilitate degraded areas, in consultation with any other public agency with appropriate jurisdiction and expertise, in accordance with the purposes set forth in Section 32602. The conservancy may also, within the territory, upgrade deteriorating facilities and construct new facilities as needed for outdoor recreation, nature appreciation and interpretation, and natural resources projection. The conservancy may undertake those projects by itself or in conjunction with another local agency; however, the conservancy shall provide overall coordination of those projects by setting priorities for the projects and by ensuring a uniform approach to projects. The conservancy may undertake those projects with prior notification to the legislative body of the local agency that has jurisdiction in the area in which the conservancy proposes to undertake that activity.

Section 32614.5:

- (a) The conservancy may award grants to local public agencies, state agencies, federal agencies, and nonprofit organizations for the purposes of this division.
- (b) Grants to nonprofit organizations for the acquisition of real property or interests in real property shall be subject to all of the following conditions:
 - (1) The purchase price of any interest in land acquired by the nonprofit organization may not exceed fair market value as established by an appraisal approved by the conservancy.

- (2) The conservancy approves the terms under which the interest in land is acquired.
 - (3) The interest in land acquired pursuant to a grant from the conservancy may not be used as security for any debt incurred by the nonprofit organization unless the conservancy approves the transaction.
 - (4) The transfer of land acquired pursuant to a grant shall be subject to the approval of the conservancy and the execution of an agreement between the conservancy and the transferee sufficient to protect the interests of the state.
 - (5) The state shall have a right of entry and power of termination in and over all interests in real property acquired with state funds, which may be exercised if any essential term or condition of the grant is violated.
 - (6) If the existence of the nonprofit organization is terminated for any reason, title to all interest in real property acquired with state funds shall immediately vest in the state, except that, prior to that termination, another public agency or nonprofit organization may receive title to all or a portion of that interest in real property, by recording its acceptance of title, together with the conservancy's approval, in writing.
- (c) Any deed or other instrument of conveyance whereby real property is acquired by a nonprofit organization pursuant to this section shall be recorded and shall set forth the executor interest or right of entry on the part of the state.

LEGEND

CHANNEL ENHANCEMENTS

- 1 Modified Low-Flow Channel
- 2 Vegetated Terraces
- 3 River Crossing
- 4 Access Ramp

PARK ENHANCEMENTS

- 5 Bridge Park
- 6 Improved Multi-Use Access
- 7 New Open Space
- 8 Upland Habitat Area

BUILDINGS & FACILITIES

- 9 Amphitheater and Historical Center
- 10 Community Center
- 11 Community Center Alternate Location
- 12 Relocated Parking Lot
- 13 Stormwater Treatment Facility

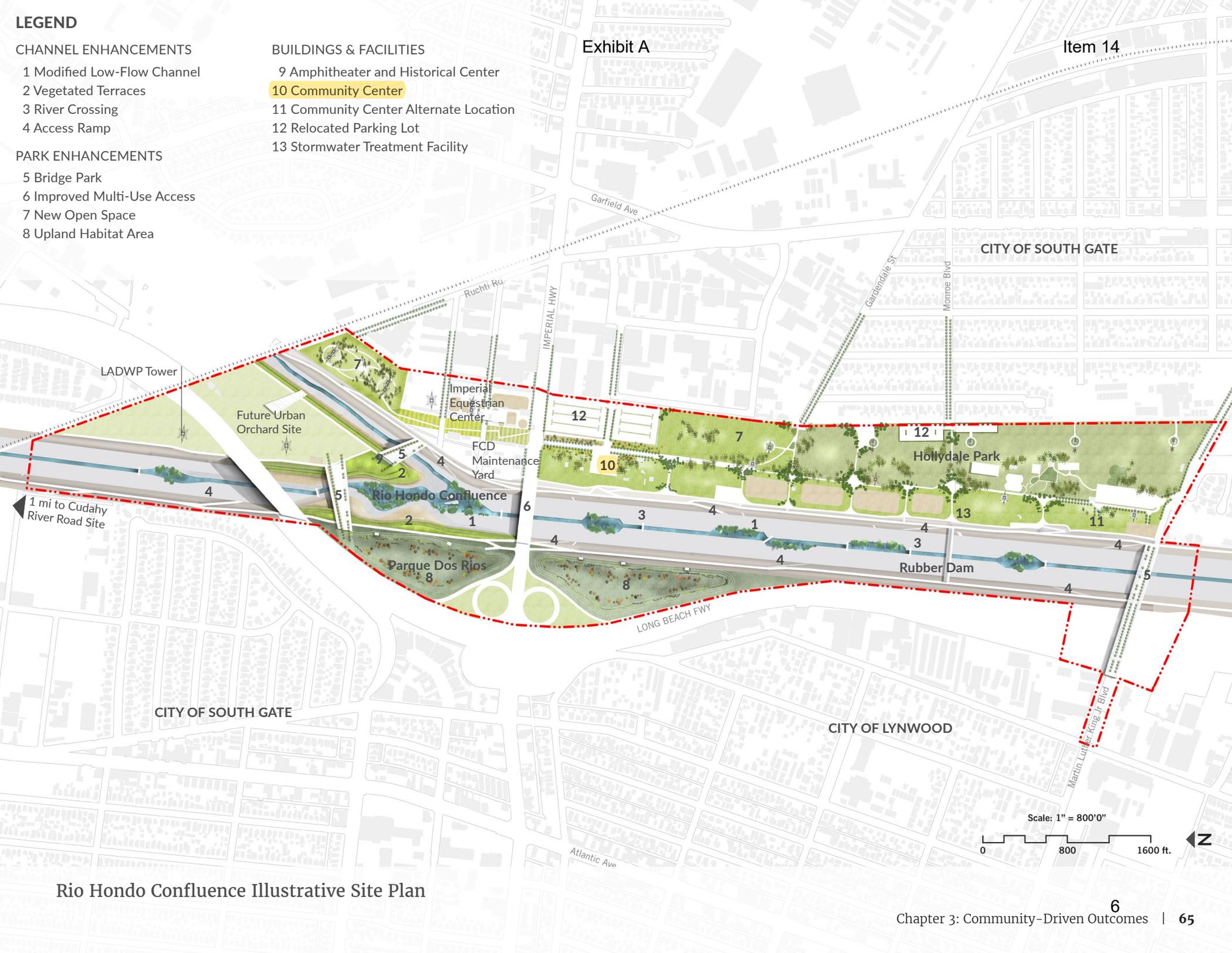


Exhibit A

Item 14

CITY OF SOUTH GATE

CITY OF SOUTH GATE

CITY OF LYNWOOD

1 mi to Cudahy River Road Site

Scale: 1" = 800'0"



Rio Hondo Confluence Illustrative Site Plan



The project will begin with a technical evaluation of three potential sites along the Los Angeles River and the Rio Hondo in the cities of South Gate, Cudahy, and Bell Gardens.

1. 9530 Garfield Avenue, South Gate, CA 90280. Currently occupied by the South Gate Transfer Station for the LA County Sanitation District. Assessor ID No: 6232-016-902
2. 10120 Miller Way, South Gate, CA 90280. Currently occupied by GWS Nursery and Supply Inc. Assessor ID No: 6233-002-900, 901; 6233-001-275; 6233-001-901, 902.
3. 5525 E Imperial Hwy, South Gate, CA 90280. Currently occupied by Los Angeles County Flood Control District. Assessor ID No: 6233-032-900; 6234-012-900.

Service Order
Effective Date: April 22, 2019
C/E's Project No. _____

This Service Order is issued pursuant to and subject to the terms and conditions of the Professional Services Agreement ("Agreement") between San Gabriel & Lower Los Angeles Rivers and Mountains Conservancy ("Client") and consultant and/or engineer Geosyntec Consultants, Inc. and its subsidiaries and affiliates¹("C/E") dated April 22, 2019, which is hereby incorporated herein by reference. Capitalized terms used in this Service Order are defined in the Agreement.

Project Name, Description and Location of Project Site: Lower Los Angeles River – Southeast Los Angeles Cultural Center. The Rivers and Mountains Conservancy with the County of Los Angeles is developing a project for a Community Cultural Center in Southeast Los Angeles. The project will begin with an evaluation of three potential sites along the Los Angeles River and the Rio Hondo in the cities of South Gate, Cudahy, and Bell Gardens.

Service Order Authorized Representatives:

For Rivers and Mountains Conservancy:
Name: Mark Stanley
Address: 100 N. Old San Gabriel Canyon Road
Telephone #: 626-815-1019
Email Address: mstanley@rmc.ca.gov

For Geosyntec Consultants, Inc.:
Name: Mark Hanna
Address: 448 S. Hill St. Ste. 1008, Los Angeles, CA 90013
Telephone #: 310-245-4708
Email Address: mHanna@geosyntec.com

Scope of Services, Schedule and Compensation:

C/E will perform the services ("Services") at Client's site located at AINs 6232-016-902; 6233-002-900, 901; 6233-001-275; 6233-001-901, 902; 6233-032-900; and 6234-012-900 ("Project Site"), in accordance with the Scope, Schedule and Compensation set forth in C/E's offer to render services dated April 19, 2019 ("Offer") and/or as described on separate pages attached to this Service Order as Exhibit A, and incorporated herein. For time and materials compensation, if a rate schedule is not included in the Offer or attached hereto, C/E's standard rates in effect as of the Effective Date above shall apply.

Basis of Compensation:

- on a time and materials basis subject to a budget of _____, which will not be exceeded without Client's advance written consent.
- on a lump sum basis in the amount of \$879,960, subject to mutually acceptable equitable adjustments as the Services are amended.
- on a fixed unit price basis in accordance with C/E's price schedule as set forth in its Offer or in Exhibit A.

Additional Terms and Conditions:

None.

¹ Services rendered: in Michigan are performed by Geosyntec Consultants of Michigan, Inc.; in New York by Beech and Bonaparte Engineering P.C.; in Puerto Rico by Geosyntec Consultants of Puerto Rico, P.C.; in North Carolina by Geosyntec Consultants of North Carolina, P.C.; and in Canada by Geosyntec Consultants International, Inc. Services of such affiliate(s) may be billed by Geosyntec Consultants, Inc. on behalf of the affiliate.

IN WITNESS WHEREOF, the Parties hereby accept the terms of this Service Order as executed by their duly authorized representatives, as follows:

For Rivers and Mountains Conservancy:

For Geosyntec Consultants, Inc.:

By: _____

Name: Mark Stanley
Title: Executive Officer
Date of Signature:

Title: Senior Principal
Date of Signature: April 22, 2019

List of Attachments: Exhibit A – Scope of Services, Fee, and Schedule from C/E’s Offer, as applicable

C/E's Offer to Render Services, Proposal, Quotation or Written Scope of Work, Schedule and Rate Sheet

CONSULTANT PROPOSAL

The below document contains the Geosyntec-Gehry Partner Team proposal to the Lower Los Angeles and San Gabriel Rivers and Mountains Conservancy (RMC, Owner) to provide site selection, feasibility, and pre-concept technical services for a Community Cultural Center in Southeast Los Angeles. The organization of this document is as follows:

1. Project Overview to describe the team's understanding of the project.
2. Feasibility Study Scope of Work describing the consultant team's activities during this initial phase of the project.
3. Professional Fees and Contract describing the consultant team's fees and reference to how the work will be conducted.
4. Schedule explaining the approximate duration of the work

1. PROJECT OVERVIEW

RMC, in partnership with the County of Los Angeles and other local and regional entities is developing a project for a Community Cultural Center in Southeast Los Angeles. Our understanding of the preliminary building program that forms the basis of this proposal is as follows:

- Community facilities – Approximately 20,000 gross square feet;
- Performance facility – Approximately 20,000 gross square feet;
- Museum facility – Approximately 50,000 gross square feet;
- LACFCD Office and Education Center – Approximately 15,000 gross square feet
- Total – Approximately 105,000 gross square feet.

The preliminary building program is based on certain assumptions for Project users and will need to be further defined during the Feasibility Phase.

The project will begin with a technical evaluation of three potential sites along the Los Angeles River and the Rio Hondo in the cities of South Gate, Cudahy, and Bell Gardens.

1. 9530 Garfield Avenue, South Gate, CA 90280. Currently occupied by the South Gate Transfer Station for the LA County Sanitation District. Assessor ID No: 6232-016-902
2. 10120 Miller Way, South Gate, CA 90280. Currently occupied by GWS Nursery and Supply Inc. Assessor ID No: 6233-002-900, 901; 6233-001-275; 6233-001-901, 902.
3. 5525 E Imperial Hwy, South Gate, CA 90280. Currently occupied by Los Angeles County Flood Control District. Assessor ID No: 6233-032-900; 6234-012-900.

There are a number of significant issues that can impact the feasibility of the project in terms of potential project cost, community acceptance, and overall project viability. Geosyntec proposes that a single integrated team facilitate site selection, iterative solutions, and development of a site development strategy that effectively and cost-efficiently meets site requirements and stakeholder expectations starting from the site selection and feasibility stage.

The following Consultants will be part of the Feasibility phase team:

- Gehry Partners - Architecture

- OLIN – Landscape Architecture
- River LA – Public Outreach
- MKA – Structural Engineering
- ARC Engineering – Mechanical, Electrical, Plumbing, and Fire Protection

The narrative scope of work below is for Geosyntec only and is based upon a cursory project description and schedule and our experience with projects of similar scope, duration and range of technical issues. The scope of work for the Consultants listed above are attached in Appendix A.

1.1 POTENTIAL TECHNICAL CONSTRAINTS

The following is a summary of specific technical issues that have been identified based on our review of conditions in the project area. Geosyntec will take a lead role in addressing these issues during the site selection feasibility phases.

Liquefaction

There is a potential for liquefaction and lateral spreading at the potential sites. Building foundations will have unique performance demands given the potential for loss of strength due to liquefaction and lateral spreading of foundations toward the river.

The existing ground water is at the base of the channel and soils are alluvial and potentially liquefiable. There is a potential for these liquefiable soils to undergo lateral spread toward the free face of the Los Angeles River. Our experience at investigating complex foundations and levee systems will be important when evaluating alternatives for foundation design.

Deep foundations are a likely foundation option. These foundations may need to be designed to accommodate the forces imposed by lateral spreading where present. Ground improvement options will also be considered. Geosyntec's technical staff possesses significant expertise in the assessment of soil structure interaction under lateral spreading conditions.

Existing uncontrolled fills

Given the adjacent levee construction and history along the lower river there is a potential for the potential sites to require over excavation to remove uncontrolled fills as part of site grading. An initial investigation of possible site contamination issues is contained within the feasibility phase.

Contaminated soils

While no specific information has been collected regarding existing environmental impacts, site uses indicate that there is a potential to require at least some limited remediation. The Geosyntec team's environmental engineering expertise will serve as an important supplement to our other core services.

LA River Jurisdictional Stakeholders

Geosyntec has worked closely with the US Army Corp of Engineers (USACE), Los Angeles County Public Works (Public Works), Los Angeles County Flood Control District (FCD), and other stakeholders to develop solutions which address concerns regarding development adjacent to and within the Los Angeles River. We understand the technical concerns and sensitivities of these stakeholders.

LA River Hydraulics

Significant portions of one or more potential sites are located at the outside toe of a levee slope adjacent to the Los Angeles River with significant portions situated near the flood channel.

If during the site selection and feasibility phases the site development and buildings are located on or near the flood channel or any portions of the channel designed for flood risk mitigation, additional analyses will be required. *This hydraulic analysis scope is contained in an optional civil engineering task.* Geosyntec advises the development of the project consider the effects of the occasional operation of the flood channel. Additionally, a combined evaluation of the foundations for the proposed structures and the hydraulic demands presented in extreme events in the over-flow would need to be conducted. Geosyntec's team of multi-disciplinary professionals, and our dam safety experience (including levee and embankment dam evaluations), will be useful in evaluating these constraints, *if the project requires.*

2. FEASIBILITY STUDY SCOPE OF WORK

The objective during the feasibility phase is to identify community and technical factors that will significantly guide the planned project. In addition to, and in support of, the scope of work to be provided by Gehry Partners (contained in the attached letter from Gehry Partners dated April 12, 2019), the narrative scope of work below is for Geosyntec only and is based upon a cursory project description and schedule and our experience with projects of similar scope, duration and range of technical issues.

2.1 SITING STUDY AND SITE SELECTION SUPPORT

Geosyntec will perform a rapid desktop analysis covering geotechnical, hydrologic, and hydraulic issues at up to three different sites along the Lower LA River and/or Rio Hondo Channels to qualitatively identify technical challenge indicators for a civic development project at these three sites. Challenge indicators may include items such as potential for flood flow inundation, scour and erosion, deposition, slope stability, contaminated soils and liquefaction. Geosyntec will review readily available information and will not create any new datasets as part of this work. The team will interview current land owners to collect background information on potential sites, if they are available to meet. The project team will rely on RMC assistance to help facilitate timely interviews with these land owners. Interview notes will be appended to the Technical Memo summarizing the desktop analysis of the three potential sites. The deliverable will be a brief draft summary technical memorandum for use by RMC and the design team.

It is assumed that internal team meetings and discussions will be required to fulfill this task, however stakeholder meetings and presentations will not be prepared. Site visits may be required, and the project team will rely on assistance from RMC and their partners to gain site access if and when needed from the current owners for the site visits.

2.2 PUBLIC ENGAGEMENT SUPPORT

Following site selection during the feasibility phase Geosyntec will have some limited involvement in preparation of meeting materials and attendance at outreach events as needed. Geosyntec is often used in this capacity to support the project and outreach teams, to be on hand to answer technical questions, and to hear community concerns first-hand.

2.3 GEOTECHNICAL ENGINEERING

Following site selection, during the feasibility phase the initial geotechnical investigation will be focused on collection of available data on the site geotechnical and seismic conditions relevant to the planned

development for the one selected site. This will consist primarily of a review of public geotechnical information in the project area (Desktop Study) including site seismicity issues and a site visit by a registered geotechnical engineer. Note that the project team will rely on RMC and their partners to assist in gaining site access from the current owners for the site visit.

A technical memorandum will be prepared to summarize feasibility level geotechnical information. No soil borings or laboratory testing will be carried out. One field visit will be made to observe current site conditions.

2.4 CIVIL ENGINEERING

Civil engineering during the feasibility phase following site selection will be focused on collection, compilation, and presentation of topographic and utility information to support early decision making by the RMC, the design team, and the stakeholders for the one selected site. Activities envisioned include:

- Boundary Survey (property lines, easements, and rights-of-way)
- Topographic Survey (provided as C3D file and stamped drawing)
- Existing Site Utility Research & Mapping (includes wet and dry utilities by records search and field investigations and other surficial utilities picked up by topographic survey)
- Field Review
- Surveys Review (Boundary, Design, Utility Surveys)

Note that the consultant team will be responsible for securing permits while RMC and their partners will assist in gaining site access from the current owners for the required on-site survey and site visit. A technical memorandum will be prepared by a registered civil engineer to summarize the existing Site Conditions including survey and utility information and recommendations on civil issues that may significantly impact the planned project. It is assumed that survey and field investigations will be limited to on-site property area and immediate vicinity only. Survey files will be compiled and delivered to the design team in a format most useful for their design process with copies submitted to RMC.

2.5 ENVIRONMENTAL ENGINEERING

Many areas along the lower river have formerly been used for industrial purposes and/or have active industrial operations. The former and current operations may have impacted the selected site and will affect site layout, planning, land development, programming, and land use decisions. Environmental issues can have long lead time to resolve depending on the extent. A Phase I Site Environmental Assessment (ESA) following ASTM procedures will be carried out to help identify potential environmental impacts at the selected site associated with former or current site operations. The Phase 1 ESA will not include borings or sampling and will consist of document review and site visit by a registered environmental engineer for the one selected site. Note that the consultant team will be responsible for securing permits while RMC and their partners will assist in gaining site access from the current owners for the site visit.

The results of the Phase 1 ESA will be summarized in a report that will include recommendations for additional study and follow up (Phase 2 ESA) during later phases of the project, *if required*. Effort for any follow-on work such as a Phase 2 ESA and/or any site remediation or soils management has not been developed as part of this proposal. Should conditions warrant further investigations or actions additional scope and budget will be negotiated.

2.6 PRE-CONCEPT TECHNICAL STUDIES

To help maintain overall project momentum, the process of site selection through the feasibility study phase and into future concept development, the design team should be supported with early information on site characteristics that can significantly affect the planned project. These site characteristics were described earlier in the proposal and include geotechnical, environmental, and hydraulic considerations. Whichever site is selected, important site-specific geotechnical information will need to be conveyed to the designers early in the process to help mitigate potential re-work and re-design. In addition, depending on the site selected, the potential layouts of the site, and/or results of the initial environmental investigations, optional hydraulic analyses and *optional environmental engineering* tasks may be required. The scope of the pre-concept geotechnical investigation is provided below.

2.6.1 GEOTECHNICAL INVESTIGATION OF SELECTED SITE

An initial geotechnical investigation will be carried out to collect data and further understand the site conditions identified in the Feasibility study and to support development of initial geotechnical/seismic design criteria document (Technical memorandum; TMG-2) in consultation with civil/structural/hydraulics engineers.

An initial geotechnical investigation will be conducted to support pre-concept design of the four proposed structures, related civil improvements, and low impact development features (including infiltration). This investigation will consist of seismic cone penetration testing with pore water measurements (SCPTu) along with soil borings (hollow stem augers (HSA) and/or mud rotary borings) that will employ soil penetration testing (SPT) for soil sampling and liquefaction susceptibility assessment. It is assumed that the initial investigation will consist of the following elements:

- Obtain regulatory permits allowing for geotechnical investigation;
- Conduct geophysical utility clearance
- 14 SCPTu soundings to depths of 25 to 50 feet (7 of the soundings will include shear wave velocity measurements at 5-foot intervals)
- 5 mud rotary borings will be advanced to depths of 25 to 50 feet
- Pilot infiltration testing in three shallow (approximately 15' deep) hollow stem auger borings. Testing of hydraulic conductivity of subsurface soils will be conducted to evaluate the potential for use of infiltration as a best management practice to meet site drainage and water quality requirements
- Soil sample collection for geotechnical laboratory testing

Note that the consultant team will be responsible for securing permits while RMC and their partners will assist in gaining site access from the current owners for the geotechnical investigation. The results of these investigations will be documented in a technical memorandum available to the RMC and the project team.

3. PROFESSIONAL FEES AND CONTRACT

We propose to carry out the feasibility and pre-concept geotechnical investigation on a lump sum basis. The fees are broken down by phase as follows:

Phase	Consultant	Amount
Feasibility	Geosyntec (prime)	\$227,000
	Gehry Partners (sub)	\$512,960
	Sub-Total	\$739,960
Pre-Concept	Geosyntec (prime)	\$140,000
	Total	\$879,960

Note: other direct costs, including direct subconsultant charges, include a 12% mark-up to cover insurance, processing, and administration.

Detail of the professional fees and expenses for the direct subconsultant and other direct costs carried by the direct subconsultant are provided in the attached letter from Gehry Partners dated April 19, 2019.

We propose to provide these services in accordance with terms and conditions in a contract to be mutually agreed with Geosyntec and RMC.

4. SCHEDULE

We envision that the siting study would be completed within approximately three weeks from notice to proceed (NTP). The full feasibility study would be completed in approximately three months from NTP, coincident with the siting study.

The pre-concept geotechnical investigation can be initiated following completion of the siting study and the schedule will be accelerated to meet the needs of RMC and the project team, however timing may be subject to site availability. The geotechnical investigation and report will require approximately three months to complete.

Gehry Partners, LLP

Frank Gehry

John Bowers
 Jennifer Ehrman
 Berta Gehry
 Meaghan Lloyd
 David Nam
 Tensho Takemori
 Laurence Tighe
 Craig Webb

April 19, 2019

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VIA EMAIL

**Re: LAR-SELA Cultural Center Project – South Gate,
 California – Proposal for Feasibility Study Design Services**

Dear Mark:

It has truly been our pleasure over these past several months to collaborate with you on the various LA River projects. We are encouraged by the progress that we have made and are excited about the design opportunities that will benefit the various cities along the river.

As recently discussed and agreed with you, the contractual arrangement for The Feasibility Study Phase will be configured as Rivers and Mountains Conservancy contracting directly to Geosyntec. All consultants, including Gehry Partners, will serve as sub-consultants to Geosyntec for this phase and Scope of Services. For the Scope of Services from Concept Design through Construction Administration Phases, Gehry Partners will contract directly with RMC for their Scope of Services and Geosyntec will contract directly to RMC for the Scope of Services that they will provide.

This letter outlines how we propose to work in our role as the project's architect ("Architect"). If this approach is acceptable, this letter, once executed, will serve as an agreement ("Letter Agreement") that will govern our services for the Feasibility Phase.

I. PROJECT DESCRIPTION

The Rivers and Mountains Conservancy ("Owner") with the County of Los Angeles is developing a project for a Community Cultural Center in Southeast Los Angeles. The project will begin with an evaluation of three potential sites along the Los Angeles River and the Rio Hondo in the cities of South Gate, Cudahy, and Bell Gardens.

1. 9530 Garfield Avenue, South Gate, CA 90280. Currently occupied by the South Gate Transfer Station for the LA County Sanitation District. Assessor ID No: 6232-016-902
2. 10120 Miller Way, South Gate, CA 90280. Currently occupied by GWS Nursery and Supply Inc. Assessor ID No: 6233-002-900, 901; 6233-001-275; 6233-001-901, 902.
3. 5525 E Imperial Hwy, South Gate, CA 90280. Currently occupied by Los Angeles County Flood Control District. Assessor ID No: 6233-032-900; 6234-012-900.

Once a site has been selected, it will accommodate a building program as outlined below. On-going planning efforts for the river shall be considered in the development of the site.

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Our understanding of the preliminary building program that forms the basis of this proposal is as follows:

1. Community facilities – Approximately 20,000 gross square feet;
2. Performance facility – Approximately 20,000 gross square feet;
3. Museum facility – Approximately 50,000 gross square feet;
4. LACFCD Office and Education Center – Approximately 15,000 gross square feet
5. Total – Approximately 105,000 gross square feet.

Please note that the preliminary building program is based on certain assumptions for Project users and will need to be further defined during the Feasibility Phase. Significant changes to the program assumptions may require modifications to this proposal for all phases after the Feasibility Phase has been completed.

II. DESIGN PROCESS

Gehry Partners' design process for the Project consists of the following design phases:

1. Feasibility Study: the client goals, site selection, site options, community influences, team responsibilities and other influences are evaluated and presented to the client in order to determine next steps.
2. Partial Outreach: Engage with Owner and consultants to promote the Project to interested constituencies during early phases;

III. SCOPE OF SERVICES

Our services for the Feasibility Study phase are as follows:

A. Feasibility Study Phase

In the Feasibility Study Phase we will participate in General Project Organizational and Coordination Meetings, Evaluate Site Opportunities, perform a program analysis, define roles and responsibilities of project participants, identify and engage key community stakeholders and partners, and provide a summary booklet capturing this information.

Tasks associated with this phase are as follows:

Activity 1: Evaluation of Site Opportunities

1. Evaluation of the three (3) designated study areas;
 - a) Perform site and neighborhood analysis of key existing programs, businesses, institutions, access to various site options, and connectivity to currently planned river projects in and around the surrounding neighborhoods and existing and planned transit;
2. Identify key relocation issues and timing;
3. Determine the land needs for the Cultural Center and any other possible uses;
4. Site analysis of proposed cultural facility, including phasing, public access, and sustainability features.
5. Zoning Analysis

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Activity 2: Program Analysis and Building Concept

1. Identify User Needs;
2. Site Selection
3. Determine common or competing space needs
 - a) Prepare a site matrix that identifies program recommendations and required space needs; evaluate site development options and prepare a preferred option for developing a cultural center which meets the needs and is responsive to the findings of the outreach process.
4. Identify program requirements;
5. Identify potential site strategies.

Activity 3: Partnership Development

1. Identify potential partners, including but not limited to LA Philharmonic, and Los Angeles County Museum of Art

We anticipate that the Feasibility Study Phase will cover the general Project organization/coordination, evaluation of site opportunities, program analysis and building concept, partnership development, and public input process. This effort includes community outreach to interested parties to promote and garner input about the Project. We allocate the following meetings for this phase:

1. A Project kickoff workshop with the Project team and other appropriate agencies to determine the desired goals and outcomes of study;
2. Four (4) meetings with stakeholders/partners to solicit input on site selection, programming, space allocations, spatial relationships, and funding;
3. A minimum of three (3) and a maximum of five (5) project meetings with RMC, the project team, and appropriate agencies; one of which may be a presentation of final report to IAG or other committee/agency board.

For the **Feasibility Study Phase** we will provide the following deliverables:

1. Summary booklet of relevant information;
2. Drawings and narratives as required to outline the baseline concept and alternatives;
3. Photographs of physical model or a 3D computer model, if any are required by the design team to study site strategies;
4. Final report.

B. Outreach

This scope of work defines tasks that are specific to Gehry Partners.

1. Assist the client and project team with exhibits and participation in a limited effort to support the outreach process. No printing costs for outreach are included in our proposal.
2. Attend two (2) meetings to support the outreach process

C. Schedule

1. Feasibility Study Phase – 3 Months

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D. Team

The key team members on the project will be Frank Gehry, Meaghan Lloyd, and Tensho Takemori. Other team members will be added as needed to the project.

IV. OTHER REQUIREMENTS

A. Owner Provided Materials

Prior to the commencement of our services for the Concept Design phase, the Owner shall provide the following materials:

1. A digital survey at scale 1:1 of the Project site and impacted areas in direct vicinity of the site in 3D or CAD format, to include topographical information, 3D descriptions of any building structures to remain above and below grade, transportation/infrastructure information, any environmental considerations, geotechnical report, utility information, and easement information.
2. Preliminary architectural program if exists.

B. BIM Computer Modeling

As part of their services commencing with the Concept Design phase, Gehry Partners along with the structural and MEP engineering consultants will create a BIM Model of the Project. The BIM Model shall be considered as one of the contract documents and as such will be the source for dimensional and geometric control for the Project, and the general contractor will be required to utilize it in executing its work. Gehry Partners will produce the BIM Model utilizing Digital Project or other appropriate BIM software. The structural and MEP engineering consultants will be required to produce their 3D model using software in a format that is compatible with the BIM Model produced by Gehry Partners. The software, format, and process of 3D modeling will be established by Gehry Partners during the Concept Design phase and distributed to all parties. Information about and training on Digital Project can be obtained from Gehry Technologies, Inc.

C. Consultants

Engineers and consultants required for the Feasibility Phase will be contracted directly to Geosyntec. Upon completion of the Feasibility Phase, Gehry Partners and Geosyntec will have separate contracts with RMC. As you know, there are a few consultants who have already been identified and are part of the LAR team who will continue in their roles of which Gehry Partners has solicited proposals for their services. The following consultants that will be necessary to support the Feasibility phase are:

1) Gehry Partners Consultants

- a. MKA – Structural Engineering
- b. ARC Engineering – Mechanical, Electrical, Plumbing, and Fire Protection Engineering
- c. OLIN – Landscape Architecture
- d. River LA – Outreach

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2) Geosyntec Consultants

- a. Geotechnical – Geosyntec
- b. Surveyor – Wagner
- c. Civil Engineering – Geosyntec
- d. Site Environ. Engineering – Geosyntec
- e. Hydraulic Engineering - Geosyntec

V. PROFESSIONAL FEES & EXPENSES

A. General

Our compensation is typically structured into two components: a “Professional Services Fee,” which covers costs associated with Gehry Partners’ staffing of the Project and its role in developing the design; and a “Design Fee” for Frank Gehry’s time. We typically provide a fixed fee proposal for all phases of work once we know the client’s program and goals for the project. In this case where the program is still to be developed, we would suggest we provide a fixed fee proposal for the Feasibility Phase.

B. Professional Services Fee

The Professional Services Fee plus consultant fees for the Scope of Services outlined above for the Feasibility Phase for the Gehry Partners Team (under section IV-C-1) will be a fixed fee of Four Hundred Fifty Eight Thousand (\$458,000) US Dollars. Note Geosyntec’s scope and fees are described elsewhere.

The fees are broken down by Discipline as follows:

1. Architecture:	\$280,000
2. Structural:	\$3,000
3. MEPFp:	\$22,000
4. Landscape Architecture:	\$108,000
5. Outreach:	\$45,000
6. Total:	\$458,000

This fee would be invoiced monthly.

The Professional Services Fees are broken down by phase as outlined below:

1. 50% Feasibility Study:	\$229,000
2. 100% Feasibility Study:	\$229,000

The proposed Professional Services Fee amount outlined above will cover the Feasibility Study phase and the initial portion of the Outreach Phase only and is based on the time durations noted above in the schedule section. Should these Phases extend beyond the scope described in the section above and the durations quoted, we will propose an equitable

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adjustment to the fee, based primarily on any increases in billing rates, to be mutually agreed by the parties.

A Design Fee for a project of this scale would typically apply. This fee would typically be invoiced with an initial payment followed by payments at phase milestones with payment complete at the end of the Design Development phase. For this specific project, Frank Gehry has agreed to donate his design services. Any requests for Frank Gehry to attend meetings, events, etc. shall be at his sole discretion.

D. Outreach Fees

For your convenience and information purposes, we have estimated and solicited the following fees for budgeting purposes only and are rough order of magnitude in nature as it is difficult to quantify the amount of effort that is needed at this time. :

1. River Los Angeles:	\$1,743,000
2. Gehry Partners:	\$177,000
3. Others (OLIN, etc.)	TBD
4. Grand Total:	\$1,920,000

F. Consultants and Reimbursable Expenses:

Fees required by consultants not listed above that will be required for the Project are in addition to our fees noted above. Fees for any consultants that we may engage directly will also be invoiced as reimbursable expenses. We will discuss with you the proposed scope and fees for consultants that we would like to retain, if any, prior to engaging their services.

VI. OTHER PROVISIONS

Our standard agreements for new projects include some basic provisions to cover issues concerning restrictions on the use of Frank Gehry's name, protection of our intellectual property rights, limitations on our liability, indemnification of our firm, aesthetic control, termination, and limitations on the right to use our design should you not continue with us as architect for the Project. For purposes of this proposal, we will not rely on our Standard Terms and Conditions, but instead will work with you to arrive at mutually acceptable terms to govern our services for this Scope.

If this general approach to the Project is acceptable to you, please approve this proposal by signing two copies in the space provided below and returning one original copy to us. Once signed, this proposal will act as a Letter Agreement between our firms for our engagement on the Project. We suggest that we discuss the process for moving forward with the execution of a master agreement governing all design phases of the Project once the work of the Concept Design phase is underway. Please note that the fees quoted herein are valid for sixty (60) days from the date of issuance of this proposal.

We hope this meets your needs at this time. Please do not hesitate to contact me at any time if you would like to discuss anything. I can be reached by email at tenshot@foga.com or by phone at +1-310-482-3083. We look forward to next steps.

Gehry Partners, LLP

Best regards,

Tensho Takemori
Partner
Gehry Partners, LLP

Cc: FG, ML, PG, DO, Joe Goldstein - Geosyntec

Upon signing this proposal, the terms herein, together with the attached Standard Terms and Conditions, constitute a written agreement (the "Letter Agreement"), which we have read and to which we agree.

By: _____ Date: _____

For: _____ Position: _____

Address: _____

April 29, 2019 – Item 14

RESOLUTION 2019-14

RESOLUTION OF THE SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS CONSERVANCY (RMC) TO RATIFY A PROFESSIONAL SERVICES AGREEMENT AND SERVICE ORDER WITH GEOSYNTEC CONSULTING TO PROVIDE SITE SELECTION, FEASIBILITY, AND PRE-CONCEPT TECHNICAL SERVICES FOR A COMMUNITY CULTURAL CENTER IN SOUTHEAST LOS ANGELES

WHEREAS, the legislature has found and declared that the San Gabriel River and its tributaries, the Lower Los Angeles River and its tributaries, and the San Gabriel Mountains, Puente Hills, and San Jose Hills constitute a unique and important open space, environmental, anthropological, cultural, scientific, educational, recreational, scenic, and wildlife resource that should be held in trust to be preserved and enhanced for the enjoyment of, and appreciation by, present and future generations; and

WHEREAS, the State of California has authorized an expenditure of local assistance funds enacted in the Budget Act of 2018 (Senate Bill No. 840) to the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy for local assistance for the Los Angeles River Community Restoration and Revitalization Projects; and,

WHEREAS, The RMC may enter into any agreement with any public agency, private entity, or person necessary for the proper discharge of the conservancy's duties for the purposes set forth in Section 32602; and

WHEREAS, the RMC issued a Request for Qualifications (RFP) to establish a list of individual consultants and firms to provide professional consulting and/or contracting services to support the Los Angeles River Community Restoration & Revitalization Projects, including Green Incubator and Cultural Center; and

WHEREAS, this action is exempt from the environmental impact report requirements of the California Environmental Quality Act (CEQA); and NOW

Therefore be it resolved that the RMC hereby:

- 1 FINDS that this action is consistent with the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy Act and is necessary to carry out the purposes and objectives of Division 22.8 of the Public Resources Code.
- 2 FINDS that this action is consistent with the Lower Los Angeles River Working Group and Lower Los Angeles Revitalization Plan and is necessary to carry out the purposes and objectives of Division 22.8 of the Public Resources Code, relating to the Los Angeles River.
- 3 FINDS that the actions contemplated by this resolution are exempt from the environmental impact report requirements of the California Environmental Quality Act.
- 4 ADOPTS the staff report dated April 29, 2019.

Resolution No. 2019-14

- 5 RATIFY a Professional Services Agreement and Service Order with Geosyntec Consulting to provide site selection, feasibility, and pre-concept technical services for a Community Cultural Center in Southeast Los Angeles for \$879,960, to be completed three months from the notice to proceed.

~ End of Resolution ~

Passed and Adopted by the Board of the
SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS
CONSERVANCY on April 29, 2019.

Motion _____ Second: _____

Ayes: _____ Nays: _____ Abstentions: _____

Frank Colonna, Chair

ATTEST: _____
David Edsall
Deputy Attorney General