

DATE: November 18, 2019

TO: RMC Governing Board

FROM: Mark Stanley, Executive Officer

SUBJECT: Item 16: Consideration of a resolution to establish a selection committee to evaluate Proposers under a Request for Proposal to provide Architectural Design Services for a Community Cultural Art Center in Southeast Los Angeles

PROGRAM AREA: Lower Los Angeles River and Tributaries

PROJECT TYPE: Implementation

JURISDICTION: Lower Los Angeles River Corridor

PROJECT MANAGER: Salian Garcia/Joseph Gonzalez

RECOMMENDATION: That the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy Governing Board establish a selection committee to evaluate Proposers under a Request for Proposal to provide Architectural Design Services for a Community Cultural Art Center in Southeast Los Angeles.

PROJECT DESCRIPTION:

Exhibit A: Request for Proposal for Architectural Design Services
 Exhibit B: RFP Question Responses (posted 10/25 and 10/31)
 Exhibit C: Lower LA River Revitalization Plan – Rio Hondo Confluence Signature Project

RMC released a Request for Proposal (RFP) seeking an individual or firm to provide creative architectural design, preconstruction support, and construction administration services for a Community Cultural Arts Center in Southeast Los Angeles (the “Project”). Refer to Exhibit A for the entire RFP.

The RFP was released on October 11, 2019 with a submittal deadline of November 4, 2019. The RFP’s primary purpose was to identify the best qualified architectural services proposal that is the most advantageous for the Cultural Center Project based on qualifications and proposed fees. RMC received 10 proposals in response to the RFP.

The RFP Scope of Work included Schematic Design through Construction Administration. Desired qualifications included specialization in the following disciplines:

- Architecture, Structural Engineering, MEP/fp Engineer, Landscape Architecture, Outreach, Life Safety/Code Compliance, Acoustical for performance and non-performance spaces, Vertical transportation, Theater, Lighting, Audio visual.
- Building Information Modeling (BIM) Computer modeling

During the RFP process, RMC posted responses to comments twice; first on 10/25/2019 and again with additional responses on 10/31/2019. RMC received a total of 43 unique questions, 35 of which were responded to on 10/25/2019. See Exhibit B for RFP Question Responses.

Submittals were evaluated based upon nine areas of selection criteria for those firms who have complied with the minimum qualification requirements. The selection criteria consists of the following:

1. General quality and responsiveness of overall Proposal as shown by Work Plan. **10%**
2. Professional experience of the firm in relation to the work to be performed. **10%**
3. Professional experience of the principals and key personnel to be assigned to the project. **10%**
4. Demonstrated competence and specialized experience of consultant/firm. **10%**
5. Nature and quality of completed work. **10%**
6. Contractor's workload and demonstrated ability to meet schedules. **5%**
7. Location of consultant/firm's office(s) for project coordination and services. **5%**
8. Demonstrated ability of coordinating and working with various governmental subdivisions, jurisdictions and municipalities. **10%**
9. Cost Proposal: Contract price submitted by Proposer compared to the costs submitted by other Proposers, taking into consideration cost for unique value. **30%**

Key factors taken into consideration included expertise in architecture projects in Los Angeles, knowledge of contemporary technologies, experience in developing Arts and Music centers, and working with Southeast Los Angeles communities and government agencies.

Ten proposals were received; all are being reviewed to ensure minimum qualifications are met. Proposals are each being evaluated by RMC staff for desirable qualification and expertise. The proposals will be narrowed down to the top three proposals whose applications demonstrated the most specialized skills in disciplines requested based on scoring. The proposers are listed below in alphabetical order:

1. Burgeoning
2. Gehry Partners, LLP
3. Gensler
4. Grace Partnership
5. Gruen Associates
6. Johnson Favaro Architecture and Urban Design
7. Paul Murdoch Architects
8. RCH Studio
9. Richard Meirer & Partners
10. Sparano & Mooney

In finalizing the selection of the Architectural consultant to lead the Project, RMC seeks to establish a Selection Committee representative from the RMC Board, City of South Gate, and County of Los Angeles. RMC staff recommends the RMC Board nominate and elect three of its members to represent RMC's interest.

Interviews with top proposers are anticipated for the first week of December. It is anticipated that a special meeting will be held on December 16, 2019 where the Selection Committee will make a recommendation to the RMC Board for final approval.

The successful consultant may be awarded multi-year agreements on a fixed rate basis, and task orders to the Agreement Contract for specific phases of the Project will be presented to the Board as needed. The scope of services and total fee for individual task orders will be negotiated utilizing the rates specified in the Agreement Contract. Actual payments will be managed through specific request for service proposals, scopes of work and quotes based on approved fee schedules that will be executed at the discretion of the Executive Officer or designee. Payments to consultants and/or contractors will only be made for work satisfactory provided and approved by the RMC. All terms of this solicitation for service qualifications and tasks order for service shall be satisfied and required to be met by consultants and contractors.

BACKGROUND: The Community Cultural Arts Center project was identified in the planning process for the lower Los Angeles river initiated by passage of AB 530 which established the Lower Los Angeles River Working Group and completed a Revitalization Plan which generated opportunities for urban river enhancements that touch on integration of open space, recreation, housing, active transportation, and business development, which included the Project—see Exhibit C: Lower LA River Revitalization Plan – Rio Hondo Confluence Signature Project.

RMC with the County of Los Angeles is leading development of the Project in the City of South Gate, CA, with other project partners including LA County Supervisorial Districts, Public Works, CEO's office, Department of Arts and Culture, among others. The Project site is approximately nine and a half (9.5) acres and is located south of Imperial Highway and is adjacent to the Los Angeles River—A site plan is included in Exhibit A. The site is currently owned and operated by the County of Los Angeles Public Works' Flood Control District and used as a service yard.

The Cultural Center site sits within a larger concept design project being developed by LA County Public Works (Rio Hondo Confluence Area Project). As such, the design for the Cultural Center will be developed to align with adjacent improvements at a conceptual level, such as a pedestrian bridge across the LA River and improvements to the transmission line Right of Ways (ROWs)—see Exhibit C. Therefore, on-going planning efforts for the LA River will be considered in the Development of the site and Project design.

The Cultural Center is envisioned as a multi-arts facility consisting of a visual arts institution, a music institution, and additional spaces that could potentially incorporate other cultural and community organizations. Site programming includes features such as outdoor performance space, trails and play areas, vehicular access and drop-off zones, parking, and some commercial on-site retail (i.e. cafe). The Project is anticipated to include approximately 95,000 sq. ft. of building programming and 500,000 sq. ft. of Site Programming.

FISCAL INFORMATION: Funding for the contracts resulting from the Request for Proposals 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.

Request for Proposal (RFP)
State of California
San Gabriel & Lower Los Angeles Rivers and Mountains Conservancy (RMC)

REQUEST FOR PROPOSALS (RFP)
ARCHITECTURAL DESIGN SERVICES
SOUTHEAST LOS ANGELES CULTURAL ARTS CENTER

Provide architectural design/preconstruction phase and construction phase services for the Southeast Los Angeles Cultural Arts Center.

Interested consultants and firms may view the RFP on the Rivers and Mountains Conservancy website at <http://www.rmc.ca.gov>.

All technical questions should be directed to Salian Garcia, Staff Services Manager I, (626) 815-1019 x110 or sgarcia@rmc.ca.gov.

Other questions related to the agency and the Lower LA River Revitalization Plan may be directed to Mark Stanley, Executive Officer, (626) 815-1019 or mstanley@rmc.ca.gov.

Proposals must be submitted by the deadline at the location below:

Submittal Deadline: **Monday, November 4, 2019 at 3:00 PM**

Address for Submission: Rivers and Mountains Conservancy
Attn: Salian Garcia, Manager
100 N. Old San Gabriel Canyon Road
Azusa, CA 91702

Office Phone: (626) 815-1019

Facsimile or email submittals will not be considered.

Request for Proposal (RFP)

State of California

San Gabriel & Lower Los Angeles Rivers and Mountains Conservancy (RMC)

The San Gabriel & Lower Los Angeles Rivers and Mountains Conservancy (RMC) is issuing a Request for Proposal (RFP) for architectural design/preconstruction phase and construction phase services for the Southeast Los Angeles Cultural Arts Center (Project). The site plan of the Project is located in the City of South Gate and unincorporated portions of Los Angeles County, California. The objective of this RFP is to select a Consultant that is best qualified to perform the work described in the RFP.

The contract will be awarded to the best qualified Consultant whose proposal is determined to be the most advantageous to the RMC, based on qualifications and proposed fees. The successful consultant(s) may be awarded multi-year agreements on a fixed rate basis.

CONSULTANT SERVICES AGREEMENT

**LOS ANGELES RIVER COMMUNITY RESTORATION & REVITALIZATION PROJECTS,
SOUTHEAST LOS ANGELES CULTURAL ARTS CENTER**

PROJECT DESCRIPTION - CONSULTANT SERVICES AGREEMENT:

The Rivers and Mountains Conservancy with the County of Los Angeles is developing a project for a Community Cultural Arts Center in the City of South Gate, CA (the "Project"). The Project site is approximately nine and a half (9.5) acres and is located south of Imperial Highway and is adjacent to the Los Angeles River—refer to Exhibit A for site plan.

The Cultural Center site sits within a larger concept design project being developed by LA County Public Works (Rio Hondo Confluence Area Project). As such, the design for the Cultural Center will be developed to align with adjacent improvements at a conceptual level, such as a pedestrian bridge across the LA River and improvements to the transmission line Right of Ways (ROWs). Therefore, on-going planning efforts for the LA River will be considered in the development of the site and Project design.

The Cultural Center is envisioned as a multi-arts facility consisting of visual arts institution, a music institution, and additional spaces that could potentially incorporate other cultural and community organizations. Site programming includes features such as outdoor performance space, trails and play areas, vehicular access and drop-off zones, parking (1 space per 3 occupants), and some commercial on-site retail (i.e. cafe).

The primary building program that forms the basis of this proposal is as follows:

1. Building Programming (approximately 95,000 sq. ft.), includes:

- Community/Cultural facilities
- Performance facility
- Museum facility

2. Site Programming (approximately 500,000 sq. ft.)

Please note that the primary building program is based on certain assumptions for Project users and will need to be further defined during the concept design phase (in process and anticipated to be completed by January 2020). Significant geotechnical and environmental considerations in the site development and selection of foundation strategies that were identified in the pre-concept phase for this River-adjacent Project has necessitated Project advancement through Concept development to best formulate a path forward for the next phases of design. Significant changes to the program assumptions may require modifications to this proposal or Agreement's scope of work for all phases after the feasibility and concept design phases have been completed.

The Rivers and Mountains Conservancy (RMC) is seeking an individual or firm to provide architectural design/preconstruction phase, construction phase/administration and related professional services for the Project. The successful contractor(s) may be awarded multi-year agreements on a fixed rate basis, and task orders to the Agreement Contract for specific phases of the Project will be prepared on a flowing basis. The scope of services and total fee for individual task orders will be negotiated utilizing the rates specified in the Retainer Agreement. The RMC does not guarantee that any work will be made under the agreements during the contract period to the selected firms(s). The RMC will issue a separate contract for each phase. Note the RMC will issue a separate contract to a licensed architect to perform schematic design services for this project.

DESIRABLE QUALIFICATIONS AND EXPERTISE:

Architect will need a multi-disciplinary team specialized in the following disciplines:

- Architecture,
- Structural Engineering,
- MEP/fp Engineer,
- Landscape Architecture,
- Outreach,
- Life Safety/Code Compliance,
- Acoustical for performance and non-performance spaces,
- Vertical transportation,

- Theater,
- Lighting,
- Audio visual.

Building Information Modeling (BIM) Computer Modeling

Commencing with Schematic Design phase, Architect will create a BIM Model of the Project along with the structural and MEP engineering consultants. 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.

RMC will be contracting “owner” consultants separately from this Request to provide the following disciplines for the Project:

- Civil engineering,
- Geotechnical engineering,
- Surveyor,
- Environmental engineering,
- Environmental clearance/CEQA,
- Hydrology/hydraulics,
- Cost estimating, and
- Sustainability.

SCOPE OF WORK:

RMC has developed the following scope of work with preferred timeframes, which will be scored as Technical Merit. Optional tasks can be provided and should be noted in the Proposal.

Task 1: Architectural Design Services

1.1 Design Services

RFP Design Phases

- I. Schematic Design (4 months)
- II. EIR Support (12 months+)
- III. Design Development (5 months)
- IV. Construction Document (8 months)

- V. Permit submittals and follow-through (6 months)
- VI. Bidding and Negotiations (3 months)
- VII. Construction Administration (24 months)

I. Schematic Design Services

Based on the conceptual design scheme(s) approved by the RMC and Project partners, including the Program and Schedule, the Architect shall prepare for approval by the RMC, Schematic Design Phase Work Product consisting of study models, drawings and other documents to fit and describe the size and character of the Project that will be further developed in subsequent phases.

II. EIR Support

Assist the Project team with exhibits and participation in support to the Environmental Impact Report (EIR) process.

III. Design Development Services

Based on approved Schematic Design phase, Architect shall prepare, for approval by RMC, Design Development phase Work Products consisting of study models, drawings and other documents developed to the level where design conditions are sufficiently described in order for the design to be properly documented in the Construction Document Phase.

IV. Construction Documents

The design is documented and detailed in the manner necessary to enter into a construction contract. The BIM Model is further developed and is considered as one of the contract documents and will be the source for dimensional and geometric control for the Project.

V. Permit submittals and follow-through

The Architect shall assist the RMC obtaining agency/governmental approvals to the extent required. Architect will prepare applications, with support of RMC staff and consultants, to prepare packages that may require additional sheets or notes or other not found within 100% CD drawing set available. Submit and follow-up with permitting agencies to expedite process to greatest extent possible. Respond to correction letters or Permit Agency requests for information. Correct for deficiencies in drawing set and provide minor revisions to documents as required. Task anticipates on average two

submittals per agency including initial submittal and corrected submittal. Consultant to provide printed submittal sets in the size and quantities required by each Agency.

Secure all necessary permits/approvals to construct project which could include the following agencies:

LA County Regional Planning, LA County Flood Control District (LACFCD), LA County Dept. Of Public Works/LACFCD, LA Dept of Water and Power, Army Corps of Engineers, Land Development Division, LA County Building Permit, MEP/Health Dept., City of South Gate

VI. Bidding and Negotiations

The construction contract is negotiated and awarded.

VII. Construction Administration

Throughout the construction of the Project, the contract is administered through shop drawing review and commenting, on-site visits, and regular meetings with the contractor. The BIM Model is used as the source for dimensional and geometrical controls and is used by the contractor to assist with fabricating materials and constructing the Project.

1.2 Coordination

RMC “owner” consultants will coordinate their services and work products with that of the Architect and participate in systems decisions to the extent necessary. Project team will need to hold regular coordination meetings to ensure work products align.

1.3 Review of Cost Estimates

Architect shall assist RMC in reviewing estimates of Construction Cost at all design phases prepared by construction cost consultant based on the Architect’s Design Phase work products. Product must be reviewed and aligned with fiscal and natural environment.

1.4 Meetings

The following types of meetings should be included as Basic Services:

- Design meetings.
- In-progress design presentation(s) to Project partners.
- Final design presentation(s) to Project partners.
- Presentations to decision-making bodies, including LA County Department of Public Works and Army Corps of Engineers.

Task 2: Project Outreach (throughout, but does not include CEQA phase)

RMC is seeking outreach that will develop a better understanding of public needs, communicate effectively to stakeholders the potential of a regional cultural arts center, and gather critical input for the design and programming process through a combination of community outreach, events, and communications tactics that includes innovative data-driven tools.

2.1 Project Outreach

Develop and implement a strategic public communications and engagement strategy.

- Develop media strategy
- Online targeted communications
- Identify champion community leaders and organizations
- Ongoing stakeholder communications
 - Regular update meetings with stakeholders, including RMC, County Department of Public Works and other County Agencies, City of South Gate, and all relevant local community organizations
 - Support for high-level outreach and coordination, including scheduling, prep, and follow up.

MINIMUM REQUIREMENTS:

Contractors that are interested in providing professional services for this contracting opportunity shall submit the following information in 8.5" x 11" format (11-point font or greater) with each of the numbered sections collated in a separate tab.

Proposal shall provide straightforward and concise descriptions of Consultant's ability to satisfy the requirements of this RFP. Consultants shall ensure that their written responses are complete, accurate, indicating how they meet the Selection Criteria listed below. All documents contained in the Proposal shall have original signatures and shall be signed by a person authorized to bind the Proposing consultant. Proposals not including the proper required attachments or original signatures shall be deemed non-responsive. A non-responsive Proposal is one that does not meet the minimum requirements.

Submit two (2) sets of the following:

1. Letter of Interest that includes the Federal Identification Number (if applicable) of the firm as well as the person authorized to negotiate and sign all agreements. A completed STD 204 Vendor Date Record should be submitted with an original signature. The current version of the form is available [here](#).

2. Executive Summary (2 pages preferred).
3. A resume of the contractor(s) and for any proposed sub-contractors. The resume should include each individual's proposed project assignment and responsibilities, their specific professional experience related to this assignment, and their current work assignment(s) and projected completion dates.
4. Written statement of the contractor(s)'s qualifications that is responsive to the selection criteria below, including standard services, work plan, and project schedule. Contractors shall respond in writing indicating how they believe their qualifications fulfill the requirements of these criteria. Contractors must respond to each numbered criterion with complete and organized responses.
5. Costs Proposal: Information requested is required to support the reasonableness of your quotation. The cost data, including all applicable taxes and other expenses shall be submitted along with your Proposal.

i) Proposer shall provide their Cost Proposal for performing the required services and shall include all applicable taxes and other expenses, such as all travel expenses, copying, postage, and other appropriate expenses.

ii) For calculation purposes, Proposer shall use the below listed guidelines for costing travel, expenses, and deliverables. No separate or additional billings will be considered for reimbursement without written permission from the RMC.

Transportation: Travel expenses and per diem directly related to the contract services shall be included in direct costs. Such costs shall not exceed the rates paid to the State's non-represented/excluded employees (CCR Title 2, Section 599.619).

Deliverables: See SCOPE OF WORK. These costs shall be included in Cost Proposal.

Hourly Rates: Provide hourly billing rates for staff and subcontractors as follows: Category of personnel, rate per hour, and total cost for each category of personnel.

Identification of Subcontractor(s) Costs: Provide listing of proposed subcontractors and associated fees (i.e. admin mark-up).

6. Additional Required Documents:
 - i) Current Statement of Information (can be obtained on the California Secretary of State's website [here](#)). If operating under a fictitious business name, provide all supporting documentation (i.e. fictitious business name statement certified by the appropriate county clerk).

- ii) If applicable, proof of current certification from the DGS Office of Small Business and Disabled Veteran Business Enterprise Services (OSDS). This information can be obtained [here](#).
- iii) Completed and signed California Civil Rights Laws Attachment, available [here](#).
- iv) Darfur Contracting Act Certification. This form can be found [here](#).
- v) Iran Contracting Act Certification. This form can be found [here](#).
- vi) The Bidder's Declaration Form (GSPD-05-105, which can be found [here](#)). This form documents subcontracted services.
- vii) Disabled Veteran Business Enterprise Declarations Form (STD 843, which can be found [here](#)). This form documents compliance with the requirements set forth in the Military and Veterans Code and is required to be completed for each Disabled Veteran Business Enterprise.

SELECTION CRITERIA:

1. General quality and responsiveness of overall Proposal as shown by Work Plan. **10%**
2. Professional experience of the firm in relation to the work to be performed – list each person with their role and office location for all staff identified as a part of this proposal (identify staff of sub-consultants similarly but separately). **10%**
3. Professional experience of the principals and key personnel to be assigned to the project – list the Principals and to be assigned to and involved with the project. **10%**
4. Demonstrated competence and specialized experience of contractor. **10%**
5. Nature and quality of completed work. **10%**
6. Contractor's workload and demonstrated ability to meet schedules. **5%**
7. Location of contractor's office(s) for project coordination and services. **5%**
8. Demonstrated ability of coordinating and working with various governmental subdivisions, jurisdictions and municipalities. **10%**
9. Cost Proposal: Contract price submitted by Proposer compared to the costs submitted by other Proposers. Lowest Cost Proposal will receive the highest number of points. **30%**

Consultant team shall be comprised of all disciplines necessary to effectively provide essential and ancillary services for the work described for the project.

CONTRACT ADMINISTRATIVE PROCESS:

Proposals that meet the minimum requirements will be evaluated and scored according to the Selection Criteria. Each evaluator's scores will be inputted on a master score sheet and the scores for each criterion will be added up and then divided by the number of evaluators for an average score for Technical Merit. A total of one hundred percent (100%) maximum are available for Technical Merit and Cost Proposal; however, a minimum combined score of seventy percent (70%) for Technical Merit and Cost Proposal must be achieved to be considered responsive (a responsive proposal is one which meets or exceeds the requirements stated in this RFP). Consultants will be selected for interview on the basis of written responses to this RFP. Submittals will be evaluated and scored based upon the above selection criteria for those firms who have complied with the minimum qualification requirements. Firms may be invited for an oral presentation on qualifications and experience.

RMC will initiate contract negotiations with the highest-scoring and most responsive consultant. In the event that a satisfactory agreement cannot be negotiated, the RMC will terminate negotiations with that contractor and begin negotiations with the next highest-scoring contractor, and so forth. After successful negotiations, the Agreement will be awarded and executed, and a scope of services as required in this RFP. The Agreement, if awarded, shall be subject to approval by RMC/Department of General Services control agency and shall not be binding on RMC or Contractor until approved by such agency. The State and RMC do not guarantee the amount of services being requested.

The State and RMC reserves the right to terminate the selection proceedings at any time. See [Public Contract Code § 6106.5 \(e\)](#) for further requirements pertaining to sub-consultants.

PROPOSAL GENERAL INFORMATION:

All Proposals become the properties of the RMC upon receipt and will not be returned to the proposers. Costs incurred for developing Proposal and in anticipation of award of the Agreement are entirely the responsibility of the Proposer and shall not be charged to RMC or the State of California.

All Proposers' responses and cost information shall remain undisclosed until a successful firm is identified or, if all proposals are rejected, after rejection of all such Proposals; following that date all Proposals shall be regarded as public records under the California Public Records Act (GC 6250 et seq) and subject to review by the public.

A Proposal may be rejected if it is conditional or incomplete, or if it contains any alterations of form or other irregularities of any kind. RMC may waive an immaterial deviation in a Proposal. RMC's waiver of an immaterial deviation shall in no way modify the RFP document or excuse the Proposer from full compliance with all requirements if awarded the Agreement.

Proposer may withdraw its Proposal by submitting a written withdrawal request to RMC, signed by its authorized agent. Proposer may thereafter submit a modified/new Proposal prior to the

Proposal Submission Deadline. Proposal modifications offered in any other manner, oral or written, shall not be considered.

RMC does not accept alternate Agreement language. A Proposal with such language will be considered a counter proposal and will be rejected. RMC's General Terms and Conditions ([GTC 04/2017](#)) and Contractor Certification Clauses ([CCC 04/2017](#)) are non-negotiable.

LABOR COMPLIANCE MONITORING & ENFORCEMENT PROGRAM - CONTRACTOR REGISTRATION:

Pursuant to [Labor Code § 1725.5](#), contractors must register with the Department of Industrial Relations (DIR) as a Public Works Contractor to bid on, be listed in a bid proposal or engage in the performance of any public works contract. The application also provides agencies that administer public works programs with a searchable database of qualified contractors. Application and renewal are completed online [here](#). The current annual fee is \$400 and the registration period coincides with the fiscal year.

All A&E contractors and subcontractors shall be required to comply with the Monitoring and Enforcement Program, including, but not limited to, contractor registration, submittal of electronic certified payroll reports directly to the DIR as applicable and cooperation with on-site monitoring by DIR personnel if the work performed is covered by prevailing wage laws. Not all work performed by an A&E Firm or its subcontractors are covered by prevailing wage laws. Refer to [Labor Code § 1771.4 et seq.](#) or visit the Prevailing Wage Requirements page of the DIR website [here](#).

PREVAILING WAGES:

Pursuant to [Labor Code Section § 1774](#), the Contractor and any subcontractors, regardless of tier, shall pay not less than the specified prevailing wage rates to all workers employed in the execution of the Contract.

Copies of the prevailing rate of per diem wages are on file at the Department of General Services, which shall be made available to all interested parties. Additionally, these prevailing wage rates are available on the DIR website [here](#).

This project is subject to compliance monitoring and enforcement by the Department of General Services, and audit by the Department of Finance.

QUESTIONS:

All project and contract related questions and questions regarding the submission of RFPs should be directed to Salian Garcia, Staff Services Manager I, at (626) 815- 1019 x110 or sgarcia@rmc.ca.gov.



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

San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC)
SOUTHEAST LOS ANGELES CULTURAL ARTS CENTER
RFP QUESTION RESPONSES
10/31/2019

Please find RMC responses to questions received below. Note: RMC accepted RFP questions through October 29th, with final responses posted October 31st.

1. Is the current Program and/or Concept Feasibility documentation available for release to better define the scope of the work?
 - a. No. The project team is currently completing a pre-concept geotechnical investigation and an environmental field investigation, and no initial Technical Memorandums have been completed so far. Additionally, because the Project's Program is still under development with Project partners and subject to change, only preliminary figures were provided in the RFP.
2. Is there an established or proposed budget or Rough Order of Magnitude (ROM) for the project and is it available for release to bidders?
 - a. No, there is no proposed budget at this time. A budget will be established at the culmination of Concept Design.
3. Please confirm that the cost proposal is an all-inclusive, stipulated sum amount billable on a percent complete basis. And – that the stipulated sum amount is developed using hourly billing rates and hours included with the cost proposal.
 - a. Projects are paid based on a percentage of completion and/or deliverables no more frequently than monthly.
4. Please advise the various disciplines/firms currently working with RMC on the program, outreach and concept feasibility. Are these firms precluded from competing for the RFP for Architectural Design Services?
 - a. Through a previous RFQ process, Geosyntec Consulting with subconsultants including Gehry Partners, Olin, and River LA are completing the Feasibility Study and Concept phase design. These firms are not precluded from competing in the RFP for Architectural Design Services.
5. How have the referenced foundation strategies been developed – are they available for review? Will a selected “strategy” be stipulated to the A/E for implementation? Will a selected foundation strategy have the approval of the interested agencies prior to the initiation of the A/E SD – CA Services?
 - a. Foundation strategies have not been finalized at this point, but options will be provided at the conclusion of the Concept Design Phase. It is anticipated that a preferred strategy will be stipulated to A/E for implementation at the initiation of SD.
6. Reference is made to a larger concept design project – the Rio Hondo Confluence Area – and the on-going planning for the LA River. Has a schedule or identified points of contact been established between this project and the larger projects?

- a. There are identified points of contact with the Los Angeles County to coordinate their planning efforts with this Project. The Rio Hondo Confluence Area project will develop concept designs to less than 30% plan in the vicinity of this project and is expected to be completed by Spring 2020. Coordination has already been initiated between projects and will be incorporated into the Concept design phase, and coordination will likely continue into SD.
7. To what extent is the selected team expected to retain the design work provided in the feasibility study and concept design phase?
 - a. Several massing options will be developed during the conceptual design phase with sufficient detail in design scope and suggested materials to support preliminary estimate of cost. The massing options will be the basis of subsequent design phases.
8. Will there be a Pre-Proposal Meeting with the RMC to help further describe the project scope and answer scope related questions?
 - a. No.
9. Does the project have a Sustainability Goals like LEED Platinum, Living Futures Certification (Living Building Challenge) or Net Zero Energy?
 - a. RMC has not set sustainability goals for the project. The project may have a goal of LEED silver or gold if achievable within a future approved budget.
10. When do you expect to hold interviews?
 - a. We expect to hold interviews 2-3 weeks within closure of the RFP advertisement.
11. Page 2 of the RFP states “Note the RMC will issue a separate contract to a licensed architect to perform schematic design services for this project.” We understand the RFP to be requesting full architectural services for all phases, is this correct? Please clarify.
 - a. While the RFP is requesting proposals for full Architectural Services for all phases after Concept, project contract may be broken up by phases and could be given to different firms at different phases if warranted.
12. In addition to the listed “owner” consultants, will the Owner be engaging a BIM Contractor?
 - a. It is anticipated that BIM consulting will be contracted to the Architect.
13. What is the anticipated date of award of the contract and proposed start for the work?
 - a. Anticipated date of award could be as early as late November. Work is anticipated to start Winter/Spring 2020.
14. EIR Support: Please identify an estimated amount of meetings required for EIR support?
 - a. Anticipated that Architect will support and attend 1-3 scoping meetings, 1-2 hearings with lead and/or responsible agencies, and potentially a meeting during draft comment period.
15. Bidding and Negotiations: Please provide a description of the role of the architect in this phase.

- a. Architect will support agency in review of bids and provide comments on bid packages.
16. Please clarify the extent of the media strategy that is anticipated/expected.
 - a. RMC expects a multi-media approach to support project outreach, such as web and social media presence, surveys, workshops/open house, informational material, and potential videos or TV and radio interviews. Strategic outreach to community leaders and key stakeholders will be necessary.
 17. Given that the concept for the project has not been completed at this time, is it acceptable to provide indicative estimates for the fees for Construction Documents – Construction Administration Phases?
 - a. Yes.
 18. Are all forms/items in section 6 "Additional Required Documents" required for sub-consultants in addition to the Architect? (i.e. Statement of Information, Bidder's Declaration Form, and Contractor Registration, and the various contracting certifications).
 - a. Not for this submittal.
 19. Labor Code 1725.5 is applicable to contractors performing construction on site – is registration for design professionals including all sub-consultants required for this proposal submission?
 - a. Yes, the project will be registered with DIR, and Architect will need to register with DIR and comply with any applicable requirements. This consideration is included in RFP for notification purposes.
 20. Labor Code 1771.4, “All A&E contractors and subcontractors shall be required to comply with the Monitoring and Enforcement Program...” is registration for design professionals including all sub-consultants required for this proposal submission?
 - a. Yes, consultants/contractors will be required to comply with Monitoring and Enforcement Program as applicable and may even create their own Program. This consideration is included in RFP for notification purposes.
 21. If an Architect was to utilize a GC for Pre-Con Estimating or BIM Modeling, would it disqualify the GC from pursuing the project in construction?
 - a. Yes, participation in design would likely disqualify GC from bidding on construction. The GC could support construction phase by being contracted to Architect for Construction Admin.
 22. What kind of contract delivery method are you anticipating for GC's when the GC RFQ/P comes out? Will this be anything other than a Sealed Bid project?
 - a. The intention is to release an RFB, final decision rights are reserved. The anticipated process is sealed bid.
 23. What is the deadline? The RFP states Tuesday November 4 – but Tuesday is November 5 / November 4 is a Monday.

- a. As of October 14, both the RFP and website reflect the deadline as Monday, November 4. Apologies for any confusion on the post prior to October 14th.
24. Is there a requirement to meet a certain percentage of MBE/WBE/DBE status across our entire team?
- a. MBE/WBE/DBE participation or status is not required. However, certified small business will have its points increased by 5% of the total points awarded to the highest scored non-small business bidder (GC § 14835).
25. Who will be operating the facilities once complete?
- a. The facility operator has yet to be determined.
26. Is RMC the site's property owner?
- a. The site is currently owned and operated by County of Los Angeles Public Works, Flood Control District. The project's ultimate owner and operator has yet to be determined.
27. Can you please clearly define the boundaries of the parcel for which we would be proposing? It seems like there may be an old power easement through the highlighted area, and we are unsure if the parking lot is included in the 9.5 acres allotted.
- a. The site does not include any utility easements. The site's AIN is 6234-012-900, but does not include the LA River portion of the parcel.
28. We are interested in submitting for the cost consultant RFP when the RFP becomes available. We are wondering if you could advise us when the RFP will be available? Does the agency have a different procurement system for Owner consultants?
- a. We cannot advise when another RFP will be available. There is no other procurement system at this time.
29. Is there a page limit for this proposal? Are any sections recommended to have specific page limits other than the 2-page executive summary?
- a. Besides the 2-page summary, there are no page limits.
30. Under Minimum Requirements, Item 5, Cost Proposal, a "total cost for each category of personnel" is required. Is this referring to a lump sum cost required by the submitting consultant and their subconsultants?
- a. Hourly billing rates should show all category of personnel and then each categories' rates (categories such as Architect 1, Architect 2, Partner 1, etc.). Proposals should provide lump sum cost breakdowns by phases and disciplines/subconsultants.
31. Under "1.4 Meetings" on page 5, how many Project partners have been identified (or do you expect) and who are they? Are there a minimum number of In-progress design presentations required?
- a. RMC is expecting at least monthly update meetings to RMC and project partners. Project partners include LA County Supervisorial Districts, Public Works, CEOs

office, Department of Arts and Culture, among others. Arts and Cultural partners and operators are still being identified.

32. RFP requires two sets of the proposal, which we assume are bound copies. Do you require an electronic copy also?
- a. Electronic copies are not required however you may send with required copies (either by flash drive or link)
33. In the description of Section 4, Statement of Qualifications, it is stated that "contractors must respond to each numbered criterion" found in the selection criteria. However, number 2 in the selection criteria asks for identified staff and their respective roles and location, which normally we would place in the Resume section. Would the RMC prefer to see these staff roles outlined in the Statement of Qualifications, or the Resume section?
- a. Resume section will be more detailed and specific to each firm's personnel, and their experience, availability and assignment on this Project (micro). The Statement of Qualification will summarize how staffing experience is responsive to the RFP, such as providing an overview of staff being assigned to specific tasks, cumulative amount of experience, and other summarizing information that is more appropriate for the qualification section (macro).
34. What is the concurrence of design phases around CEQA?
- a. EIR development will begin at the conclusion of Schematic Design. DD may not begin until the completion of the EIR; this will be decided at completion of the draft EIR.
35. Can you explain the weighting of the cost proposal in the selection criteria since the design is still evolving?
- a. The cost proposal has 30% weight. The value effectiveness and cost adequacy will be evaluated. Award is to the responsible proposer earning the highest overall score (technical merit plus cost proposal; max. score 100 points/100%)
-
36. What is the anticipated seat-count in the theater? Are you seeking a certain SF allotment for certain types of programming? If so, what is the break out? How many exhibition spaces are you wanting to include?
- a. The RFP outlines the basic building programming.
37. Would RMC consider extending the deadline for receipt of proposals?
- a. RMC does not intend to extend the deadline.
38. Given the complex program proposed for the SELA CC site, can you provide clarification regarding what level of detail RMC is expecting from consultant team's fee proposals? For example, it would be nearly impossible to estimate VT, AV/IT, structural, etc. without having a more clearly defined program?
- a. The goals and objectives are stated in RFP.

39. Will RMC be the client, or another State or County agency?
- a. RMC is the client.
40. The RFP mentions conceptual design scheme(s), program and schedule approved by the RMC and Project Partners will be the basis for the architect's schematic design. Is this information available to serve as basis for the scope of work and fee anticipated by this RFP?
- a. Not for this submittal. See response to Question #1.
41. It seems like the Architect is to hire all the consultants besides the "owner" consultants listed on page 3; please confirm?
- a. Confirmed.
42. What is the level of details (LOD) for the BIM Model?
- a. The BIM Model will require enough detail to support construction documentation as one of the contract documents and will be the source for dimensional and geometric control for the Project.
43. Cost Proposal: the last item in #5 (page 7) sounds like just the "admin mark-up" percentages are to be submitted rather than actual fees; please confirm?
- a. Admin markup is typically shown as a percentage.

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

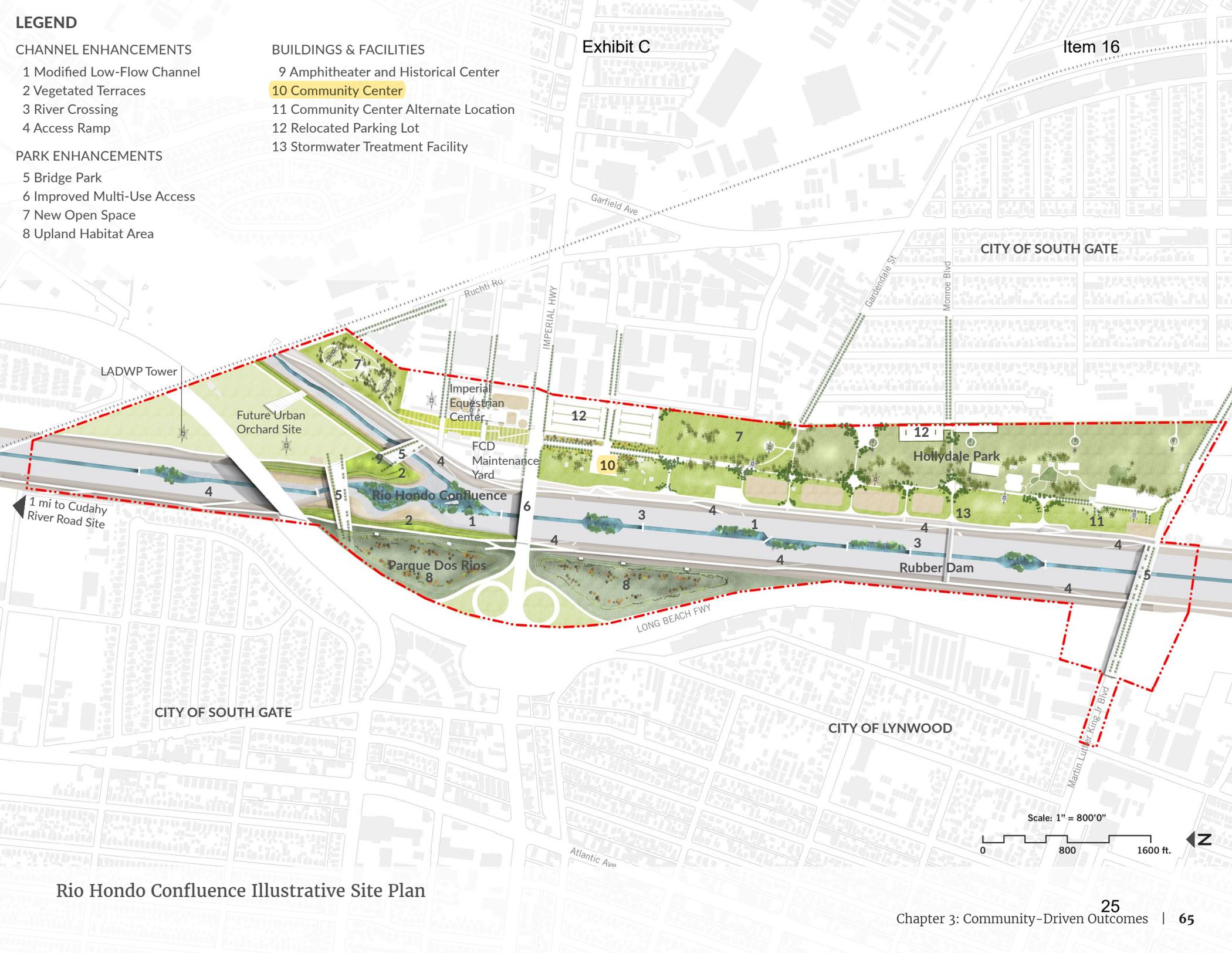


Exhibit C

Item 16

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

November 18, 2019 – Item 16

RESOLUTION 2019-38

RESOLUTION OF THE SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS CONSERVANCY (RMC) TO ESTABLISH A SELECTION COMMITTEE TO EVALUATE PROPOSERS UNDER A REQUEST FOR PROPOSAL TO PROVIDE ARCHITECTURAL DESIGN 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 RMC issued a Request for Proposals (RFP) seeking an individual or firm to provide architectural design, preconstruction phase and construction phase services for a Community Cultural Arts Center in Southeast Los Angeles; and

WHEREAS, the RMC seeks to establish a Selection Committee that will evaluate Proposals and make a recommendation to the Board for final approval; 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, 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. 2019-38

- 4 ADOPTS the staff report dated November 18, 2019.
- 5 AUTHORIZES the RMC to establish a selection committee to evaluate Proposers under a Request for Proposal to provide Architectural Design Services for a Community Cultural Art Center in Southeast Los Angeles.

~ 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