

DATE: November 18, 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 amendments to a Professional Services Agreement and Service Order with Geosyntec Consulting to provide additional pre-concept technical services, including waste removal and coordination, and timeline extension for a Community Cultural Arts Center in Southeast Los Angeles

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 amendments to a Professional Services Agreement and Service Order with Geosyntec Consulting to provide additional pre-concept technical services, including waste removal and coordination, for a Community Cultural Arts Center in Southeast Los Angeles.

PROJECT DESCRIPTION:

Exhibit A – Site Selection map

Exhibit B – Project Site map

Exhibit C – Amendment Service Order

Exhibit D – Flood Control District - Construction Permit

Exhibit E – Lower LA River Revitalization Plan – Rio Hondo Confluence Signature Project

In support of the Community Cultural Arts Center in Southeast Los Angeles (“Project”), RMC executed an initial Professional Services Agreement on April 30, 2019 with Geosyntec to perform a siting study, site selection report, and feasibility study and pre-concept technical services for the Project, in a contract totaling \$879,960. The RMC Board ratified the Agreement on April 29, 2019 (Resolution 2019-14). It was anticipated that the full feasibility phase study would be completed within 3 months from notice to proceed.

Geosyntec submitted a Site Selection Report on June 17, 2019 which concludes and summarizes a technical evaluation of three potential sites, see Exhibit A: Site Selection Map. RMC staff aligned with the selection of Site 3, the LA County Flood Control District’s Service Yard, as the preferred alternative for the Project, see Exhibit B: Project Site Map.

On August 6, 2019, after completing the siting study and the site selection report, and after initiation of the Feasibility Phase on the preferred site, RMC certified a scope and budget amendment (#1) for \$6,000 increasing the total contract amount to \$885,960. The increase was to provide budgeting for environmental sampling which was not initially planned for the site. Costs were also offset by the removal of a Phase I environmental site assessment in order for that budget to be applied to a combined geotechnical and environmental investigation. The amendment was meant to cover all analyses expected to be necessary for feasibility phase and pre-concept analysis for the project based on the preliminary findings of the ongoing pre-concept geotechnical investigations. See Exhibit C: Amendment Service Order, for reference.

On October 7, 2019, RMC certified a scope and budget amendment (#2) by \$51,750, increasing the total contract amount to \$937,710. See Exhibit C: Amendment Service Order, for reference.

The 2nd amendment's additional scope was required for two reasons. First, three situations at the site have resulted in unanticipated additional scope for the geotechnical and environmental investigations:

- The cone penetrometer tests (CPT) carried out during the initial stage of the geotechnical investigation identified a number of layers of potentially liquefiable soils extending to depths exceeding 50 ft to 70 ft below the existing ground surface. The soil borings were initially planned to extend to depths of 50 ft. To collect information on deeper bearing layers the soil borings need to be extended to a depth of 100 ft. and additional testing will be needed on the deeper soil samples.
- During the environmental sampling, methane was detected in a number of the sampling points using a field instrument. Considering the history of the site Geosyntec is planning to collect additional samples from these vapor probes to confirm whether this is methane or if there are other volatile organic compounds (VOC's) that are contributing to the elevated readings.
- A layer of oversize materials (cobbles and possible concrete debris) was encountered at about 2 to 3 feet below the ground surface. Consultant was unable to pass through this material using the hand auger and the direct-push sampling equipment. As a result, it was necessary to mobilize a second piece of equipment (hollow-stem auger drill rig) to the site to complete the planned environmental sampling near the existing underground storage tank.

Second, as part of the access and construction permit to perform the soil investigation, RMC agreed as a term of the permit to accept and remove all waste, soil clippings and materials created by the work performed. During the soil investigation, Geosyntec encountered levels of contamination in the drill soil waste that will require special handling and coordination for disposal. Additional lab analysis of the spoils drummed up on-site at the LA County Imperial Maintenance Yard will be performed to identify contaminants and their concentrations to be able to direct these waste materials to an appropriate disposal facility. The amendment includes Geosyntec facilitating on-site drumming, coordination, and removal of the waste by 11/30/2019. RMC will take ownership and sign the Waste Manifest. See Exhibit D: LA County Public Works' Construction Permit.

Regarding the timeline extension, there have been a number of issues related to the permit to access the site that required resolution before mobilization was possible to the site to start the survey and the geotechnical and environmental investigations. This included the resolution of which party would be responsible for signing waste manifests for the drummed soil cuttings and

the additional time required to sample the drummed cuttings and obtain the analytical results. The net effect of these issues was to push the schedule for completion of these activities to December 31, 2019.

BACKGROUND: 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. A Community Cultural Arts Center in Southeast Los Angeles is one of the projects identified in the Lower LA River Revitalization Plan (LLARRP) as part of the Rio Hondo Confluence Signature Project—see Exhibit E for reference. RMC, in partnership with the County of Los Angeles (Public Works, Flood Control District) and other local and regional entities, was identified as the appropriate state agency to lead the development of the Community Cultural Arts Center in SELA.

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 and pre-concept work for the Community Cultural Arts 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 began 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 A). Following site selection, the feasibility phase will include initial geotechnical, civil, and environmental engineering investigations of the selected site, including pre-concept technical studies.

FISCAL INFORMATION: Geosyntec has proposed carrying out the feasibility and pre-concept geotechnical investigations on a lump sum basis for \$937,710. Details of professional fees and expenses, including for direct subconsultants, are provided in Geosyntec's Service Order (Exhibit C). Schedule for completion of activities is to December 31, 2019.

Funding for the Service Order with Geosyntec, dated October 2, 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:

Public Resources Code Division 22.8 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.



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.



**<Project Site
is development
of 9.5 acre site
on south side of
Imperial Hwy**

Effective Date: October 2, 2019
C/E's Project No. LA0523

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: 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. Suite 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 additional 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 ("Project Site"), in accordance with the Amended Scope, Schedule, and Compensation outlined in Exhibit A dated October 2, 2019 in addition to the Scope, Schedule and Compensation set forth in C/E's amended offer dated June 28, 2019 and original offer dated April 22, 2019, and incorporated herein as Exhibits B and C, respectively. 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. This budget is in addition to the existing approved project total of \$885,960.

on a lump sum basis in the amount of \$937,710 (which is an increase of \$51,750 from the previous project total of \$885,960 from the original Amended Service Order Agreement dated June 28, 2019 provided in Exhibit B) subject to mutually acceptable equitable adjustments as the Services are amended. This change to the original Service Order Agreement dated June 28, 2019, includes a scope adjustment for additional geotechnical investigations and hazardous waste removal.

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: _____

By: _____

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

Name: Mark Hanna
Title: Senior Principal
Date of Signature: October 2, 2019

List of Attachments:

- Exhibit A – Amended Scope of Services, Schedule and Rate Sheet from C/E’s Offer dated October 2, 2019
- Exhibit B – Amended Scope of Services, Schedule and Rate Sheet from C/E’s Offer dated June 28, 2019
- Exhibit C – Original Scope of Services, Schedule and Rate Sheet from C/E dated April 22, 2019, as applicable

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

CONSULTANT PROPOSAL

The Geosyntec team is currently providing professional architectural and engineering services to the RMC (Owner) for Site Selection and Feasibility of a proposed Community Cultural Center (Project) in Southeast Los Angeles. This proposal has been prepared by Geosyntec for the Owner in order to amend the current agreement and to provide additional engineering services through pre-concept phase. The organization of this document is as follows:

1. Additional Pre-Concept Phase geotechnical investigations Scope of Work
2. Schedule Extension
3. Professional Fees

1 PRE-CONCEPT PHASE GEOTECHNICAL INVESTIGATION

1.1 Additional Investigation Scope

Based on the preliminary findings of the ongoing pre-concept geotechnical investigations, there are three situations at the site that have resulted in unanticipated additional scope for the geotechnical and environmental investigation.

The cone penetrometer tests (CPT) carried out during the initial stage of the geotechnical investigation identified a number of layers of potentially liquefiable soils extending to depths exceeding 50 ft to 70 ft below the existing ground surface. The soil borings were initially planned to extend to depths of 50 ft. To collect information on deeper bearing layers the soil borings need to be extended to a depth of 100 ft. and additional testing will be needed on the deeper soil samples.

During the environmental sampling, methane was detected in a number of the sampling points [E-3-23ft (1%), E-4-5ft (0.1%), E-4-13.5ft (0.2%), E-6B-5ft (0.1%), E-7-5' (0.1%), E-7-15ft (0.1%), E-8-5'ft (0.4%), and E-8-13.5ft (0.4%)] using a field instrument. Considering the history of the site we are planning to collect additional samples from these vapor probes to confirm whether this is methane or if there are other volatile organic compounds (VOC's) that are contributing to the elevated readings.

A layer of oversize materials (cobbles and possible concrete debris) was encountered at about 2 to 3 feet below the ground surface. We were unable to pass through this material using the hand auger and the direct-push sampling equipment. As a result, it was necessary to mobilize a second piece of equipment (hollow-stem auger drill rig) to the site to complete the planned environmental sampling near the existing underground storage tank.

1.2 Waste Removal and Coordination

During the site selection process, information was provided by the owner of Site C that included historical geotechnical and environmental information. These logs indicated that at least portions of the site were underlain by undocumented fill materials which are in turn underlain by silty sands and sands typical of the old Los Angeles river channel. The logs also indicated that at least in the area south of Imperial Highway there are some materials at depths of 5 to 20 feet below existing grade that are contaminated with hydrocarbons, polycyclic aromatic hydrocarbons (PAH), and metals. The information

related to contamination, together with the historical information that there was dumping and uncontrolled fills at the site, suggests that the observed contamination may be associated with material brought to site rather than site activities.

During our soil investigations, Geosyntec encountered levels of contamination in the drill soil waste that will require special handling and coordination for disposal. Geosyntec will facilitate the on-site drumming and removal, and the RMC will take ownership and sign the Waste Manifest. Additional lab analysis of the spoils drummed up on-site at the LA County Imperial Maintenance Yard will be performed to identify contaminants and their concentrations to be able to direct these waste materials to an appropriate disposal facility.

2 SCHEDULE EXTENSION

There have been a number of issues related to the permit to access the site that required resolution before we were able to mobilize to the site and start the survey and the geotechnical and environmental investigations. This included the resolution of which party would be responsible for signing waste manifests for the drummed soil cuttings and the additional time required to sample the drummed cuttings and obtain the analytical results.

The net effect of these issues was to push the schedule for completion of these activities to 31 December 2019. To help mitigate the impact of this schedule extension on the overall project we are continuing to provide the team members with interim results and data.

3 PROFESSIONAL FEES AND CONTRACT

We propose to carry out the tasks outlined in this scope of work on a lump sum basis for a total of **\$51,750**. The fees are broken down by phase as follows:

SCOPE TASKS		
Phase	Geosyntec	*Subconsultants
Additional Depth of Geotechnical Investigation Borings	\$5,000	\$15,000 (Driller TBD)
Additional Vapor Probe Sampling	750	1,500
Mobilization of Hollow Stem Auger	1,000	3,500
Hazardous Waste Removal	\$5,000	\$20,000 (Waste Remover TBD)
Subtotal	\$11,750	\$40,000
Total	\$51,750	

**Other direct costs, including direct subconsultant fees, include a 12% mark-up to cover insurance, processing, and administration.*

These fees are in addition to the already approved contract amount of \$885,960 dated June 28, 2019, which brings the new project total to **\$937,710**. A breakdown of the total project budget is provided below.

Phase	Original Cost	Previous Cost (Amendment 1)	New Cost (Amendment 2)
Feasibility	\$739,960	\$725,960	\$725,960
Pre-Concept	\$140,000	\$160,000	\$211,750
GRAND TOTAL	\$879,960	\$885,960	\$937,710

We propose to provide these services in accordance with the terms and conditions outlined in the Professional Services Agreement between Geosyntec and the RMC dated April 22, 2019.

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

Dated June 28, 2019

INTRODUCTION

Following selection of a preferred site (Site C), site specific data collection is planned to further understand the site conditions identified during the site selection process and to support development of initial geotechnical/seismic design criteria document (Technical memorandum; TMG-1) in consultation with civil/structural/hydraulics engineers. This was planned and generally described in Section 2.6 of our initial proposal dated April 22, 2019.

During the site selection process, information was provided by the owner of the selected site (Site C) that included historical geotechnical and environmental information. A total of 11 historical soil borings from investigations carried out at the site between 1970 and 2018 were shared for review. These logs indicated that at least portions of the site were underlain by undocumented fill materials which are in turn underlain by silty sands and sands typical of the old Los Angeles river channel. The logs also indicated that at least in the area south of Imperial Highway there are some materials at depths of 5 to 20 feet below existing grade that are contaminated with hydrocarbons, polycyclic aromatic hydrocarbons (PAH), and metals.

The information related to contamination, together with the historical information that there was dumping and uncontrolled fills at the site, suggests that the observed contamination may be associated with material brought to site rather than site activities. Additional information is needed to understand in greater detail the geotechnical issues and potential vertical and lateral extent of contamination at the site and what action, if any, is required to remediate the site.

The geotechnical and environmental considerations can be significant drivers of site development and selection of foundation strategies, and early information will be best to help advance the project as we enter the concept phase.

Although we had not initially planned any environmental sampling of the site, we have optimized the geotechnical investigation based on the available historical information to make some budget available for environmental sampling to be carried out in parallel with the geotechnical investigation.

It should be noted that in the absence of a site layout or building footprints and loads that there may be a need to carry out some supplemental geotechnical work during detailed design if sufficient information is not available from this investigation. Similarly, the environmental sampling has not been designed to be comprehensive and exhaustive. The environmental sampling has been designed to provide a range of information to help understand potential extent and potential need for remediation. Additional sampling, risk assessment or other activities may be required based on the data collected.

PRE-CONCEPT GEOTECHNICAL INVESTIGATION

The pre-concept geotechnical 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. The initial investigation will consist of the following elements:

- Obtain regulatory permits related to the investigation (geotechnical and environmental);
- Conduct geophysical utility clearance of the geotechnical and environmental boring locations by subcontracting a geophysical consultant and notifying DIG Alert;
- 9 SCPTu soundings to depths of 50 feet (4 of the soundings will include shear wave velocity measurements at 5-foot intervals);
- 4 HSAs/mud rotary borings will be advanced to depths of 50 feet.

Soil samples, both bulk and relatively undisturbed, will be collected for geotechnical laboratory testing. In addition, a soil sample will be collected from the upper 5 feet of each geotechnical investigation location for environmental testing (described below). The investigation locations are shown on Figure 1.

Borings will be backfilled and the cuttings drummed and left onsite for appropriate disposal by the Site Owner.

TMG-1 will document the results of this geotechnical investigation and testing program and will provide a high-level characterization of the site for the purposes of site layout planning and foundation-type selection. The memorandum will include:

- A discussion of subsurface conditions;
- Recommendations for over-excavation;
- An assessment of liquefaction triggering potential;
- Estimated magnitudes of liquefaction-induced settlement and lateral spread;
- Contour maps to convey the approximated distribution of liquefaction-induced settlement and lateral spread hazards; and
- General recommendations related to the feasibility of various foundation types.

The pre-concept memorandum will include a general assessment of the site's infiltration, pavement recommendations, slope stability analyses, and foundation design requirements. The planned investigation does not address corrosivity potential and some supplemental geotechnical work may be required during detailed design if sufficient information is not available from this investigation

ENVIRONMENTAL INVESTIGATION

As discussed above, an environmental investigation of the site is planned to better understand the lateral and vertical extent of potential contamination at the site and the potential need for remedial action. The environmental investigation was designed based on site development history, current features and the findings of previous sampling. These preliminary findings are summarized as follows:

- Imported fill was reportedly used to raise the grade of the Site;
- Previous soil borings (*Geotechnical Investigation: Imperial Yard Driveway and Parking Lot*, LACPW Mar. 2019) identified soil impacts related to petroleum hydrocarbons and polyaromatic hydrocarbons (PAHs) on the southern bank of Imperial Highway;
- Two existing underground storage tanks (USTs) are located on the southern portion of the site and consist of one 5,000-gal diesel tank and one 5,000-gal unleaded gasoline tank;
- An apparent equipment wash rack, located north of UST area;
- Material drying beds along the southeast side of the Site; and
- Storage (55-gallon drums) of waste oil, lubricants, transmission oil, ethylene glycol.

The proposed approach for the environmental investigation includes collecting environmental samples from the planned geotechnical borings and CPTs, conducting eight direct push (DP) borings, installation of a number of soil vapor probes, and analytical testing on samples retrieved from the borings and probes. The investigation locations and planned analytical testing are shown on Figure 1 and summarized in the table below.

Boring ID	Boring Type	Description	# Environmental Samples
CPT-1 thru 9	Hand Auger (upper 5-ft)	Soils from the upper 5-ft of each CPT will be collected for VOCs, TPH, metals, and SVOCs.	9
MR-1 thru 4	Mud-Rotary	Soils from the upper 5-ft of each 50-ft boring will be collected for VOCs, TPH, metals, and SVOCs.	4
E-1 thru 8	Direct Push	Six (6) 15-ft DP and two (2) 30-ft DP with samples collected for each boring and tested for VOCs, TPH, metals, and SVOCs.	18
		Soil vapor samples will be collected for on-site VOC analysis at depths of 5-ft and 15-ft at each DP.	16

Direct Push (DP) Borings

DP is planned at the following locations:

- Two DP's in the area of the previous borings (B1 – B3) south of Imperial Highway;
- One DP around the existing wash area;
- Two DP's in the area of the existing USTs;

EXHIBIT B - SELA CULTURAL CENTER SCOPE OF WORK – CONFIDENTIAL - GEOSYNTEC

- One DP on the northern parcel near “underground crew garage”
- One DP at/adjacent to the “materials storage area”
- One DP at/adjacent to the “drying beds”.

DP will be pushed to 15-ft below ground surface (bgs), except for the two DP south of Imperial Highway which would be drilled to 30-ft bgs. Soil cores recovered from the DP would be logged and screened for volatile organic compounds (VOCs) using a photoionization detector (PID). Soil samples will be collected from each DP for laboratory testing of VOCs, total petroleum hydrocarbons (TPH), metals, and semi-volatile organic compounds (SVOCs) including PAHs. For budgeting purposes two samples are assumed for analysis from each 15-ft DP and three samples from each 30-ft DP (18 total). Soil samples for laboratory testing will be focused in the upper 10 to 15-ft, as soil in the upper 10-ft is typically considered for health risk assessment purposes. Additional deeper samples will be collected in the field and placed “on-hold” with the laboratory for additional analysis of SVOCs or metals based on results of shallower samples. In addition, one sample will be collected from the upper five feet of each of the 13 geotechnical investigation locations for laboratory testing.

Installation and Sampling of Soil Vapor Probes

Soil vapor data will be collected to assess the potential for VOC impacts in soils and the potential for unacceptable health risks due to subsurface to indoor air vapor intrusion. Following drilling and collection of soil samples from each DP, multi-depth soil vapor probes will be constructed with sample screens at depths of 5 and 15-ft bgs, each. No sooner than 48-hrs after installation of the probes, soil vapor samples will be collected from each location (16-total) for on-site analysis of VOCs by a mobile laboratory. Soil vapor probes will be installed and sampled in general accordance with DTSC guidance.

A Technical Memorandum (TME-1) will be prepared to summarize the findings of this Environmental Screening Assessment.

PROFESSIONAL FEES

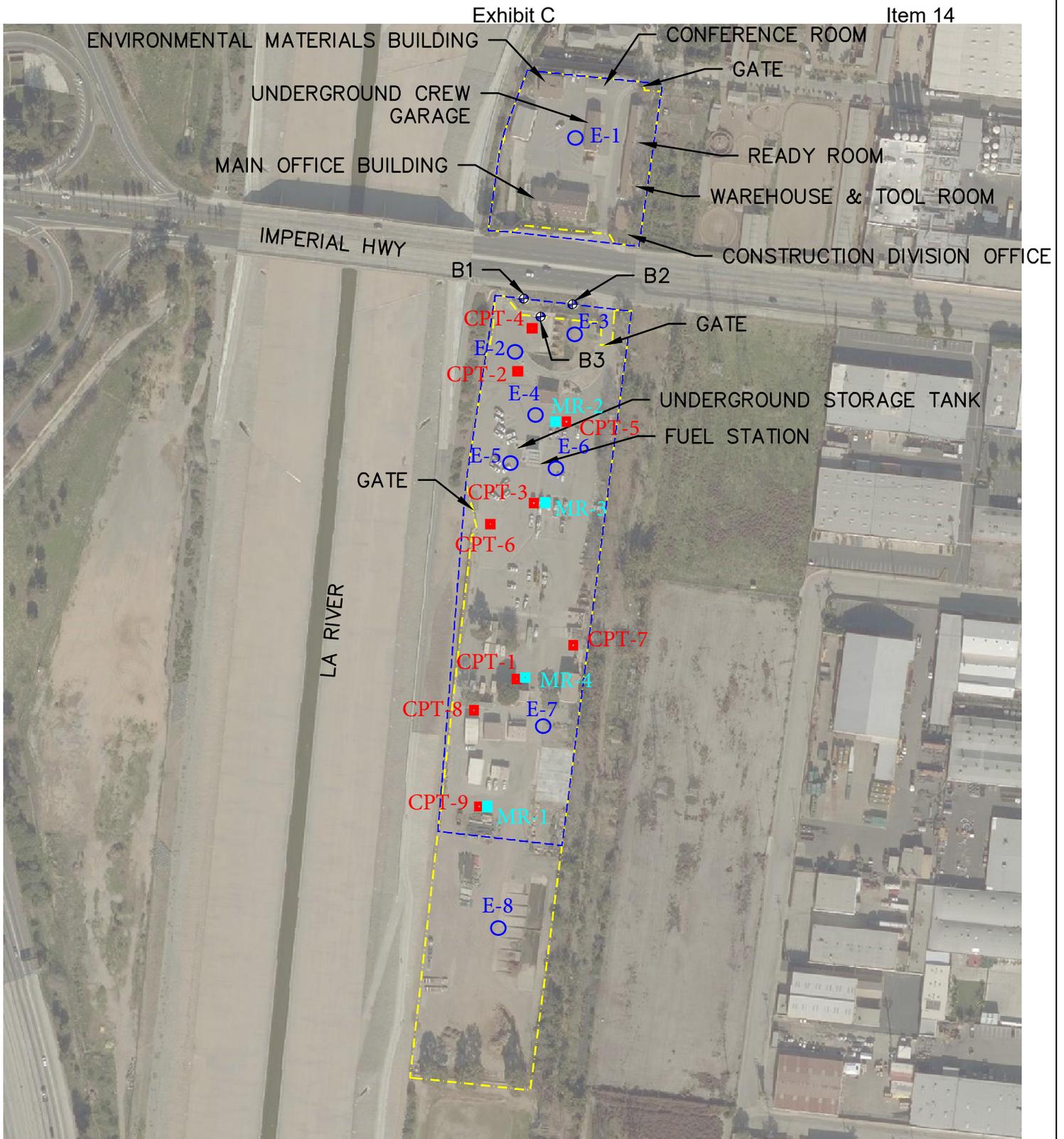
We propose to carry out the pre-concept geotechnical and environmental investigations on a lump sum basis. The fees are broken down by major task as follows:

TASK/SUBTASK TITLES	AMOUNT
Fieldwork Preparation	\$11,000
Geotechnical Field Investigation	\$46,000
Geotechnical Laboratory Testing	\$12,000
Geotechnical Report	\$41,000
GEOTECH SUBTOTAL	\$110,000
Fieldwork Preparation	\$1,000
Environmental Field Investigation	\$35,000
Data Analysis and Report	\$14,000
ENVIRONMENTAL SUBTOTAL	\$50,000
TOTAL	\$160,000

EXHIBIT B - SELA CULTURAL CENTER SCOPE OF WORK – CONFIDENTIAL - GEOSYNTEC

The budget initially identified for the pre-concept geotechnical investigation was \$140,000. Although we had not initially planned any environmental sampling of the site, just a document review, we have optimized the geotechnical investigation based on the available historical information provided to make some budget available for environmental sampling to be carried out in parallel with the geotechnical investigation. We also had budgeted to carry out a Phase 1 environmental site assessment. As information regarding potential site contamination was identified during the initial site selection, we recommend that the Phase 1 ESA scope be deleted and that the budget for that activity (\$14,000) be applied to the combined geotechnical and environmental investigation. That would make a total of \$154,000 available for the geotechnical/environmental investigation. We would request that our budget be increased by \$6,000 to cover the incremental budget increase covering the overall scope. A comparison in the total contract amount between the original and the new scope is shown below.

Phase	Consultant	Previous Cost	New Cost
Feasibility	Geosyntec (prime)	\$227,000	\$213,000
	Gehry Partners (sub)	\$512,960	\$512,960
	Sub-Total	\$739,960	\$725,960
Pre-Concept	Geosyntec (prime)	\$140,000	\$160,000
	Total	\$879,960	\$885,960



LEGEND:

- - - - - APPROXIMATE PROPERTY BOUNDARY
- - - - - PROJECT BOUNDARY
- ⊕ APPROXIMATE BORING LOCATIONS

- PROPOSED CPT LOCATION
- PROPOSED MUD ROTARY BORING LOCATION
- PROPOSED GEOPROBE/SOIL VAPOR PROBE LOCATION



**SOUTH EAST LA CULTURAL CENTER
SITE C**

JOB NO.	LA0523
DATE:	6/28/19
SCALE:	1" = 250'
FIGURE NO.:	1

P:\Project_Folders\LA0523 - SELA Cultural Center\CAD\Exhibits\SELA - EXHB - 01.dwg

C/E's Original Offer to Render Services, Proposal, Quotation or Written Scope of Work, Schedule and Rate Sheet
dated April 22, 2019

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.

Exhibit D



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803

PERMIT TYPE: Flood
PERMIT CLASS/SUBCLASS: Construction

PERMIT#: FCDP201900156
PERMIT STATUS: Issued
Page 1 of 10
ISSUE DATE: 08/15/2019
BY: Thong Ngov
PERMIT OFFICE: PO4
11282 S. Garfield Avenue
Downey, CA 90242
(562) 861-3580
(562) 869-2895 Fax

APPLICANT	ADDRESS	
San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy	100 N Old San Gabriel Canyon Road Azusa, CA 91702	Business: (626)815-1019 email: N/A
Agent Geosyntec Consultants Joe Goldstein	448 S. Hill St #Suite 1008 Los Angeles, CA 90013	Business: (520)490-9983 email: jgoldstein@geosyntec.com
Other Cascade Drilling, LP	22722 29th Dr., suite #228 Bothell, WA 98021	Phone: N/A email: JGoldstein@Geosyntec.com
GEOVISION INC. John Diehl	1124 Olympic Drive Corona, CA 92881	Business: (951)549-1234 email: jdiehl@geovision.com
CONTRACTOR		
Gregg Drilling LLC Joanna McKeehan	2726 N Walnut Avenue Avenue N Signal Hill, CA 90755	Business: (562)427-6899 Mobile: (562)449-7543 email: jmckeehan@greggdrilling.com
Kehoe Testing & Engineering inc	5414 Industrial Dr Huntington Beach, CA 92649	Other: (714)279-0817 email: N/A
LOCATION: 5525 E Imperial Hwy., South Gate	PROJECT/WORK ORDER NO.	
FLOOD FACILITY NAME: Imperial Yard Los Angeles River		

INSPECTION REQUIRED

CALL PERMIT OFFICE AT LEAST ONE (1) WORKING DAY BEFORE STARTING WORK UNDER THIS PERMIT. FAILURE TO DO SO IS CAUSE FOR REVOCATION OF THIS PERMIT. THIS PERMIT IS VOID IF WORK IS NOT STARTED BY 02/11/2020

<p>PROJECT DESCRIPTION: To authorize the work described below affecting the Los Angeles County Flood Control District (District) facilities in accordance with the submitted attachments.</p> <p>WORK DESCRIPTION: Perform site topographic and utility surveying, environmental and geotechnical subsurface investigations, and install temporary soil vapor probes to be removed at the completion of this permit scope of work.</p> <p>=====</p> <p>AMENDMENT OF 08/19/2019: Permit amended to extended Condition #30 from 9/30/2019, to 10/31/2019. All provisions of this permit are still effective and in force.</p> <p>=====</p> <p>AMENDMENT OF 10/21/2019: Permit amended to revise Condition #30 from 10/31/2019, to 11/30/2019. All provisions of this permit are still effective and in force.</p>

PROJECT CONDITIONS:

1. Permittee shall provide a minimum 48 hour advanced notice to all adjacent property owners or occupants within a 100 foot radius of the project site; and call the local Stormwater Maintenance Division yard at least 24 hours before starting work. The notice shall be written in the form of a letter, doorhanger, or flyer; and provide sufficient information regarding the project including the scope of work, schedule of work, working hours and a human contact to handle questions. Evidence of such notice must be produced upon demand by any District representative.
Imperial Yard (South) (562) 861-0316
2. Permittee must contact and Construction Superintendent Greg Sarpy and/or Construction Supervisor Paul Lopez at (562) 861-0316 at least one (1) business day prior to exercising this permit. Permittee must coordinate if the proposed boring and cone penetration test (CPT) locations are located at vehicle parking spaces.
3. In the event of an emergency related to District facilities, Permittee must contact the County of Los Angeles Department of Public Works dispatch office at (626) 458-4357.
4. Any data and/or reports generated from this investigation must be provided to Stormwater Quality Division via email to WaterQualityData@dpw.lacounty.gov.
5. This permit shall not be exercised during inclement weather. No activities will be allowed during storm events. Operations and access to the channel invert are specifically prohibited during rainfall or excessive storm flow.
6. Hours of operation are from 7:00am-4:00pm.
7. Work will not be allowed during weekends and holidays.
8. A copy of this permit shall be kept at the work site during all periods of the investigation within the District's right of way and shall be shown to any district representative or law enforcement officer upon demand.
9. Permittee must provide a schedule of activities, including duration, to avoid any potential conflicts with District activities in the area.
10. Permittee must notify the District of the date of final access.
11. Permittee is notified that in accordance with the STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS, Section 1503, the Permittee or their contractor must have a permit from Cal/OSHA if the excavation authorized herein is more than 5 feet deep.
12. Unless otherwise indicated in this permit, all work authorized by this permit shall conform to the latest edition of the Standard Specifications for Public Works Construction (Greenbook).
13. This permit is subject to such further conditions as the District or its representatives may issue during the period of this use. When possible, such additional conditions shall be promptly delivered in writing to the address shown on page one of this permit. Conditions delivered orally of necessity shall be promptly confirmed in writing.
14. Extra precautions shall be exercised to prevent damage to the District's structures. If the District determines the Permittee fails to take proper precautions, the District may direct all operations on the District's right of way.
15. The District's existing storm drain shall be protected in place at all times during construction. Permittee shall make exploratory borings over the District's storm drain to verify depth of cover and location of the drain.
16. All District property, including fencing and structures, must be protected to prevent damage during work. If damaged, Permittee must repair the property to District's satisfaction. Any damage to District property, including fencing, must be immediately reported to:
Imperial Yard (South) (562) 861-0316
17. All open cuts and trenches within District's right of way shall be backfilled and compacted to the satisfaction of District's representative. Paving shall be replaced in kind.
18. Four-thousand (4,000) psi concrete shall be used in structures within channel right of way.
19. No vehicle or equipment weighing in excess of 32,000 pounds per axle will be allowed within the District's right of way.
20. Permittee shall take all precautions to prevent and must not allow any materials or unauthorized pollutants to flow downstream while carrying out the work.
21. Parking of vehicles obstructing District personnel is prohibited. District facilities must always remain accessible to District personnel and vehicles.
22. Access to the channel invert or use of the invert for storage of materials is prohibited.
23. Permittee must prevent unauthorized access into the District's right of way while exercising this permit.
24. Vehicles are not permitted into the channel invert/bike trail.

25. Vehicular speeds within the District's right of way shall not exceed 15 mph.
26. Materials, supplies, and/or debris may not be stored on District property.
27. No servicing or fueling of equipment is permitted on District's right of way.
28. Permittee is responsible for securing the area and closing and locking up any gates at the end of the day.
29. Upon completion of the work authorized under this permit, Permittee shall restore the area to its original condition to the satisfaction of the District's representative. This includes picking up all trash and recyclables and cleaning up any oil leaks from vehicles before leaving the site. The soil vapor probes to be installed are temporary and must be removed when the work is completed.
30. All waste, soil cuttings, and materials must be removed from the site by November 30, 2019.
31. Permittee is responsible for properly removing and disposing of all debris and waste (soil, water, etc.) resulting from the the Permittee's activities, including addressing all soil contamination issues. The District/County will not be responsible for this debris and waste and any documentation (Waste Profile, Waste Manifest, etc.) required to remove the debris and waste off site will be signed by others.
32. All activities covered by this permit are subject to final approval by the City of South Gate.
33. Issuance of this permit shall not be construed as an obligation on the part of the District for the operation and maintenance of the proposed facilities (i.e. soil vapor probes). Permittee shall maintain the proposed facilities and appurtenances.
34. Issuance of this permit shall not be construed as an obligation on the part of the District to assume responsibility for any damages incurred to the Permittee's improvements.
35. If the proposed improvements result in additional costs to the District to repair or replace the District's facilities, Permittee shall be responsible for any and all additional costs resulting from the Permittee's improvements.
36. The District/County assumes no responsibility for any claims, loss, damage or liability occurring by reason of Permittee's exercise of this permit. All liability associated with this permit must be assumed by the Permittee.
37. During the period of operations conducted under the permit, Permittee shall maintain in effect an insurance policy (minimum limit of \$2 million) naming the District/County as additional insured with respect to these operations. Expiration or cancellation of the insurance policy shall constitute revocation of this permit.
38. Additional Attachment(s): FCDP2019000356 Scope of Work, FCDP2019000356 Location Map, FCDP2019000356 Vapor Probe Diagram

Attachments: Los Angeles County Flood Permit Standard Provisions, Best Management Practices(BMPs)

FEE NAME	FEE CODE	AMOUNT
Permit Issuance	00268201	\$135.00
	TOTAL FEES:	\$135.00

Performance of work activity under this permit is tantamount to agreeing to the following terms:

1. Permittee is hereby permitted to perform the scope of work described above at the location described above, subject to all applicable provisions of the Flood Control Channels Ordinance (Chapter 20.94 of Title 20, Los Angeles County Code), County of Los Angeles Highway Permit Ordinance (Division 1 of Title 16, Los Angeles County Code), and/or any Municipal Code or Ordinance governing the area where this work is to be done.
2. Permittee's activities in connection with this Permit shall also be subject to the provisions and conditions contained in this Permit and any attachments, which are incorporated herein.
3. INSPECTION REQUIRED - Contact the Permit Office indicated on the Permit at least one (1) working day before starting any work. Failure to do so may result in this permit being suspended or revoked.
4. Compliance with Section 8771 of the State of California Business and Professions Code for the preservation and/or perpetuation of existing land survey monuments.
5. Compliance with Chapter 12.80 Stormwater and Runoff Pollution Control of the Los Angeles County Code, and the Best Management Practices (BMPs) Attachment.
6. This permit must be made available for inspection at the work site upon request by a County or District representative, or law enforcement official.
7. This permit will expire if the work is not commenced within 180 days from the date of permit issuance.
8. Upon completion of work, contact the Permit Office indicated in this Permit no later than the next working day. Failure to do so may result in additional fees assessed.
9. This Permit is revocable by the District if the District determines that the public interest and welfare require such revocation and shall be deemed void if the Permittee is not in compliance with Section 3800 of the Labor Code.

**LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
STANDARD PERMIT PROVISIONS**

1. This permit is valid only for the purpose specified herein. No change of purpose as outlined in application or drawings submitted with application is permitted except upon written permission of the Chief Engineer or his representative.
2. Activities and uses authorized under this permit are subject to any instructions of the Chief Engineer or his representative. **ALL INSTRUCTIONS MUST BE STRICTLY OBSERVED.**
3. Permittee shall be responsible for notifying their contractor and all subcontractors of the provisions of this permit.
4. Permittee (including its contractors and subcontractors) shall indemnify, defend (with counsel reasonably satisfactory to District and the County of Los Angeles), and hold harmless District and the County of Los Angeles, and their elected and appointed officers, employees and agents, from and against any and all claims, expenses (including court costs and reasonable attorney and expert witness fees) demands, liabilities, losses, or causes of action of whatsoever nature or character, for injury, illness or death or loss of, damage to or destruction of property which arises out of, or is in any way connected to, the activities of Permittee described in this Permit.

This indemnification shall survive in its entirety the termination or revocation of this Permit, and shall remain in full force and effect in perpetuity, unless agreed to otherwise in writing by the District.

5. Permittee shall protect all District facilities where the proposed work comes in close proximity to the District facilities. Any damage caused to Flood Control structures by reason of exercise of this permit shall be repaired, at the permittee's sole expense, to the satisfaction of the District. Should the permittee neglect to promptly make repairs, the District may perform such work or have others perform the work, and the permittee agrees to reimburse the District for all costs of the work so performed upon receipt of a statement thereof.
6. Any structure or portions thereof or plantings placed on District rights of way or which affect District structures must be removed, revised, and/or relocated by permittee without cost to the District, or any other public agency the District shall so designate, should future activities or policy so require.
7. Unless authorized by this permit, permittee shall not prune, deface, destroy or remove any tree or landscaping growing or to grow upon the District right of way.
8. This permit is valid only to the extent of District jurisdiction. Acquisition of permits required by other affected agencies and consent of underlying fee owner(s) of District easement lands are the responsibility of the permittee. **NOTHING CONTAINED IN THIS PERMIT SHALL BE CONSTRUED AS A RELINQUISHMENT OF ANY RIGHTS NOW HELD BY THE DISTRICT.**
9. This permit is subject to all prior unexpired permits, agreements, easements, privileges, or other rights, whether recorded or unrecorded, in the area specified by this permit. Permittee shall make his own arrangements with holders of such prior rights.
10. Ingress and egress shall be at locations approved by the District's representative.
11. Permittee shall keep the District's right of way clear of obstructions for through access at all times and shall not interfere with the activities of the District's representative. Permittee shall be prepared to remove all material or equipment upon notice to accommodate District's operation and maintenance needs.

12. Permittee shall not use District's right of way for the temporary or permanent storage of excavated materials, rock, sand, cement, or other material, or any equipment, except as specifically noted.
13. Unless otherwise specified herein, this permit may be revoked or canceled at any time by the Chief Engineer or his representative when required for District purposes.
14. Upon written notice of cancellation or revocation of this permit for any cause whatsoever, permittee shall restore District right of way and structures to their condition prior to the issuance of the permit and then shall vacate District property. Should permittee neglect to restore the premises or structures to a condition satisfactory to the Chief Engineer or his representative, the District may perform such work or have others perform the work, and the permittee agrees to reimburse the District for all costs of the work so performed upon receipt of a statement thereof.
15. Permittee will be subject to fines from the California Regional Water Quality Control Board, the California Department of Fish and Wildlife, and the United States Coast Guard for any water pollution resulting from these activities.
16. In the event of a District employee work stoppage, the Chief Engineer or his representative reserves the right to suspend all activity authorized under this permit which requires inspection by the District. Activity authorized by the permit shall not resume until District approval to do so is given.
17. Unless otherwise specifically provided, all costs incurred by permittee as a result of the conditions of the permit or exercise by District of any right, authority, or reservation contained therein shall be the sole responsibility of and shall be borne entirely by the permittee.

Best Management Practices (BMPs) Attachment

The Los Angeles County Department of Public Works (LACDPW) requires Permittees and their contractors to implement a program to effectively control water pollution during all Permit construction projects. This project shall conform with the requirements of the following County Code and Permits:

- Los Angeles, California County Code Chapter 12.80 Stormwater and Runoff Pollution Control
- Waste Discharge Requirements for Municipal Separate Storm Water System (MS4) and Discharges within the Coastal Watersheds of Los Angeles County, Except Those Discharges Originating from the City of Long Beach (Order No. R4-2012-0175 as amended by State Water Board Order WQ 2015-0075 and Los Angeles Water Board Order R4-2012-0175-A01, National Pollutant Discharge Elimination System [NPDES] No. CAS004001)
- NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ amended by 2010-0014-DWQ and 2012-0006-DWQ, NPDES No. CAS000002)

The Permittee or Authorized Representative and their contractors shall know and fully comply with the applicable provisions of these permits and Federal, State and local regulations that govern the Permittee or Authorized Representative's operations and the storm water discharges from the project site.

In order to ensure a minimum level of water quality control, the Permittee or Authorized Representative and their contractors shall effectively implement and maintain appropriate Best

- Management Practices (BMPs) shown in Table 1. In addition, the Permittee or Authorized Representative and their contractors shall comply with the following requirements:
- Sediments shall not be discharged to the storm drain system or receiving waters. Sediments generated on the construction site shall be retained.
- No construction-related materials: waste, spills, or residue shall be discharged from the project site to streets, drainage facilities, receiving waters, or adjacent property by wind or runoff.
- Non-storm water runoff from equipment, vehicle washing, or any other activity shall be contained within the project site using appropriate BMPs.
- Erosion from slopes and channels shall be prevented.
- Minimize grading during the wet season (October 15 through April 15). All erosion susceptible slopes shall be covered, planted, or protected in any way that prevents sediment discharge from the project site.

BMPs shall conform to the requirements in the LACDPW Construction Division's "Construction Site Best Management Practices (BMPs) Manual," and addenda thereto issued up to and including the date of issuance of the Permit for the project. Copies of the Manual are available for download at:

<http://dpw.lacounty.gov/cons/specs/BMPManual.pdf>

Year-Round Implementation Requirements

The Permittee or Authorized Representative and their contractors shall have an effective program for implementing, inspecting, and maintaining water pollution control practices for wind erosion control, tracking control, non-storm water control, and waste management and materials pollution control.

Soil stabilization and sediment control practices shall be provided throughout the rainy season, defined as between October 15 and April 15, and whenever the National Weather Service predicts rain within 24 hours. The National Weather Service weather forecast shall be monitored and used by the Permittee on a daily basis.

The non-rainy season shall be defined as all days outside the defined rainy season. Disturbed soil areas within the project shall be protected in conformance with the requirements in the Construction Site BMP Manual with sediment controls implemented prior to a predicted rain event.

Maintenance and Inspection

The Permittee or Authorized Representative and their contractors shall be responsible throughout the duration of the project for installing, constructing, inspecting, maintaining, removing and disposing of the BMPs. Unless otherwise directed by LACDPW, the Permittee or Authorized Representative and their contractors are responsible for BMP implementation and maintenance throughout any temporary suspension of work. The Permittee or Authorized Representative shall reimburse LACDPW for the full costs of cleaning or repairing of storm drain, water course, or channel which may be necessary due to ineffective implementation of BMPs.

The project site shall be inspected by the Permittee or Authorized Representative or their contractors a minimum of once every week or at least once for projects that last only one week or less.

Report of Non-Permitted Discharge and Enforcement

If the Permittee or Authorized Representative or their contractors identify any non-permitted discharge into the storm drain system or receiving waters in a manner causing, or potentially causing, a condition of pollution, or if the project receives a written notice or order from any regulatory agency, the Permittee or Authorized Representative or their contractors shall immediately inform LACDPW Construction Division Permits Section by calling the assigned Field Office. The Permittee or Authorized Representative or their contractors shall submit a written report (see attached Notice of Non-Permitted Discharge) to the LACDPW within 5 days of the discharge event, notice or order.

The Permittee or Authorized Representative and their contractors are subject to enforcement action by Chapter 12.80 of the Los Angeles County Code that states, *corporation, municipality or district or any officer or agent of any firm, corporation, municipality or district violating any provision of this chapter shall be guilty of a misdemeanor. Such violation shall be punishable by a fine of not more than \$1,000 or by imprisonment in the county jail for a period not to exceed six months, or by both fine and imprisonment. Each day during any portion of which such violation is committed, continued or permitted shall constitute a separate offense and shall be punishable as such (Ord. 98-0021§1(part), 1998).*

In addition, the Permittee or Authorized Representative and their contractors are subject to enforcement action by the State Water Resources Control Board (SWRCB), Environmental Protection Agency, private citizens and citizen groups. The Permittee or Authorized Representative and their contractors shall be responsible for the costs and for liabilities imposed

by law as a result of the Permittee or Authorized Representative or their contractor's failure to

comply. Costs and liabilities include, but are not limited to, fines, penalties and damages whether assessed against LACDPW or the Permittee or Authorized Representative or their contractors, including those levied under the Federal Clean Water Act and the State Porter Cologne Water Quality Act.

Table 1 Construction Site BMPs		
ID	BMP Name	Minimum Requirement⁽¹⁾
Temporary Soil Stabilization		
SS-1	Scheduling	X ⁽²⁾
SS-2	Preservation of Existing Vegetation	X ⁽²⁾
SS-3	Hydraulic Mulch ⁽³⁾	
SS-4	Hydroseeding ⁽³⁾	
SS-5	Soil Binders ⁽³⁾	
SS-6	Straw Mulch ⁽³⁾	
SS-7	Geotextiles, Plastic Covers, & Erosion Control Blankets/Mats ⁽³⁾	
SS-8	Wood Mulching	
SS-9	Earth Dikes/Drainage Swales & Ditches	
SS-10	Outlet Protection/Velocity Dissipation Devices	
SS-11	Slope Drains	
SS-12	Streambank Stabilization	
Temporary Sediment Control		
SC-1	Silt Fence ⁽⁴⁾	
SC-2	Desilting Basin	
SC-3	Sediment Trap	
SC-4	Check Dam	
SC-5	Fiber Rolls ⁽⁴⁾	
SC-6	Gravel Bag Berm ⁽⁴⁾	
SC-7	Street Sweeping and Vacuuming	X ⁽²⁾
SC-8	Sandbag Barrier ⁽⁴⁾	
SC-9	Straw Bale Barrier ⁽⁴⁾	
SC-10	Storm Drain Protection	X ⁽²⁾
Wind Erosion Control		
WE-1	Wind Erosion Control	X ⁽²⁾
Tracking Control		
TC-1	Stabilized Construction Entrance/Exit	
TC-2	Stabilized Construction Roadway	
TC-3	Entrance/Outlet Tire Wash	

Table 1 (continued) Construction Site BMPs		
ID	BMP Name	Minimum Requirement⁽¹⁾
Non-Storm Water Management		
NS-1	Water Conservation Practices	
NS-2	Dewatering Operations ⁽⁵⁾	
NS-3	Paving and Grinding Operations	
NS-4	Temporary Stream Crossing	
NS-5	Clear Water Diversion	
NS-6	Illicit Connection/Illegal Discharge Detection and Reporting	X ⁽²⁾
NS-7	Potable Water/Irrigation	
NS-8	Vehicle Equipment Cleaning	X ⁽²⁾
NS-9	Vehicle Equipment Fueling	X ⁽²⁾
NS-10	Vehicle Equipment Maintenance	X ⁽²⁾
NS-11	Pile Driving Operations	
NS-12	Concrete Curing	
NS-13	Material and Equipment Use Over Water	
NS-14	Concrete Finishing	
NS-15	Structure Demolition/Removal Over or Adjacent to Waters	
NS-16	Temporary Batch Plant	
Waste Management and Material Pollution Control		
WM-1	Material Delivery	X ⁽²⁾
WM-2	Material Use	X ⁽²⁾
WM-3	Stockpile Management	
WM-4	Spill Prevention and Control	X ⁽²⁾
WM-5	Solid Waste Management	X ⁽²⁾
WM-6	Hazardous Waste Management	
WM-7	Contaminated Soil Management	
WM-8	Concrete Waste Management	
WM-9	Sanitary/Septic Waste Management	X ⁽²⁾
WM-10	Liquid Waste Management	

- (1) Additional BMPs may be required based on actual field condition, Contractor operations, or construction operations.
- (2) Not all minimum requirements may be applicable to every project. Applicability to a specific project shall be verified by the Permittee or Authorized Representative and their Contractor.
- (3) The Permittee or Authorized Representative and their Contractors shall select one of the identified soil stabilization BMPs or a combination thereof.
- (4) The Permittee or Authorized Representative and their Contractors shall select one of the identified sediment control barrier BMPs or a combination thereof.
- (5) Dewatering BMPs are required for discharging accumulated precipitation (rain and snow melt) and for potential contact with groundwater during

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

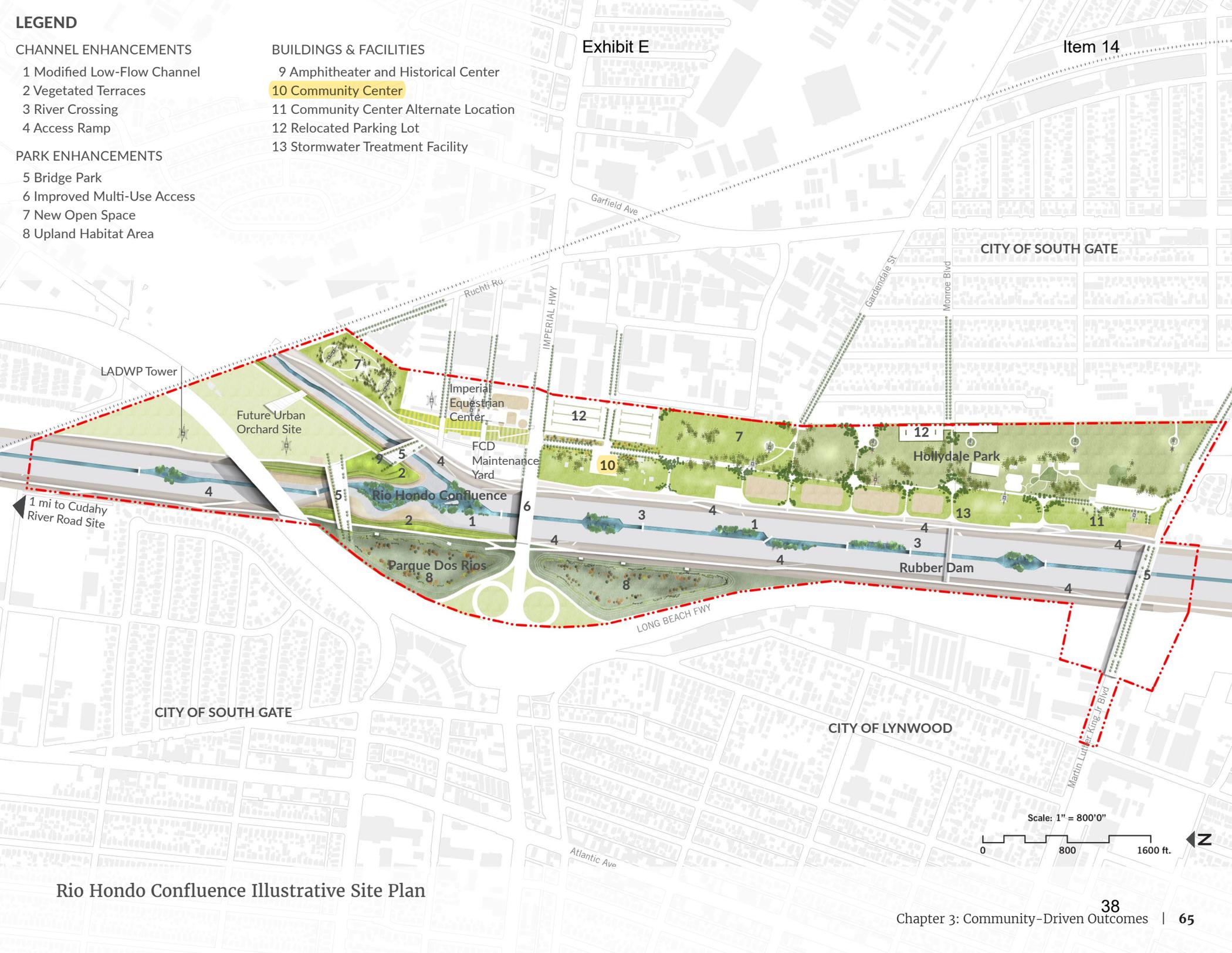


Exhibit E

Item 14

CITY OF SOUTH GATE

CITY OF SOUTH GATE

CITY OF LYNWOOD

Rio Hondo Confluence Illustrative Site Plan

Scale: 1" = 800'0"
 0 800 1600 ft.

November 18, 2019 – Item 14

RESOLUTION 2019-36

RESOLUTION OF THE SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS CONSERVANCY (RMC) TO RATIFY AMENDMENTS TO A PROFESSIONAL SERVICES AGREEMENT AND SERVICE ORDER WITH GEOSYNTEC CONSULTING TO PROVIDE ADDITIONAL PRE-CONCEPT TECHNICAL SERVICES, INCLUDING WASTE REMOVAL AND COORDINATION, AND TIMELINE EXTENSION 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 (RFQ) 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.

Resolution No. 2019-36

- 4 ADOPTS the staff report dated November 18, 2019.
- 5 RATIFY amendments to a Professional Services Agreement and Service Order with Geosyntec Consulting to provide pre-concept technical services, including waste removal and coordination, and timeline extension for a Community Cultural Center in Southeast Los Angeles for \$937,710, to be completed by December 31, 2019.

~ End of Resolution ~

Passed and Adopted by the Board of the
SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS
CONSERVANCY on November 18, 2019.

Motion _____ Second: _____

Ayes: _____ Nays: _____ Abstentions: _____

Frank Colonna, Chair

ATTEST:

David Edsall
Deputy Attorney General