

DATE: June 15, 2020

TO: RMC Governing Board

FROM: Mark Stanley, Executive Officer

SUBJECT: Item 12: Consideration of a resolution authorizing the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy's Executive Officer to negotiate and award a Professional Services Agreement and Service Order with Geosyntec Consulting to provide Schematic Design and initial CEQA phase services for the Southeast Los Angeles Cultural Center

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 Executive Officer to negotiate and award a Professional Services Agreement and Service Order with Geosyntec Consulting to provide Schematic Design and initial CEQA phase services for the Southeast Los Angeles Cultural Center.

PROJECT DESCRIPTION:

- Exhibit A: Lower LA River Revitalization Plan – Rio Hondo Confluence Signature Project
- Exhibit B: Site Boundary
- Exhibit C: Geosyntec SD/CEQA Proposal, 6/4/2020 – Scope of Work
- Exhibit D: Geosyntec SD/CEQA Proposal, 6/4/2020 – Tasklist/Timeline
- Exhibit E: Geosyntec SD/CEQA Proposal, 6/4/2020 – Budget

The Geosyntec team has previously provided professional architectural and engineering services to RMC for Site Selection and Feasibility and Pre-Concept phases, and is currently providing the same services for the Concept Design of the proposed Southeast Los Angeles (SELA) Cultural Center (Project) through June 2020, see Exhibit A and B for site context and boundary.

A proposal was submitted by Geosyntec on June 4, 2020 to provide additional engineering, environmental planning, and community engagement support services through the Schematic Design (SD) and some initial California Environmental Quality Act (CEQA) phase of the Project. Geosyntec's scope of work for SD has been developed in collaboration with the Architectural Design Team (Gehry Partners, LLP) to help ensure relevant issues are addressed in alignment with the Project direction at time of the proposal. See Exhibit C, D, and E for Geosyntec's proposed Scope of Services, Tasklist/Timeline, and Budget.

The Scope of services for Geosyntec includes civil, traffic, geotechnical and environmental engineering along with consultation on permitting and cost estimating. Proposal also includes environmental planning and clearance activities (i.e. CEQA).

At the time of this report, the preliminary building program that forms the basis of Geosyntec's proposal is as follows:

- Building Programming (approximately 95,000 gross square feet.), includes:
 - Community/Cultural facilities
 - Performance facility
 - Museum facility
 - Loading and Services
- Site Programming (approximately 391,500 sq. ft.)
 - Public plaza
 - Amphitheater
 - Exterior exhibits, classrooms, and other outdoor programs
 - Parking lot

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

The Schematic Design and Initial CEQA Phase Scope of Work includes the following:

1. Schematic Design, 18-week duration
2. Initial CEQA, 6-month duration
3. Cost Estimating, 18-week duration

See Exhibit D for list of Deliverables by Activities. The contract performance period will be for 6-months after the Notice to Proceed.

1. Schematic Design (SD)

During the SD phase the selected concept will be developed into an architectural scheme and the area, program mix, and budget are fixed, as expressed in 2-D drawings and a three- dimensional building information computer model ("BIM") that will be further developed in subsequent phases. Deliverables during SD are more detailed sketches and models that convey the selected design option and the interaction of the design elements. Outreach efforts initiated during the Concept Design phase will continue during this phase. The SD phase will be led primarily by the Architectural Design Team (Gehry Partners, OLIN Landscape Architects, MKA Structural Engineers) with the Geosyntec team working in close collaboration to provide support in a number of specialty areas. Geosyntec will provide geotechnical engineering, environmental engineering, civil engineering, traffic engineering, and cost estimating services during the SD Phase. See Exhibit C for detailed Scope of Work.

2. Initial CEQA Documentation and Technical Studies Phase

The Environmental Planning activity (i.e. CEQA) will be led by Geosyntec's subconsultant, Ruth Villalobos & Associates (RVA). Based on RVA's previous experience with projects of similar size and scope, the CEQA document is assumed to

be an Environmental Impact Report (EIR) due to the community and river sensitivities around the Site, the Project aspects, and the number of known organized, special-interest groups in the area.

Preparation of California Environmental Quality Act (CEQA) documentation and technical studies will be considered and certified by the RMC as the CEQA lead agency on the project. The CEQA would also be considered by the City of South Gate and Los Angeles County for approvals of the project and by the Regulatory Agencies (US Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife) for any required permitting associated with the Los Angeles River.

At the time of this report, the CEQA documentation is assumed to only cover the SELA Cultural Center project, and not any LACFCD Maintenance Yard relocation. Through conversations and coordination with RMC and LA County Public Works, the final CEQA scope and documentation will be agreed upon at a later time. While the final CEQA scope and documentation is negotiated between RMC and LA County Public Works, the Geosyntec team will begin working on developing initial documentation and technical studies

RVA's tasks are listed below and a more detailed description of activities and assumptions is provided in Exhibit C:

- I. LA County Public Works (LACPW), RMC, and USACE Coordination
- II. Kick-off Meeting and Project Description
- III. CEQA Mailing
- IV. CEQA Baseline Conditions and Regulatory Framework

During the CEQA Phase, the Geosyntec team will provide the documentation and technical studies supporting the CEQA process for the project. Geosyntec will provide management and oversight of communications and coordination between RVA, RMC, LACFCD and between RVA and RMC's other consultants. Additionally, Geosyntec will provide environmental, geotechnical, and civil engineering input and support to RVA during EIR development.

3. Cost Estimating

Geosyntec is providing cost estimating services through Directional Logic. During the SD phase Directional Logic will include a review of the selected alternative from a cost perspective and prepare an SD Cost Plan based upon the material received, program spreadsheet, and available site information. The cost plan will be prepared in the system format for comparison to benchmark cost data and to prepare for design stage cost management. See Exhibit C for additional cost estimating activities and exclusions details. Note that Directional Logic is working largely in response to and under the guidance of the project architect (Gehry Partners) and Directional Logic work product will not be subject to Geosyntec quality management procedures.

Since there is some uncertainty regarding whether the CEQA process will need to incorporate the re-siting and relocation of the existing Los Angeles County Flood Control Districts' (LACFCD) Maintenance Yard at the Project Site, RMC is still in discussions with Geosyntec on the next phase contract for the project. In speaking with experts recommendations include initiating CEQA

efforts that can effectively be advanced during the SD phase while the coordination with LACFCD is finalized. RMC is still in discussions with LACFCD on final CEQA scope, awaiting information from a relocation report due June 2020. RMC anticipates a contract recommendation for CEQA activity through Geosyntec within the next few months to avoid project delays.

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.

In the Site Selection and Feasibility phase, the objective was to collect information related to project goals, site options, team responsibilities, and community and other influences to evaluate if the project is generally viable within the understanding of the cost and technical constraints and if the project is viable to establish the next steps in the project development process.

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 LACFCD'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. The Geosyntec team completed the Feasibility and Pre-Concept reports (including Survey and Utility summary, Environmental Screening Assessment, and Geotechnical Investigation Summary) in December 2019. Based on assessment reports, the Geosyntec team concluded that remediation through detailed planning of a ground improvement program and overall site development, including ground improvements within the footprint of the proposed building structures, can address the significant geotechnical and environmental considerations found during Feasibility.

Following the Feasibility and Pre-Concept phase, the Geosyntec team provided additional architectural, engineering, planning, and community engagement services through Concept Design Phase and for Preliminary US Army Corps of Engineers (USACE) Section 408 permitting. In the Concept Design phase, the relatively general outlines of function and form developed and decided as viable at the Feasibility level are carried forward. Project conditions and scope, as well as program areas and site, are confirmed and various approaches to the Project massing and siting are developed. During the Concept Design phase there has been public outreach with appropriate project stakeholder groups and local community members to further engage and understand project objectives and constraints. Due to the public health situation with COVID-19 the public outreach has taken place largely using digital approaches.

The Concept Design phase is anticipated to be completed in June/July 2020.

FISCAL INFORMATION: The proposed budget for the Professional Services Order with Geosyntec Consulting for the Schematic Design and initial CEQA Phase services for the Southeast Los Angeles Cultural Center, for a cost not to exceed \$909,760. The contract performance period will be 6 months from the Notice to Proceed. See Exhibit E for detailed proposed budget. This does not include budget for Schematic Design for architectural services under a separate Standard Agreement with Gehry Partners, LLP.

Funding for Schematic Design and initial CEQA Phase services will be allocated for Los Angeles River Community Restoration from the Budget Act of 2018 allocation:

Budget Act of 2018 (Senate Bill No. 840)

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

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

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

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

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

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

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

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

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

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

Section 32614.5:

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

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

LEGEND

CHANNEL ENHANCEMENTS

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

PARK ENHANCEMENTS

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

BUILDINGS & FACILITIES

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

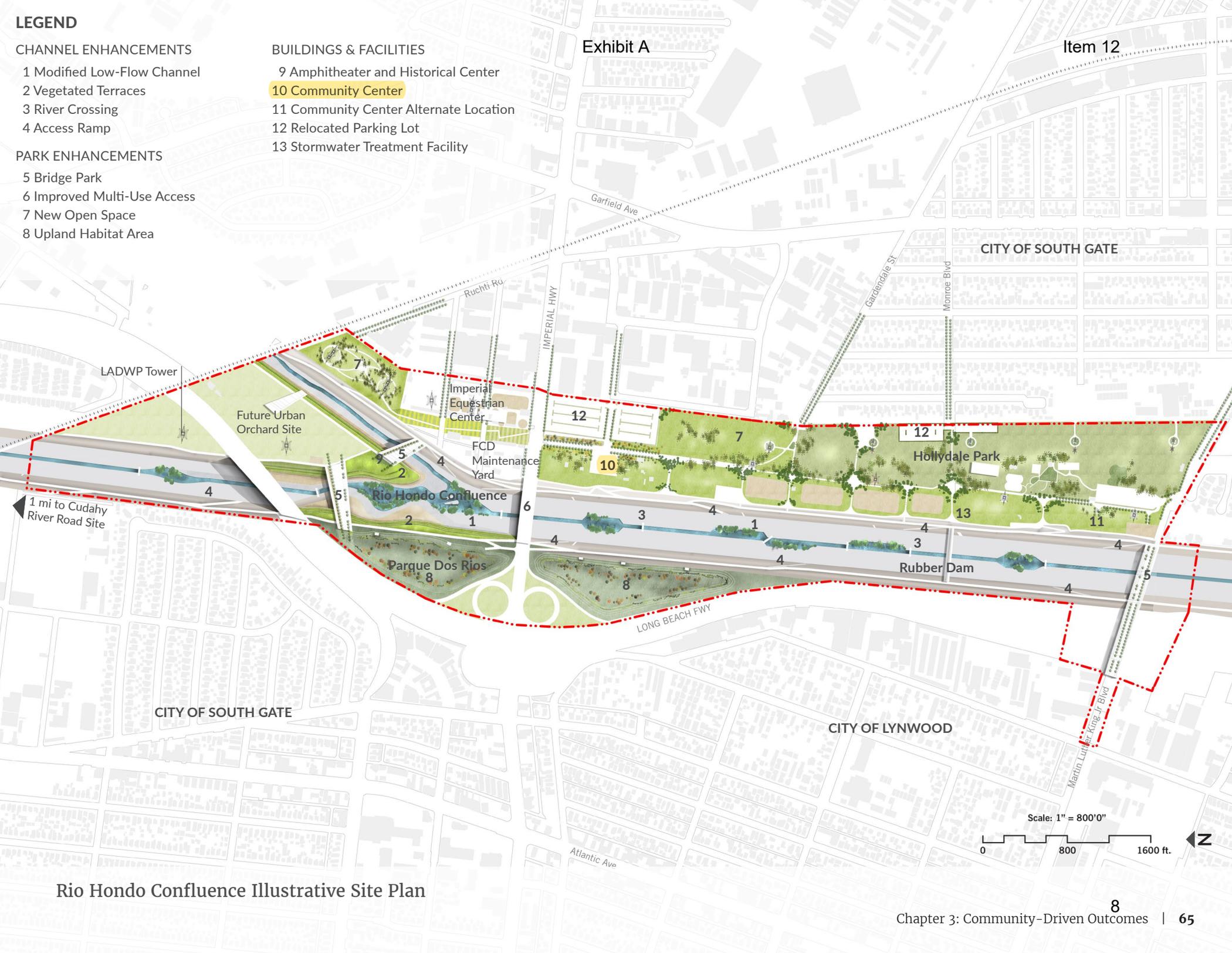


Exhibit A

Item 12

CITY OF SOUTH GATE

CITY OF SOUTH GATE

CITY OF LYNWOOD

Scale: 1" = 800'0"



Rio Hondo Confluence Illustrative Site Plan

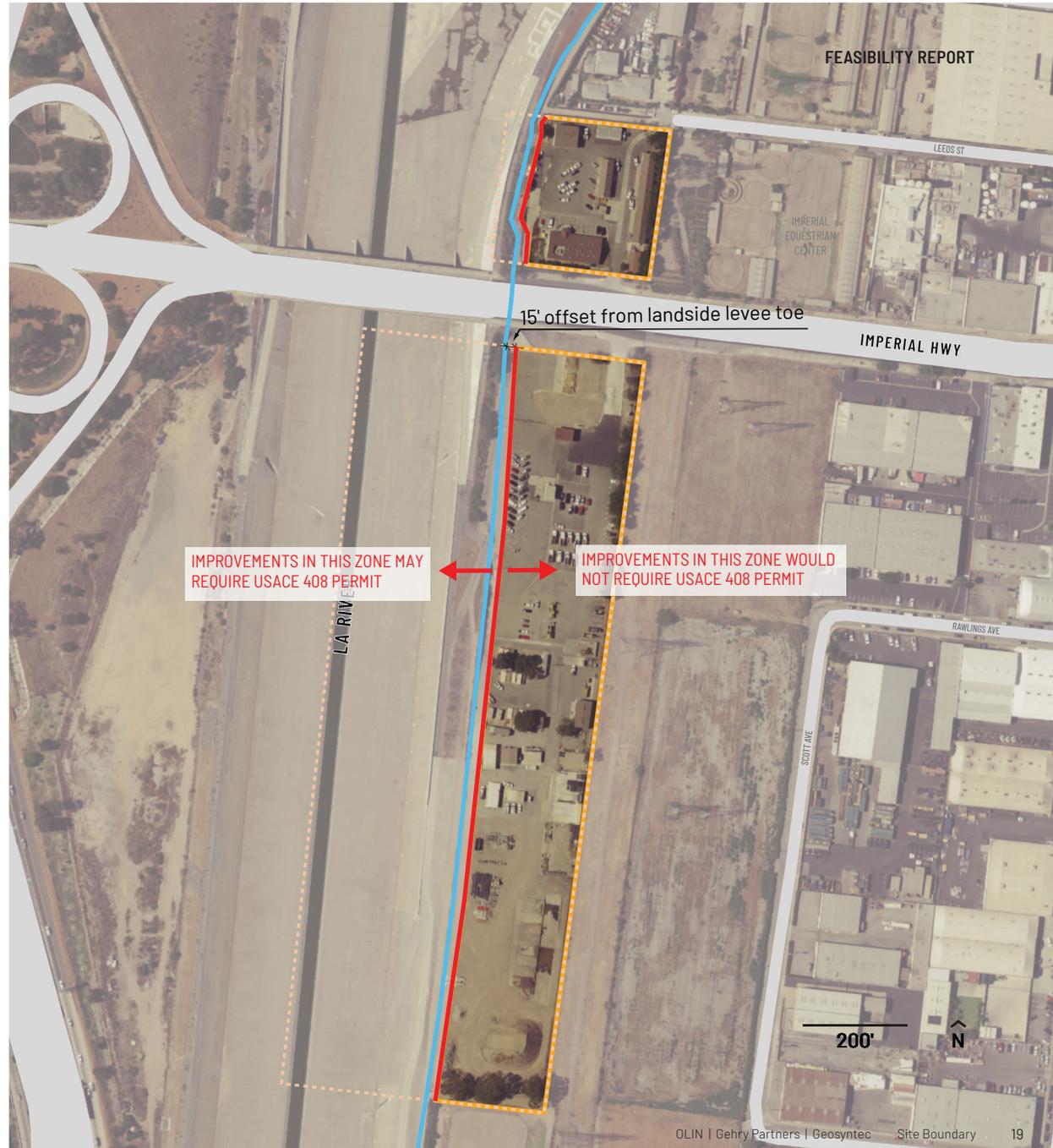
SELA CULTURAL CENTER

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



CONSULTANT PROPOSAL

The Geosyntec team has previously provided professional architectural and engineering services to the RMC (Owner) for Site Selection and Feasibility and is currently providing said services for Concept Design of the proposed Community Cultural Center (Project) in Southeast Los Angeles (SELA). This proposal has been prepared by the Geosyntec team for the Owner to provide additional engineering, environmental planning, and community engagement support services through the Schematic Design (SD) and initial California Environmental Quality Act (CEQA) phase of the project.

In the Site Selection and Feasibility phase, the objective was to collect information related to client goals, site options, team responsibilities, and community and other influences to evaluate if the project is generally viable within the understanding of the cost and technical constraints and if the project is viable to establish the next steps in the project development process.

In the Concept Design phase, the relatively general outlines of function and form developed and decided as viable at the Feasibility level are carried forward. Project conditions and scope, as well as program areas and site, are confirmed and various approaches to the Project massing and siting are developed. During the Concept Design phase there has been public outreach with appropriate project stakeholder groups and local community members to further engage and understand project objectives and constraints. Due to the public health situation with COVID-19 the public outreach has taken place largely using digital approaches.

During the SD phase the selected concept will be developed into an architectural scheme and the area, program mix, and budget are fixed, as expressed in 2-D drawings and a three-dimensional building information computer model ("BIM") that will be further developed in subsequent phases. Deliverables during SD are more detailed sketches and models that convey the selected design option and the interaction of the design elements. Outreach efforts initiated during the Concept Design phase will continue during this phase. The SD phase will be led primarily by the Architectural Design Team (Gehry Partners, OLIN Landscape Architects, MKA Structural Engineers) with the Geosyntec team working in close collaboration to provide support in a number of specialty areas. Our team will provide geotechnical engineering, environmental engineering, civil engineering, traffic engineering, and cost estimating services during the SD Phase. The specific deliverables during SD Phase are described later in this proposal and in the detailed proposals of our subconsultants.

There is some uncertainty regarding whether the CEQA process will need to incorporate the re-siting and relocation of the existing Los Angeles County Flood Control District (LACFCD) Maintenance Yard at the Project site. The CEQA documentation described in this proposal is assumed to only cover the SELA Cultural Center and not LACFCD Maintenance Yard relocation and consists of initial CEQA efforts that can be effectively advanced while the coordination with LACFCD is finalized. During this initial CEQA Phase, the Geosyntec team will develop regulatory framework and baseline conditions documentation supporting the CEQA process for the SELA project. Based on our team's experience with projects of similar size and scope, the CEQA document is assumed to be an Environmental Impact Report (EIR). The specific deliverables during the initial CEQA Phase are described later in this proposal and in the detailed proposals of our environmental planning subconsultant.

At the time of this proposal, the preferred alternative design scheme (Option A) is as shown in the figures provided in Attachment A. The Geosyntec team scope of work and associated budgets have been developed based on supporting the Option A alternative through SD and initial CEQA Phase. We recognize that there is likely to be some optimization and value engineering during these phases and fundamental changes to the design or development and support of other alternatives may require revisions to the scope and budgets described in this proposal.

The organization of this document is as follows:

1. Schematic Design Phase Scope of Work
2. Initial CEQA Phase Scope of Work
3. Cost Estimate Scope of Work
4. Quality Management

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5. Project Schedule and Deliverables
6. Professional Fees and Contract
7. Attachments

1 SCHEMATIC DESIGN PHASE SCOPE OF WORK

Geosyntec will continue to support the RMC and the Architectural Design Team during this phase.

1.1 Geotechnical Engineering

A significant constraint on the development of foundation recommendations for the Project is seismic related liquefaction as described in Geosyntec's December 2019 Soils Engineering Report. As reported in the 2019 report, the resulting displacement effects from liquefaction at the Site include significant settlement and lateral spreading. The main challenges are settlement and lateral spread associated with sands and silty sands that are 8 ft to 60 ft below the ground surface and a high seismic demand at the site. The planned structures themselves are dynamically complex as they are now envisioned to be elevated on a podium level raised with compacted fill.

A conceptual ground improvement plan outlining an approach to liquefaction mitigation was developed during the Concept Design phase based on early indications of likely building loads and performance expectations. The plan was based upon minimum seismic hazard levels in CBC 2019; however, a site-specific ground motion hazard analysis is required by code because the site contains significant potential for ground shaking and liquefaction. This ground motion hazard analysis will be conducted in general accordance with ASCE 7 Section 21 during the early SD phase of work. Moving forward in SD the ground improvement and foundation scheme needs to be developed collaboratively with the Architectural Design Team's structural engineer (MKA) to work to balance ground improvement and foundation system costs and expectations of building performance. The behavior and effects of elements such as mechanically stabilized earth (MSE) and conventional concrete retaining walls planned as part of the podium also need to be considered. However, we have not included the cost of carrying out a detailed soil-structure interaction study or modeling. If this is required to develop a cost-optimized foundation solution for the Site we would develop a separate proposal. SD level geotechnical recommendations will be developed for deep foundations, shallow foundations, retaining walls and other geotechnical elements of the selected option.

At this stage we anticipate working closely with MKA and the designated regulatory authority (City of South Gate) to develop a balanced solution supported by conventional analytical approaches. We plan to engage in discussions with the City of South Gate technical staff to explore opportunities to revisit some of the key geologic parameters and underlying geologic assumptions driving the extent of the ground improvement program.

It is our understanding that the City of South Gate plans to engage a third-party consultant to advise the City on geotechnical issues at this site. Typically, the City will charge the project owner (in this case RMC) the cost of the consultant; we have not included this cost in our budgets.

The geotechnical engineering activities will be to continue to support the Architectural Design Team with foundation and civil issues. Activities planned include:

- Geotechnical Input and Support During Schematic Design as described above
- Ground motion hazard analysis will be conducted in general accordance with ASCE 7 Section 21
- Preparations for, meeting with, and summary notes following meetings the City of South Gate technical staff and/or consultant
- Attend meetings and collaborate with design team as needed
- No formal deliverables. Will document meeting summaries and design decisions in technical memoranda when applicable

1.2 Environmental Engineering

Geosyntec performed a desktop level screening of the selected site during the Site Selection and Feasibility phase and identified potential environmental hazards on the Site. During the Site Selection and Feasibility phase, direct push borings and environmental sampling of the top 15 feet of the subsurface was performed to evaluate the potential contamination on the Site. The analytical testing results from these samples indicated that there are elevated concentrations of petroleum hydrocarbons, metals (predominantly lead) in soils and some methane and volatile organic compounds (VOC's) in the soil vapors. There is no information in the site history indicating use of the Site for industrial or manufacturing purposes. The contaminants are most likely associated with fill materials brought to the Site to construct the LA River levees and the embankment for Imperial Highway.

During the Concept Design phase Geosyntec carried out a Human Health Risk Assessment (HHRA) using the information collected during the pre-concept phase site investigation and following current California Department of Toxic Substances Control (DTSC) guidance. The HHRA was prepared to evaluate whether the levels of chemicals detected at the Site pose a potential risk to human health based on the planned future uses of the Site. The HHRA indicated that although vapor intrusion was not an issue, there were a few locations with elevated lead and arsenic that should be addressed by excavation and removal.

Because of the site history there is a potential that there is some contamination on other areas of the site that have not been investigated. Therefore, a soil management plan (SMP) will be developed during SD to guide the handling and offsite disposal (or reuse) or soil excavated at the Site for foundations, utility trenches, cistern, amphitheater, and other features.

The results of the Site investigation and HHRA need to be reviewed and approved by the designated regulatory agency (i.e. City of South Gate). The City will likely request additional sampling and analytical testing or that other scenarios be incorporated into the HHRA. Geosyntec previously proposed to carry out three additional days of direct push sampling and lab testing during the Concept Design phase. This work was not carried out during Concept and we plan to carry this forward into SD to delineate the excavation limits of elevated arsenic and lead identified in the HHRA and to accommodate additional sampling that will likely be requested by City of South Gate.

It is our understanding that the City of South Gate plans to engage a third-party consultant to advise the City on environmental issues at this site. Typically, the City will charge the project owner (in this case RMC) the cost of the consultant; we have not included this cost in our budgets.

Activities planned during SD include:

- Development of a Soil Management Plan
- Three days of direct push sampling and analytical testing of recovered samples
- Meeting with the City of South Gate technical staff and/or consultant
- Attend meetings and collaborate with design team as needed
- Update to the HHRA as necessary to accommodate City of South Gate comments, significant changes to the planned alternative, and additional site data collected during SD
- No formal deliverables. Will document meeting summaries and design decisions in technical memoranda as applicable

1.3 Civil Engineering

During the Concept Design phase, the civil engineering services included conceptual design and evaluation of wet utilities, grading, drainage, and site fire access and protection. The civil design aspects will be advanced during the SD phase. In the SD phase, grading and drainage design scope is significantly expanded to reflect Option A as shown in Attachment A and includes coordination with the Architectural Design Team on drainage of the "plaza" area as well as grading and drainage of the adjacent off-site surface parking. Grading design will be

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advanced in support of the Architectural Design Team and will be designed in 3D. All other civil design (e.g., utilities and structures) and details will be designed in 2D. Activities planned include:

- Preliminary meetings with City of South Gate to discuss off-site street and drainage improvements, LACFCD storm drain relocation, and point-of-connections and capacities for wet utilities
- Coordination with LA County Sanitation District regarding trunk line sewer connections
- Additional due diligence, including field investigations and utility locating (if necessary) for off-site street and drainage improvements and LACFCD storm drain relocation
- Demand and capacity analyses of wet utilities based on the current selected option and associated programming)
- Schematic layout, elevations, and sizing of wet utilities
- Schematic layout of civil site plan in coordination with GP and OLIN
- Schematic layout of grading and drainage for plaza, fire access road, secondary site access, surface parking lots, and adjacent LADWP and SCE right-of-way
- Evaluation of site fire access and fire flows/hydrants
- Schematic layout of off-site street and drainage improvements including relocation of Imperial Hwy storm drain, addition of secondary access from Borwick Ave, and required off-site improvements at Imperial Highway and Borwick Ave for access (assumes that traffic engineering is provided by Geosyntec sub)
- Design Basis Summary Memo Update for Civil Design

No hydraulic modeling of the adjacent overflow weir is assumed to be needed and design of retaining walls, handrails, decorative hardscapes, signage, dry utilities (e.g., electrical, site lighting, gas, etc.), irrigation system (except for irrigation main line, meter, and backflow preventer), and other structural or decorative features are excluded from SD phase civil activities.

1.4 Traffic Engineering

During the SD phase, off-site improvement requirements along Imperial Highway and along Borwick Avenue will be incorporated into the schematic layout of the project. The technical details will be developed by Urban Crossroads in collaboration with the Architectural Design Team and incorporating requirements from relevant agencies (CALTRANS, City of South Gate). Urban Crossroads is a certified Small Business that provides a full range of traffic services that include traffic impact analysis, traffic engineering, travel demand modeling, simulations and many other traffic related services. During SD Phase, Urban Crossroads will provide design input in the areas of Site access, on-site circulation, assessment of the Site design for emergency vehicle access and auto/truck circulation, and providing input to the parking layout design as necessary. Urban Crossroads scope of services are summarized below with additional detail in Attachment B:

- Discuss the required design parameters with the project team. In addition to ongoing electronic (e-mail and telephone) communication, up to three virtual meetings are anticipated.
- Prepare schematic design exhibits showing on-site roadway signing and striping layouts for all on-site roadways and parking areas (including those within the adjacent utility easement area). Schematic design exhibits will include Borwick Avenue extending east to Garfield Avenue, as well at the intersections of Borwick Avenue at Garfield Avenue and the Project access at Imperial Highway.
- Prepare exhibits demonstrating the adequacy of on-site circulation for emergency vehicles, autos, and truck loading areas presenting the minimum width driveway and associated vehicle turning movements for all areas for which schematic design exhibits will be prepared.

1.5 Community Engagement Support

Geosyntec will support the RMC community engagement efforts led by the Architectural Design team during the SD phase. Although in-person meetings are currently curtailed because of public health concerns, this may change as the project progresses into the CEQA phase. Geosyntec will also participate in digital or in-person

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stakeholder meetings as needed, and provide input and review of engagement materials such as website content, direct mailers, web publications and other various materials.

1.6 LA County Flood Control District Coordination

During Concept Design Phase, the Geosyntec team engaged the USACE LA District 408 permitting and Real Estate leads in order to better understand their permitting and real estate concerns and approval process. Our environmental planning and permitting specialist subconsultant, Ruth Villalobos & Associates, had several meetings and conversations with the USACE 408 team and Real Estate personnel and learned that the project Site, the current LACFCD Imperial Maintenance Yard, was likely acquired as part of the federal flood control improvement project. Therefore, it is expected that any modifications to the property will require USACE approval and a 408 review. Before USACE 408 and Real Estate will review proposed designs, LACFCD must first approve any proposed designs to ensure the project does not negatively impact the LA River flood control project.

During the SD Phase, the Geosyntec team will continue to meet and coordinate with the LACFCD to identify design constraints and requirements in order to maintain safety of the flood control project. LA County has requested that USACE real estate discussions be coordinated through LA County during this phase.

Based on our discussions with USACE, the submission would be made by LA County. It is our understanding that the supporting materials for a 408 review would be prepared by the Geosyntec team on behalf of LA County in a future Phase of work. We have not included preparation of 408 permit supporting materials or coordination with LACFCD for 408 submission as a part of this proposal. Based on available information at the time this proposal was prepared we anticipate that the NEPA process will not be triggered and NEPA permitting support is not included in this proposal. The Geosyntec team will facilitate and participate in up to five (5) meetings and two (2) potential site visits, document the meetings, and review all agendas and presentation materials. It is anticipated that part of these coordination meetings will involve scoping the CEQA documentation for relocation of their Maintenance Yard activities.

2 INITIAL CEQA DOCUMENTATION AND TECHNICAL STUDIES PHASE

The Environmental Planning activity (i.e. CEQA) will be led by Geosyntec's subconsultant, Ruth Villalobos & Associates (RVA). RVA is a Woman-Owned and Disadvantaged Small Business and provides a full range of planning and environmental services for many types of projects. RVA is recognized in the industry for professional planning and environmental consulting services with emphasis on land development, stormwater management, watershed management, and the natural resources.

At the time of this proposal, the CEQA documentation is assumed to only cover the SELA Cultural Center project, and not any LACFCD Maintenance Yard relocation. Through conversations and coordination with RMC and LA County Public Works, the final CEQA scope and documentation will be agreed upon at a later time. Based on RVA's previous experience with projects of similar size and scope to the Cultural Center, the CEQA document is assumed to be an Environmental Impact Report (EIR) due to the community and river sensitivities around the Site, the Project aspects, and the number of known organized, special-interest groups in the area. While the final CEQA scope and documentation is negotiated between RMC and LA County Public Works, the Geosyntec team can begin working on developing initial documentation and technical studies.

Geosyntec will provide management and oversight of communications and coordination between RVA, RMC, LACFCD and between RVA and RMC's other consultants. Additionally, Geosyntec will provide environmental, geotechnical, and civil engineering input and support to RVA during EIR development. RVA's tasks are summarized below and a more detailed description of activities and assumptions is provided in Attachment C. RVA's previously submitted proposal which included full CEQA documentation for the Cultural Center only is provided in Attachment D for reference.

2.1 Kick-off Meeting and Project Description

RVA will attend and participate in a kick-off meeting with RMC and the consulting team. Items to be discussed at the kick-off meeting include the project description, project schedule, environmental document processing, the permitting process, and any other items that may be critical to the overall schedule.

RVA will draft a description of the proposed project, including all proposed improvements, the construction footprint, construction equipment and timing. The draft project description will be provided to the RMC and the team for review and comment. Once finalized and approved by RMC the project description will be used for the preparation of the technical studies and the CEQA Initial Study checklist.

2.2 CEQA Mailing

RVA will review the mailing distribution list prepared by Mercury to ensure the required CEQA agencies, responsible parties, and radius properties are included. RVA will coordinate with GP and Mercury concerning RVA's tribal engagement for CEQA and AB- 52 consultations are complimentary to the broader outreach conducted by Mercury.

2.3 Regulatory Framework CEQA Topics

This preliminary phase is an assessment of applicable and appropriate rules and regulations (AARAR). A listing of the regulatory requirements and what needs to be done to comply with each. RVA will prepare the regulatory framework for the following CEQA technical study topics:

- Traffic
- Vehicle Miles Traveled
- Air Quality
- Greenhouse Gas
- Energy
- Noise

Baseline conditions will not be evaluated for these categories due to the lack of a detailed project description upon which to base the analysis. However, baseline conditions will be evaluated in the next phase of design with a detailed project description, anticipated uses, sizes of buildings and other features, construction duration and phasing, construction equipment to be utilized, estimated visitation, and long-term operations.

2.4 Other CEQA Baseline Conditions and Regulatory Framework

RVA will prepare additional Baseline Conditions and Regulatory Framework utilizing the RMC's CEQA Checklist Form. The checklist will identify the CEQA topics and thresholds. RVA will address RMC's comments on the Baseline Conditions and Regulatory Framework and will provide the RMC with the final Baseline Conditions and Regulatory Framework. RVA will address both the Baseline and Regulatory Framework for the following environmental topics:

- Aesthetics
- Agriculture and Forestry Resources
- Biological Resources
- Cultural & Paleontological Resources
- Land Use/Planning
- Population and Housing
- Public Services
- Recreation

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- Tribal Cultural Resources

Geosyntec will prepare the following technical summaries which will largely be based on information developed during geotechnical, environmental, and civil studies already carried out for the project:

- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Mineral Resources
- Utilities and Service Systems

3 COST ESTIMATING

Beyond the early stages of project development, cost estimating services are typically provided directly by the Owner (in this case RMC) with the cost estimator functioning as an advocate for the Owner and part of the Owner's management and project controls team. Geosyntec is providing cost estimating services through Directional Logic as a convenience to RMC during SD Phase. It is understood that following the SD phase RMC will directly provide the cost estimating services. Directional Logic is working largely in response to and under the guidance of the project architect (Gehry Partners) and Directional Logic work product will not be subject to Geosyntec quality management procedures.

During the SD phase Directional Logic will include a review of the selected alternative from a cost perspective and prepare an SD Cost Plan based upon the material received, program spreadsheet, and available site information. The cost plan will be prepared in the system format for comparison to benchmark cost data and to prepare for design stage cost management. Other SD cost estimating activities will include:

- Provide cost advice during the design period to evaluate alternative designs, materials and methods of construction. Advise on appropriate market and escalation contingencies.
- Assist with value engineering process, identify potential additive or deductive alternates to re-align cost plan with available funds.
- Provide cost studies based on progress design options throughout the Schematic Design phase. Monitor closely the development of the design relative to the budget cost model.
- Participate in video conferences with the design team as needed

Excluded are:

- Reconciliation with cost opinions provided by a third-party
- Services beyond the SD phase
- Services during bidding and construction administration
- Facilitation of formal value engineering workshops
- Estimating of loose fixtures, furnishings and equipment
- Estimating of other project "soft" costs
- Energy modeling, operation cost and maintenance studies, cash flow analysis, and analyses based on the cost of money

Geosyntec will provide cost input to Directional Logic in support of civil infrastructure elements and specialty geotechnical (i.e. ground improvement, MSE walls, deep foundations). Directional Logic's proposal is contained in Attachment E.

4 QUALITY MANAGEMENT

Geosyntec work product (except as described above for Cost Estimating Services) is prepared following a rigorous quality assurance and quality control (QA/QC) process defined in a Corporate Quality Management Plan. The goal of our Quality Management Program is to promote quality in our services and work products thereby enhancing the performance, reliability, and safety of our solutions and recommendations and the satisfaction of

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our clients. The QMP includes using an internal quality management system (QMS) to document and track all peer and senior reviews. The Table of Contents of Geosyntec's corporate Quality Management Plan is included in Attachment F.

A key element of the QA/QC program is having project managers be responsible for developing an appropriate quality management plan (QMP) that outlines the required QA/QC actions needed to promote successful delivery of high-quality project deliverables that comply with client requirements. Individual technical leads are responsible for scheduling peer reviews (i.e., review of calculations, analysis, adherence to design guidelines, etc.) and senior reviews (i.e., review of deliverable quality) at necessary milestones, and prior to submitting any deliverables to the project manager for final review and documentation. Each review is documented in the QMS system for tracking purposes.

5 PROJECT SCHEDULE AND DELIVERABLES

It is anticipated that the overall duration of the scope of work outlined above will take 6 months, although the Schematic Design itself should be complete in approximately 18 weeks allowing RMC to seamlessly move into the Detailed Design Phase. Geosyntec is committed to delivering a high-quality design and planning documents to the RMC. Though we do not expect impacts to the schedule, there can be unforeseen delays outside the Geosyntec Team's control. The RMC shall pay the fees for the project based on progress of completed activities (percent complete) and deliverables outlined in previous sections and the table on the following page, and will be billed in approximately monthly installments to track with deliverables.

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Activity	Duration	Deliverables
Schematic Design	18 Weeks	<p><u>Geotechnical Engineering</u></p> <ul style="list-style-type: none"> • Geotechnical Input and Support During Schematic Design • Geotechnical recommendations for deep foundations, shallow foundations, retaining walls and other geotechnical elements • Ground motion hazard analysis will be conducted in general accordance with ASCE 7 Section 21 • Coordination with the City of South Gate technical staff and/or consultant • Attend meetings and collaborate with design team as needed • Will document design decisions in meeting summaries and technical memoranda as applicable <p><u>Environmental Engineering</u></p> <ul style="list-style-type: none"> • 3 days of direct push borings, sampling, and lab testing • Soil Management Plan • Coordination with the City of South Gate technical staff and/or consultant • Update the HHRA as necessary • Attend meetings and collaborate with design team as needed • Will document design decisions in meeting summaries and technical memoranda as applicable <p><u>Civil Engineering</u></p> <ul style="list-style-type: none"> • Coordination with the City of South Gate technical staff and/or consultant • Schematic layout, elevations, and sizing of wet utilities • Schematic layout of civil site plan • Schematic layout of grading and drainage • Evaluation of site fire access and fire flows/hydrants • Schematic layout of off-site street and drainage improvements • Design Basis Summary Memo Update for Civil Design <p><u>Traffic Engineering</u></p> <ul style="list-style-type: none"> • Schematic design exhibits showing on-site roadway signing and striping layouts for all on-site roadways and parking areas, including Borwick Avenue extending east to Garfield Avenue, as well at the intersections of Borwick Avenue at Garfield Avenue and the Project access at Imperial Highway. • Exhibits demonstrating the adequacy of on-site circulation <p><u>Outreach Support</u></p> <ul style="list-style-type: none"> • Participate in digital or in-person stakeholder meetings as needed • Support Architectural Team in development and review of engagement materials <p><u>LACFCD Coordination</u></p> <ul style="list-style-type: none"> • Up to five meetings and two site visits • Will document meetings and conversations in meeting summaries as applicable
Initial CEQA	6 Months	<p><u>Kick-off Meeting and Project Description</u></p> <ul style="list-style-type: none"> • Attend Kick-off meeting and provide meeting summary • Draft Project Description <p><u>Regulatory Framework</u></p> <ul style="list-style-type: none"> • Provide regulatory framework and thresholds for: Traffic, Vehicle Miles Traveled, Air Quality, GHG, Energy, and Noise <p><u>Other CEQA Baseline Conditions and Regulatory Framework</u></p> <ul style="list-style-type: none"> • Provide baseline conditions and regulatory framework for: Aesthetics, Agriculture and Forestry Resources, Biological Resources, Cultural & Paleontological Resources, Land Use/Planning, Population and Housing, Public Services, Recreation, and Tribal Cultural Resources • Geosyntec will perform the following Technical Studies: Geology and Soils, Hazards and Hazardous Materials, Hydrology/Water Quality, Mineral Resources, and Utilities and Service Systems
Cost Estimating	18 Weeks	<ul style="list-style-type: none"> • Assist with value engineering process and provide cost study updates based on design progress updates • Provide cost advice during the design period to evaluate alternative designs, materials and methods of construction. • Provide cost studies based on progress design options throughout the SD phase. • Schematic Design Cost Plan

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6 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 **\$909,760**. Budgets for Geosyntec project management and coordination, meetings, project scheduling, senior review and QA/QC of deliverables is included in the activities described above. Geosyntec proposes to provide these services under a new Service Order in accordance with the terms and conditions outlined in the Professional Services Agreement between Geosyntec and the RMC dated April 22, 2019. Geosyntec shall invoice the RMC on a lump sum percent complete basis. The fees are broken down by activity below.

Activity	Geosyntec	*Urban Crossroads	*Directional Logic	*RVA	Total
SCHEMATIC DESIGN					
Geotechnical Engineering	\$70,000				\$70,000
Environmental Engineering	**\$96,000				**\$96,000
Civil Engineering	\$280,000				\$280,000
Traffic Engineering	\$10,000	\$19,600			\$29,600
Community Engagement Support	\$20,000				\$20,000
LACFCD Coordination	\$12,000			\$44,800	\$56,480
Schematic Subtotal	\$488,000	\$19,600		\$44,800	\$552,400
INITIAL CEQA					
CEQA Mailing	\$3,000			\$7,840	\$10,840
Kick-Off Meeting and Project Description	\$3,000			\$7,840	\$10,840
Regulatory Framework CEQA Topics	\$12,000			\$52,640	\$64,640
Other Baseline and Regulatory Framework	\$117,000			\$35,840	\$152,840
Reimbursable Expenses				\$5,600	\$5,600
CEQA Subtotal	\$135,000			\$109,760	\$244,760
COST ESTIMATING	\$23,000		\$89,600		\$112,600
Total	\$646,000	\$19,600	\$89,600	\$154,560	\$909,760

*Subconsultant fees, include a 12% mark-up to cover insurance, processing, and administration.

**\$20,000 in Geosyntec labor and \$30,000 for environmental direct push sampling and testing by a drilling sub will be pulled from Concept Phase as an Amendment and has been added to Schematic Phase.

For RMC planning and budgeting purposes, RVA's completion of the CEQA Phase for the SELA Cultural Center site only, is estimated to be between \$420,000 – \$450,000 as an indicative budget. These costs do not include markup or estimated Geosyntec management and fees.

June 15, 2020 – Item 12

RESOLUTION 2020-25

RESOLUTION OF THE SAN GABRIEL AND LOWER LOS ANGELES
RIVERS AND MOUNTAINS CONSERVANCY (RMC) EXECUTIVE
OFFICER TO NEGOTIATE AND AWARD A PROFESSIONAL
SERVICES AGREEMENT AND SERVICE ORDER WITH GEOSYNTEC
CONSULTING TO PROVIDE SCHEMATIC DESIGN AND INITIAL CEQA
PHASE SERVICES FOR THE SOUTHEAST LOS ANGELES CULTURAL
CENTER

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 June 15, 2020.

Resolution No. 2020-25

- 5 AUTHORIZES the Executive Officer to negotiate and award a Professional Services Agreement and Service Order with Geosyntec Consulting to provide Schematic Design and initial CEQA Phase services for the Southeast Los Angeles Cultural Center, for a cost not to exceed \$909,760.

~ End of Resolution ~

Passed and Adopted by the Board of the
SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS
CONSERVANCY on June 15, 2020.

Motion _____ Second: _____

Ayes: _____ Nays: _____ Abstentions: _____

Frank Colonna, Chair

ATTEST: _____
David Edsall
Deputy Attorney General