

DATE: February 3, 2020
TO: RMC Governing Board
FROM: Mark Stanley, Executive Officer
SUBJECT: Item 11: Consideration of a resolution authorizing the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy to ratify a Professional Services Agreement and Service Order with Geosyntec Consulting to provide Concept Design and Permitting Pre-Coordination services for the Community Cultural Arts Center in Southeast Los Angeles (RMC 19509)

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 authorizes the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy to ratify a Professional Services Agreement and Service Order with Geosyntec Consulting to provide Concept Design and Permitting Pre-Coordination services for the Community Cultural Arts Center in Southeast Los Angeles (RMC 19509).

PROJECT DESCRIPTION:

Exhibit A – Lower LA River Revitalization Plan – Rio Hondo Confluence Signature Project
Exhibit B – Site Boundary
Exhibit C – Geosyntec Service Order – Cover Letter
Exhibit D – Geosyntec Service Order – Cost Breakdown

On December 16, 2019, the RMC Board authorized RMC staff to negotiate and award a contract Geosyntec Consulting to provide Concept Design and Permitting Pre-Coordination services for the Community Cultural Arts Center in Southeast Los Angeles (Resolution 2019-46). The Service Order and Standard Agreement were executed on January 15, 2020.

Following the Feasibility and Pre-Concept phase, the Geosyntec team was prepared to provide additional architectural, engineering, planning, and community engagement services through Concept Design Phase and for Preliminary US Army Corps of Engineers (USACE) Section 408 permitting discussion. It is anticipated that the overall duration of this phase will take about 3-6 months. Excerpts from Geosyntec’s Service Order is included as Exhibit C and D.

The Concept Design Phase Scope of Work includes the following:

1. Concept Design
2. Preliminary USACE 408 Pre-Coordination

3. Quality Management

Deliverables by Activity:

Activity	Duration	Deliverables
Concept	3-6 Months	<ul style="list-style-type: none"> • Initial Kickoff Meeting • Bi-weekly calls and progress updates • Drawings as necessary to describe selected massing options, site layout, and other conceptual designs to support a preliminary cost estimate • Program and area summaries as necessary for the massing options • Photographs of physical and/or 3-D computer models for the massing options • One (1) presentation of the in-progress design to the RMC decision committee if required • Up to two (2) progress concept design reports in preparation of each design meeting • Up to three (3) concept design meetings • Meeting summaries for every meeting attended • Two (2) public engagement meetings, presentation materials, and summary reports • Up to 12 stakeholder meetings • Digital Public Engagement Tool survey report • Environmental and Risk Assessment Technical Memo • Concept level ground improvement program Technical Memo • Draft Design Basis Summary Technical Memo • Final concept design report • Presentation materials for a final concept design • One (1) presentation of the final design to the RMC decision committee if required • Up to two (2) concept design presentations to project stakeholders
USACE 408 Pre-Coordination	3-6 Months	<ul style="list-style-type: none"> • Up to three (3) face-to-face meetings with USACE • Meeting summaries for every meeting attended

1. Concept Design

In the Concept Design phase, the basic Project conditions and scope as well as program areas and site are confirmed and various approaches to the Project massing and siting are developed.

The preliminary building program that forms the basis of the Project is as follows:

- Building Programming (approximately 395,956 sq. ft.), includes:
 - Community/Cultural facilities
 - Music Program facilities
 - Visual Arts Program facilities

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

Note that the preliminary building program is based on certain assumptions for Project and will need to be further defined.

The relative general responsibilities between the Geosyntec, Architect, and RMC are as follows:

Task	Service	Geosyntec	Architect	RMC
1.1 Project Management/ Organization	0.01 Consultations with Owner during the Concept Design Phase, Schematic Design Phase and Outreach Phase.	a	R	-
	0.02 Research.	a	R	-
	0.03 Conferences.	a	R	-
	0.04 Communications.	a	R	-
	0.05 Progress Reports.	a	R	-
	0.06 Preparation of professional services agreement(s) and recommendation of engineering and other consultants.	a	R	-
	0.07 Provide overall project design intent.	-	R	-
1.2 Disciplines Coordination	0.01 Coordination of architectural services and work product with other design disciplines during the Concept Design Phase and Outreach Phase.	a	R	a
	0.02 Review and coordination of design documents during Concept Design	a	R	a
1.3 Scheduling	0.01 Establish and maintain project schedule for design services, decision making and documentation during the Concept Design and Outreach Phase.	a	R	a
1.4 Owner Supplied Data Coordination	0.01 Review and coordinate owner supplied project data.	R	R	a
	0.02 Assistance in establishing criteria.	R	R	a
	0.03 Assistance in obtaining data.	R	R	a
1.5 Agency Consulting/ Review / Approval	0.01 Building Code/Ordinance review.	a	R	a
	0.02 Research of critical applicable regulations.	R	R	a
	0.03 Preparation of written and graphic explanatory materials.	a	R	-

Key: R = Primary Party Responsible
a = Assist Primary Party

Specific tasks and the relative responsibilities between the Geosyntec, Architect, and RMC for the Concept Design Phase are as follows:

Geosyntec's services for the Concept Design Phase consist of the following:

- Geotechnical Engineering
- Environmental Engineering
 - review the information collected during the site investigation and work with the Design team to develop approaches to mitigate site contamination, if needed, such as capping, encapsulation, or limited removal
- Civil Engineering
 - Draft Design Basis Summary Tech Memo for Civil Design
 - Design Concept Drawings
- Traffic Engineering
 - Provide design input regarding the project entry intersection with Imperial Highway
 - Develop a concept improvement plan for the segment along Imperial Highway along the project frontage
 - Prepare concept improvement exhibits for up to two (2) intersections providing access to the proposed project
- Cost Estimating

- Review and alignment of opinions of probable construction costs with the expectations of the Owner and the design team.
- Comparison of the budget cost model to the budgeted funds for the project.
- Engagement Support

2. Preliminary USACE 408 Pre-Coordination

Based on the current conceptual layout, a USACE 408 permit may be required due to potential levee impacts. Therefore, an activity to meet with USACE has been included and will explore their permit requirements related to the planned Project. However, the NEPA documentation and USACE 408 permitting are not included as part of this scope of work. Obtaining an early decision on the 408 Permit can help prevent this process from introducing a project delay.

Based on current conceptual site layouts, portions of the planned project will encroach on the existing levees and levee easements of the Los Angeles River. These levees are under the control of USACE. Section 14 of the Rivers and Harbors Act of 1899, 33 USC 408, (commonly referred to as “Section 408”) authorizes the USACE to grant permission for the alteration, occupation or use of a USACE project if certain requirements are met. Alterations refers to any action by any entity other than USACE that builds upon, alters, improves, moves, occupies, or otherwise affects the usefulness, or the structural or ecological integrity, of a USACE constructed project.

The most recent 408 guidance (EC 1165-2-220) issued by the Corps on 10 Sep 2018 outlines a four-step procedure (Sections 13-17) for obtaining a 408 permit. Before Step 1 can begin, a pre-coordination step must be taken to identify issues, USACE design standards, level of detail required, determine if single phase or multi-phased review approach is required, minimize cost, and provide for the protection of sensitive information. Steps 1 through 4 will be included as part of the scope for the Design through Construction Documents Phases.

3. Quality Management

Geosyntec work product is prepared following a rigorous quality assurance and quality control (QA/QC) process defined in a Corporate Quality Management Plan. The goal of their Quality Management Program (QMP) is to promote quality in their services and work products thereby enhancing the performance, reliability, and safety of our solutions and recommendations and the satisfaction of our clients. The QMP includes using an internal quality management system (QMS) to document and track all peer and senior reviews.

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.

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

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

Submittals were evaluated based upon a set of nine criteria for those firms who have complied with the minimum qualification requirements and to one or more of the following desirable qualifications and expertise, including: knowledge of the Lower Los Angeles River and its Revitalization Plan, Incubator Oversight and Contract Management, and Post-Incubation, and Availability, Schedule, and Project Management. Sixteen proposals were received and were each evaluated by three RMC staff members for desirable qualification and expertise.

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

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 scope of the Feasibility phase scope of work included 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. It was through this analysis that a preferred site was selected: the LA County Public Works' Flood Control District's Imperial Maintenance Yard (see Exhibit B).

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

- Initial geotechnical/seismic design criteria document (Technical memorandum; TMG 1) in consultation with civil/structural/hydraulics engineer.
- Environmental Screening Assessment (TME 1) following ASTM procedures.
- Boundary, Topographic, and Utility Survey (TMC 1). A technical memorandum summarizing existing Site Conditions including survey and utility information.
- Four (4) stakeholder meetings

The Geosyntec team provided drafts of all reports which were reviewed by RMC and LA County Public Works. The Feasibility studies were completed December 31, 2019.

FISCAL INFORMATION: The budget for the Professional Services Agreement and Service Order with Geosyntec Consulting for the Concept Design and Permitting Pre-Coordination services for the Community Cultural Arts Center in Southeast Los Angeles (RMC 19509) is for a cost not to exceed \$2,188,970. This work will take place beginning January 6, 2020 and continue through July 31, 2020.

Funding for the Professional Services Agreement and Service Order will be allocated for Los Angeles River Community Restoration from the Budget Act of 2018 allocation:

Budget Act of 2018 (Senate Bill No. 840)

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

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

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

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

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

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

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

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

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

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

Section 32614.5:

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

LEGEND

CHANNEL ENHANCEMENTS

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

PARK ENHANCEMENTS

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

BUILDINGS & FACILITIES

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

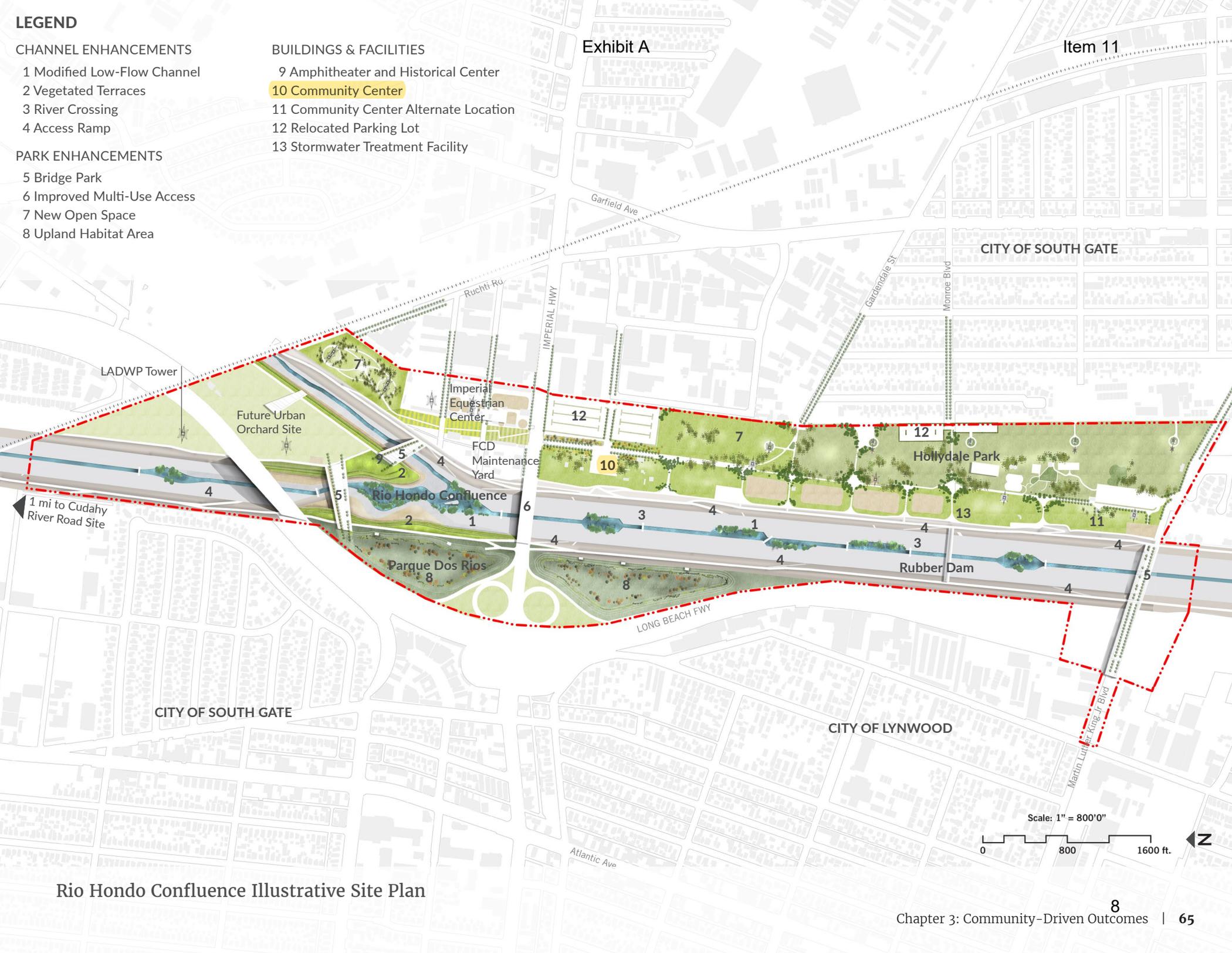


Exhibit A

Item 11

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

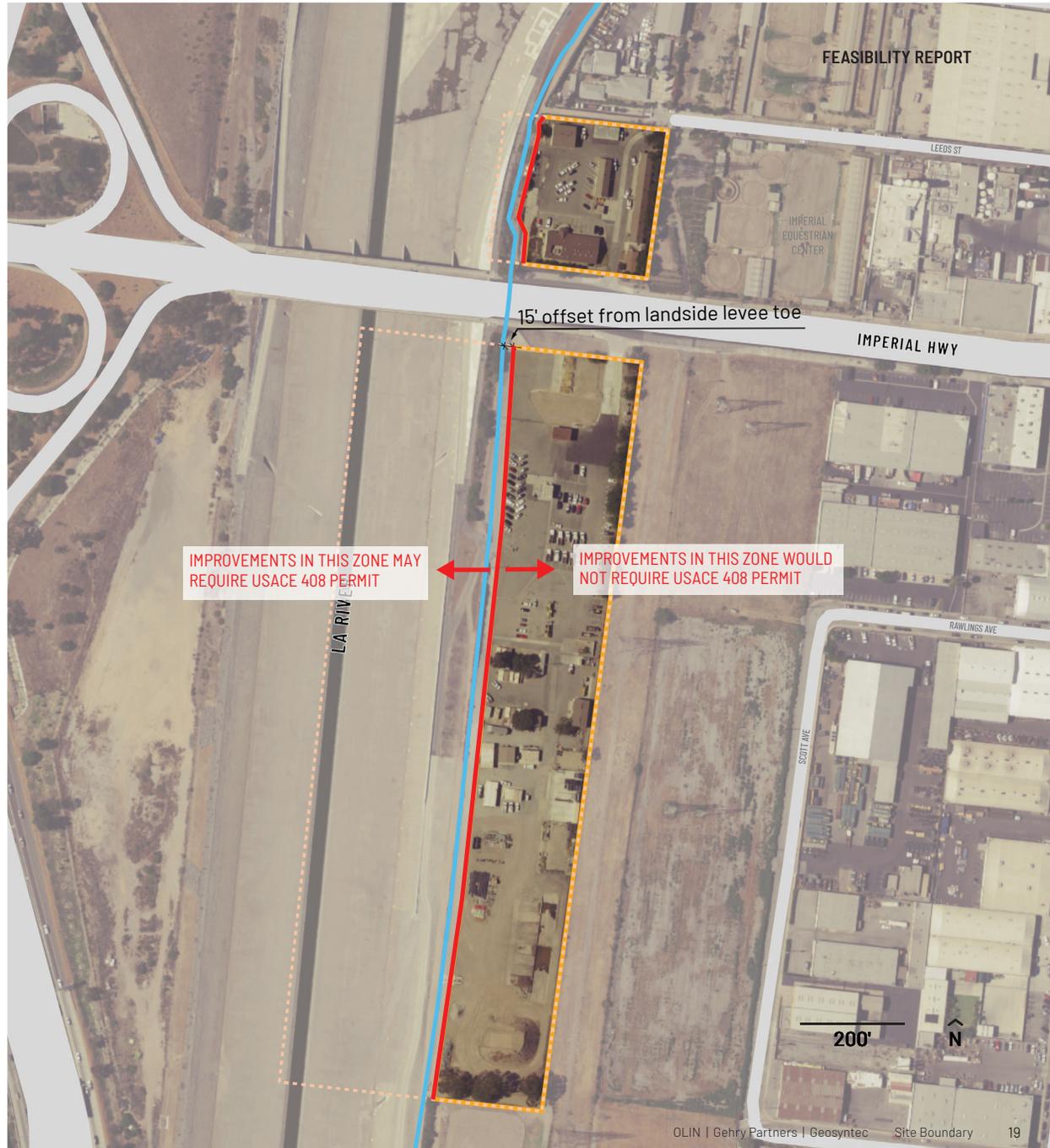
SELA CULTURAL CENTER

SITE BOUNDARY

LEGEND

- Site Boundary
- Parcel Boundary
- Levee Landside Toe

Source: OLIN; Los Angeles County GIS Data Portal, Assessor Parcels - 2015 Tax Roll, 2015; NAIP Aerial 2017





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January 6, 2020

Mr. Mark Stanley
Rivers and Mountains Conservancy
100 N. Old San Gabriel Canyon Road
Azusa, CA 91702
mstanley@rmc.ca.gov

Subject: SELA Cultural Center – Engineering and Permitting Services: Concept Phase and USACE 408 Pre-Coordination

Dear Mr. Mark Stanley,

In support of the Lower Los Angeles and San Gabriel Rivers and Mountains Conservancy (RMC) and your efforts to develop a Southeast Los Angeles (SELA) Cultural Center, Geosyntec Consultants, Inc. (Geosyntec) has assembled an elite team of expert consultants with direct experience in site planning, engineering, and permitting *especially as those pertain to projects along the Los Angeles River*.

With current scopes of work for site selection and feasibility analyses nearing completion, Geosyntec's team is prepared to move into Concept Design and initiate US Army Corps of Engineers (USACE) Section 408 Permit Pre-Coordination discussions. The team will continue to work seamlessly on site development, architecture, and community engagement for the facility.

Attached please find Geosyntec's proposal to provide architectural, engineering, planning, and community engagement services for Concept Design and preliminary Section 408 Permit coordination with the USACE.

We appreciate the opportunity to submit this proposal and look forward to providing RMC with continued services for the development of the SELA Cultural Center. Should you have any questions please feel free to call Mark Hanna at (310) 245-4708.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Hanna", with a long horizontal flourish extending to the right.

Mark Hanna, Ph.D., P.E. LEED AP
Senior Principal

A handwritten signature in blue ink, appearing to read "R. Bruce", with a long horizontal flourish extending to the right.

Robert Bruce, P.E., G.E.
Senior Principal

CC: Joseph Gonzales, RMC
Joe Goldstein, Geosyntec

SELA CULTURAL CENTER SCOPE OF WORK — GEOSYNTEC

Activity	Deliverable	Total
CONCEPT DESIGN		
Geotechnical Engineering	<ul style="list-style-type: none"> • Meetings with structural engineer and specialty contractors for planning of ground improvement program • Technical Memo on concept level ground improvement program 	\$ 80,000
Environmental Engineering	<ul style="list-style-type: none"> • Environmental and Risk Assessment Technical Memo (\$30k for drilling, sampling and testing) 	\$ 110,000
Civil Engineering	<ul style="list-style-type: none"> • Draft Design Basis Summary Technical Memo 	\$ 155,000
Traffic Engineering	<ul style="list-style-type: none"> • Conceptual Improvement Exhibits for Imperial Hwy and up to 2 additional intersections 	\$ 55,520
Cost Estimating	<ul style="list-style-type: none"> • Initial Concept Cost Plan 	\$ 104,080
Architectural Services (incl Landscape Architecture and Outreach)	<ul style="list-style-type: none"> • Drawings as necessary to describe selected massing options, site layout, and other conceptual designs to support a preliminary cost estimate • Program and area summaries as necessary for the massing options • Photographs of physical and/or 3-D computer models for the massing options • One (1) presentation of the in-progress design to the RMC decision committee, if required • Up to two (2) progress concept design reports in preparation of each design meeting • Up to three (3) concept design meetings • Two (2) public engagement meetings, presentation materials, and summary reports • Up to 12 stakeholder meetings • Digital Public Engagement Tool survey report • Final concept design report • Presentation materials for a final concept design • One (1) presentation of the final design to the RMC decision committee, if required 	\$1,637,450
USACE 408 PRE-COORDINATION	<ul style="list-style-type: none"> • Face-to-face meetings with USACE 	\$ 46,920
Concept Subtotal		\$ 2,142,050
USACE 408 Pre-Coordination Subtotal		\$ 46,920
Total		\$ 2,188,970

February 3, 2020 – Item 11

RESOLUTION 2020-03

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

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

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

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

WHEREAS, the RMC issued a Request for Qualifications (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.
- 4 ADOPTS the staff report dated February 3, 2020.

Resolution No. 2020-03

- 5 RATIFY a Professional Services Agreement and Service Order with Geosyntec Consulting to provide Concept Design and Permitting Pre-Coordination services for a Community Cultural Center in Southeast Los Angeles for \$2,188,970, to be completed by July 31, 2020.

~ End of Resolution ~

Passed and Adopted by the Board of the
SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS
CONSERVANCY on February 3, 2020.

Motion _____ Second: _____

Ayes: _____ Nays: _____ Abstentions: _____

Frank Colonna, Chair

ATTEST: _____
David Edsall
Deputy Attorney General