



County of Los Angeles
CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA
Chief Executive Officer

December 14, 2010

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
VASQUEZ ROCKS NATURAL AREA PARK INTERPRETIVE CENTER PROJECT
CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT
ADOPT THE MITIGATION MONITORING PROGRAM
APPROVE PROJECT AND BUDGET
AWARD DESIGN-BUILD CONTRACT AND
APPROVE RELATED ACTIONS
SPECS. 5469; CAPITAL PROJECT NO. 77092
(FIFTH DISTRICT) (3 VOTES)**

SUBJECT:

The recommended actions will certify the Final Environmental Impact Report (Final EIR) and approve and adopt related environmental documentation, approve the project and total budget, and award a design-build contract for the Vasquez Rocks Natural Area Park Interpretive Center Project.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Certify that the Final Environmental Impact Report for Vasquez Rocks Natural Area Park Interpretive Center Project has been completed in accordance with the California Environmental Quality Act and reflects the independent judgment and analysis of the County; find that the Board has reviewed and considered the information contained in the Final Environmental Impact Report prior to approving the project; adopt the Mitigation Monitoring Program, finding that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and determine that

"To Enrich Lives Through Effective And Caring Service"

**Please Conserve Paper – This Document and Copies are Two-Sided
Intra-County Correspondence Sent Electronically Only**

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

the significant adverse effects of the project have been reduced to an acceptable level as outlined in the Environmental Findings of Fact, which findings are adopted and incorporated by reference.

2. Approve the Vasquez Rocks Natural Area Park Interpretive Center Project, Alternative 1A, and total project budget of \$9,704,000.
3. Find that PCL Construction Services, Inc., is the Responsive and Responsible Bidder that submitted the most advantageous and best value proposal for design and construction of the Vasquez Rocks Natural Area Park Interpretive Center Project, and award a design-build contract to PCL Construction Services, Inc. for a not-to-exceed, maximum contract sum of \$4,883,901 (inclusive of the base construction contract sum of \$4,625,008, the water treatment system allowance of \$198,000, and design-completion allowance of \$65,893), contingent upon receipt by the County of acceptable Faithful Performance and Payment for Labor and Materials Bonds, and evidence of required contractor insurance filed by PCL Construction Services, Inc.
4. Authorize the Director of Public Works to exercise control of the design-completion allowance of \$65,893, including the authority to reallocate the allowance into the contract sum, as appropriate.
5. Delegate authority to the Director of Public Works to execute consultant services agreements with stipend amounts of \$26,000, with both the second and third highest ranked, qualifying proposers, neither of which was selected as the design-builder for the project, enabling the County to use all design and construction ideas and concepts included within their proposals.
6. Adopt the Youth Employment Plan as required by the Regional Park and Open Space District's Procedural Guide.

PURPOSE/JUSTIFICATION OF THE RECOMMENDED ACTION

Approval of the recommended actions will certify the Final EIR, find that the Recommended Project described as Alternate 1A in the Final EIR is the environmentally superior alternative, approve the project scope and budget, and delegate authority to award a design-build contract for the Interpretive Center at Vasquez Rocks Natural Area Park, located at 10700 West Escondido Canyon Road in the unincorporated community of Agua Dulce.

Analysis of Project Alternatives

In December 2006, a Draft Environmental Impact Report (DEIR) was prepared to evaluate the Proposed Project, which included new construction of a single-story 2,700 square-foot Interpretive Center and 1,200 square-foot trash and storage enclosure; a 30,000 square-foot surface parking lot; demolition of the existing historic Ranger's Residence; installation of a water storage tank for fire-suppression and drought-tolerant landscaping; and Escondido Canyon Road improvements. According to the DEIR, the originally proposed project, which included demolition of the existing historic Ranger's Residence, would result in significant unavoidable impact on aesthetics, cultural resources, land use and planning, and recreation that could not be mitigated to below the level of significance. As required under the California Environmental Quality Act (CEQA), two feasible project alternatives capable of avoiding significant impacts to the historic Ranger's Residence, as well as the No Project Alternative were evaluated during the environmental process. Alternative 1 retained the Ranger's Residence but would relocate and reconfigure the Interpretive Center with a connected courtyard. Alternative 2 would relocate the Interpretive Center approximately 200 feet south of the retained Ranger's Residence.

In response to the community comments and the unavoidable significant impacts identified with respect to the demolition of the historic Ranger's Residence for the Proposed Project, two additional variations of Alternative 1 were evaluated: Alternative 1A proposes construction of the new Interpretive Center 50 feet southwest of the rehabilitated historic Ranger's Residence and demolition of the detached garage; Alternative 1B proposed construction of the new Interpretive Center 300 feet southwest of the rehabilitated historic Ranger's Residence and demolition of the detached garage.

Alternative 1, with its variations, and Alternative 2 are feasible and capable of meeting all of the basic objectives of the proposed project, and through implementation of mitigation measures are capable of avoiding the unresolved significant impacts of the proposed project in the area of aesthetics, cultural resources, land use and planning, and recreation. However, the location of Alternative 2 was determined to be infeasible due to its encroachment on the area determined to be most suitable for construction of the required leach field, and poor visibility from the parking lot and the road.

Based upon the comparative analysis, the Alternative 1A (Recommended Project) was deemed the "Environmentally Superior Alternative" under CEQA, as it avoids unresolved significant environmental impacts, does not encroach upon the area determined to be most suitable for required leach field development, and meets all the programmatic goals and objectives. The detached garage is identified as a "related feature" on the California Department of Parks and Recreation Historical Resources Inventory, and its demolition will not result in a significant impact to a historic resource

or to aesthetics, cultural resources, land use and planning, and recreation. Accordingly, Alternative 1A is being recommended for approval.

Mitigation Monitoring Program

A Mitigation Monitoring Program (MMP, Attachment D) has been prepared in conjunction with the Final EIR. Pursuant to CEQA, the MMP identifies measures that will reduce or avoid the potential effects from “Potentially Significant Impacts” to “Less Than Significant Impacts” in the following areas:

- **Aesthetics:** Preservation of the Ranger’s Residence history through documentation, data recording and rehabilitation of the historic Ranger’s Residence in accordance with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Weeks and Grimmer, 1995); and integration of the history of the Ranger’s Residence into the permanent exhibit at the proposed interpretive center.
- **Air Quality:** Minimization of carbon emission and dust particulate during construction through the imposition of limitations on equipment idling period to reduce exhaust emissions, installation and use of wheel washers at site exits, use of covers on all hauled loads and suspension of grading activities when winds exceed 25 miles per hour to reduce dust.
- **Cultural Resources:** Protection of archaeological, paleontological, and native American artifacts from damage or disturbance through monitoring of all ground disturbance and construction activities by a qualified paleontological monitor and qualified archaeologist who meets the Secretary of the Interior’s Standards; and implementation of archeological investigations prior to the project implementation.
- **Hazard and Hazardous Materials:** Protection of construction workers and public from the exposure of hazardous materials through conformance of the project plans and specifications with applicable federal, state, and local requirements; and with recommended guidelines by the California Department of Transportation on transportation, storage, and handling of construction-related hazardous materials.
- **Hydrology and Water Quality:** Mitigation of the potential storm water runoff through reviews of project plan and specifications to include at minimum scheduling of the ground breaking activities for dry weather periods, implementation of measures to prevent transportation of pollutants from the construction site to the storm drainage system and daily street sweeping and trash removal.

- Land Use and Planning: Compliance with the County of Los Angeles Energy and Environmental Policy through achieving a U. S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) New Construction Version 2.2 Platinum-level certification by incorporating low energy consumption features and low-impact construction practices.
- Recreation: Ensuring unobstructed access to the bridle path by providing trail detours with adequate construction barriers and screens to protect recreational users.

PROJECT IMPLEMENTATION

The rehabilitation and adaptive reuse of the Ranger's Residence will be implemented through the Board-approved Department of Public Works (Public Works) Job Order Contract (JOC) program.

The proposed Recommended Project and associated site improvements will be implemented through the previously Board-approved use of design-build contracting.

To comply with U.S. Environmental Protection Agency (EPA) public drinking water program, the site improvements will also include a source water assessment, and implementation of related improvements to the water supply and wastewater treatment program. The assessment and necessary improvements will be limited to the water sources (Wells 1 and 6) that serve the Recommended Project. As part of the Recommended Project, Well 6 will be renovated using JOC, Well 1 will be decommissioned, and a new septic system and water treatment system will be installed as part of design-build contract.

The off-site improvements will include the widening of Escondido Canyon Road for the additional turning and acceleration lanes at the entrance to the park to facilitate visitor and through-traffic safety, and will be completed as a separate contract by Public Works.

It is anticipated that the Recommended Project will commence in December 2010 and be completed by April 2012. This does not include 11 months for achieving some of the potential LEED credits needed to obtain LEED Platinum certification.

DESIGN-BUILD CONTRACT, ALLOWANCES, AND STIPENDS

On June 17, 2008, your Board approved the use of design-build contracting as an option for delivering County capital projects. Design-build was selected as the most appropriate project delivery method to meet the project goals and objectives.

Based on the criteria stated in the Request for Proposals (RFP), PCL Construction Services, Inc., (PCL) submitted the most advantageous and best value proposal for design and construction of the Recommended Project.

The Chief Executive Office (CEO) and Public Works recommend awarding the design-build contract for a maximum contract sum of \$4,888,901 (inclusive of the base construction contract sum of \$4,625,008, the water treatment system allowance of \$198,000, and design-completion allowance of \$65,893) to PCL.

The contract's water treatment system allowance of \$198,000 is intended to cover the costs associated with coordination, procurement, and installation of a new water treatment system that will serve the park facility, including the rehabilitated Ranger's Residence and new Interpretive Center. Public Works hired a consultant to design the new water treatment system to meet all current Public Health Code requirements and State Public Drinking Water Standards, and the consultant's design is currently being reviewed by the County's Department of Public Health. Once the water treatment system is approved by the Department of Public Health, Public Works will negotiate the final scope and costs of the water treatment system with PCL for reallocation into the contract sum.

The contract's design-completion allowance of \$65,893 is intended to facilitate the resolution of issues identified only during the design phase of the project, including issues concerning the County's scoping documents or changes required by jurisdictional agencies or due to unforeseen conditions discovered during design, including any increased design and construction costs associated therewith. The inclusion of the design completion allowance will facilitate the decision process during design and minimize potential delays that could occur while design phase issues are resolved. Control of the design completion allowance will be exercised by Public Works, but Public Works will be required to notify and obtain written authorization from the CEO before any reallocation of funds from the design-completion allowance into the contract sum. The design-completion allowance shall not be used to fund the resolution of issues, conditions, or changes encountered during the construction phase.

Under the design-build process, the County has the opportunity to use all aspects of all submitted proposals by paying a stipend to each qualifying proposer that is not selected for contract award. Upon your Board's approval, the second and third highest ranked proposers will each be paid a stipend of \$26,000, which affords the County the right to use the information and ideas contained in the proposals submitted by such proposers.

Youth Employment Plan

On June 26, 1997, your Board, acting as the governing body of the County of Los Angeles Regional Park and Open Space District, adopted the Youth Employment Policy for projects funded by the safe Neighborhood Parks Proposition of 1992 and 1996 (Proposition A). The County of Los Angeles Regional Park and Open Space District requires that a Youth Employment Plan for each Proposition A funded project be adopted by the governing body of the grantee at a duly noticed public meeting. Approval of the Youth Employment Plan (Attachment F) for Vasquez Rocks Natural Area Park Interpretive Center Project will comply with the District's policy.

Green Building/Sustainable Design

The project will support your Board's sustainable design program by incorporating into the project design and construction features for certification under the USGBC's LEED. This requirement was included in the RFP for the design-builder. Because of the environmental sensitivity of Vasquez Rocks Natural Area, and the educational opportunities provided through the programs offered to the public, the Recommended Project will serve as a demonstration project for sustainable design. The proposed Interpretive Center, which would normally be exempt from the County Energy and Environmental Policy because it is less than 10,000 square feet, is designed to be certified at the Platinum Level, the highest LEED designation. This will be the County's first LEED Platinum building.

Implementation of Strategic Plan Goals

The Recommended Project supports the County's Strategic Plan Goal of Operational Effectiveness (Goal 1), Children, Family and Adults Well-Being (Goal 2), and Community and Municipal Services (Goal 3) by investing in public infrastructure that will enhance recreational and educational opportunities for County residents.

FISCAL IMPACT/FINANCING

The total Recommended Project cost, including programming, scoping documents, plans and specifications, plan check, construction, consultant services, miscellaneous expenditures, jurisdictional reviews, civic art, and County services, is currently estimated at \$9,704,000. The total estimated construction cost is \$5,795,000, including, \$4,625,008 for the Interpretive Center design-build contract, \$390,000 for the rehabilitation of the Ranger's Residence, \$53,000 for the well improvements, and \$726,992 for change orders and allowances.

Sufficient appropriation is available in the Fiscal Year (FY) 2010-11 Capital Project/Refurbishment Budget under Capital Project No. 77092 to fully fund the Vasquez Rocks Natural Area Park Interpretive Center Project. The Project Schedule and Budget Summary are detailed in Attachment A.

The Recommended Project is funded with \$1,270,000 in 1996 Safe Neighborhood Parks Proposition Specified Funds; \$109,000 in residual funds from the 1986 State Bond Grant Program; \$3,500,000 in net County cost derived from Utility User Tax; \$1,030,000 in Vehicle License Gap Loan Fund; and \$3,795,000 in prior year net County cost.

The soft costs for the Recommended Project represent 38 percent of the total Recommended Project cost. Based on the historical and environmentally sensitive nature of the project site, the project implementation was extended and resulted in escalated soft costs for preparation of the Environmental Impact Report, including associated archeological, biological, cultural, and environmental studies; continuous involvement of the Architect/Engineer (A/E) and revisions to the proposed project to meet the requirements of the Final EIR and LEED Platinum design; well investigation studies to assess and develop a water treatment system for the proposed project to meet current Public Health Code requirements; and associated County project management costs to oversee and coordinate these efforts

Operating Budget Impact

Based on the description of the project, the Department of Parks and Recreation (Parks and Recreation) anticipates one-time start-up costs of \$113,000, including \$38,000 for fixed assets, and \$75,000 in services and supplies to furnish and equip the new interpretive center; and ongoing operating costs of \$253,000 for recreation and maintenance personnel, utilities, grounds maintenance, water treatment system maintenance and monitoring, and administrative supplies.

Parks and Recreation will work with the CEO to determine the appropriate level of funding as the project nears completion. Requests of funds for one-time and ongoing operating costs will be submitted in Parks and Recreation's FY 2011-12 New Facilities request.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to your Board's Civic Art Policy adopted on December 7, 2004, the Vasquez Rocks Natural Area Park Interpretive Center Project budget includes 1 percent of design and construction costs to be allocated to the Civic Art Fund.

On June 17, 2008, your Board approved the use of design-build contracting as an option to the traditional design-bid-build project delivery method of construction. It was determined that design-build was a more efficient and appropriate project delivery method for this project.

ENVIRONMENTAL DOCUMENTATION

Public Works, under delegated authority, authorized Sapphos Environmental, Inc., to perform a Phase I archaeological survey, Phase I environmental site assessment, archaeological monitoring of geotechnical investigation, Initial Study, and the preparation of an appropriate environmental document under CEQA in support of the interpretive center development, with the County serving as Lead Agency.

Initial Study and Notice of Preparation

In accordance with the State CEQA Guidelines, the County encouraged the public to participate in the environmental analysis process for the Proposed Project. The Initial Study was prepared for the Recommended Project in compliance with CEQA and was provided, along with a Notice of Preparation of an Environmental Impact Report (EIR) to the State Clearinghouse; distributed to various federal, state, regional, and local government agencies; and circulated to the public for a 30-day review period that began on April 17, 2006, and closed on May 17, 2006. A public Notice of Availability of the Notice of Preparation was published in the *Los Angeles Times* and *The Signal* newspapers. The Notice of Preparation and Initial Study were mailed directly to more than 20 agencies and interested parties. Copies of the Notice of Preparation were provided to the Canyon Country and Quartz Hill libraries. The Notice of Availability was posted at the proposed project site and off site at the local County of Los Angeles Sheriff's Department. The Notice of Preparation advertised a public scoping meeting for interested parties to receive information about the Proposed Project and the CEQA process. The scoping meeting provided an opportunity for the public to submit comments and facilitated early consultation with interested parties in compliance with Section 15082 of the State CEQA Guidelines. The meeting was held on May 3, 2006, from 6:30 p.m. to 9:30 p.m. at The League of Women's Club, 33201 Agua Dulce Canyon Road, Agua Dulce, California. All comments related to environmental issues expressed during public review and during the scoping meetings were considered in the preparation of the Final EIR.

The Initial Study concluded that there was substantial evidence that the Recommended Project may have a significant impact on the following environmental areas: aesthetics, air quality, biological resources, cultural resources, hazards and hazardous materials, hydrology and water quality, land use and planning, and recreation. The Initial Study determined that analysis of these issues would be required in an Environmental Impact Report.

Environmental Impact Report

The Final EIR for the Recommended Project has been prepared in compliance with CEQA and is on file with the Board of Supervisors.

The DEIR was circulated to the public for a 45-day review period between December 7, 2006, and January 22, 2007 in the *Los Angeles Times* and *The Signal* newspapers. Copies of the DEIR were distributed to the State Clearinghouse and other State, regional, and county agencies and were also made available, during the public review period, at the Canyon Country and Quartz Hill libraries, and the County of Los Angeles Department of Public Works in Alhambra, California. A public Notice of Availability of the DEIR was mailed directly to interested parties pursuant to Public Resources Code Section 21092 and posted pursuant to Section 21092.3. A community outreach meeting was held on December 19, 2006, in Agua Dulce. A summary of the environmental analysis contained in the DEIR was presented at the meeting and the public was invited to submit comments.

Written comments to the DEIR were received from California Department of Fish and Game, California Highway Patrol, and California Department of Transportation. The comments included concerns related to the thresholds of significance with regard to loss of habitat for special-status species, sensitive species, sensitive natural communities, wildlife nursery sites, and loss of habitat value, as well the threshold of significance for the loss of federally protected wetlands; potential for impacts to nesting birds; the historic significance of the Ranger's Residence garage; scope of project alternatives; structural integrity of the Ranger's Residence and historical significance as a result of later modifications to the Ranger's Residence; the trees south of the Ranger's Residence; safe pedestrian crossings on Escondido Canyon Road near a residential park; protection of the local aquifer; and suggested construction of a modular structure rather than a new structure. Responses to all comments received were prepared and included in the Final EIR. Responses to all comments received from public agencies were sent to those agencies pursuant to Section 21092.5.

The Final EIR consists of three volumes: Volume I, the DEIR dated December 7, 2006; Volume II, Technical Appendices to the DEIR dated December 7, 2006; and Volume III, the Final EIR dated August 2008, which contains public and agency comments to the DEIR, responses to comments, and clarifications and revisions to the DEIR resulting from public comments.

Evaluation of Alternatives

Alternative 1A is recommended as the preferred project design concept because the Final EIR determined that Alternative 1A is the environmentally superior alternative and is feasible.

In addition to the originally proposed project that included the demolition of the Ranger's Residence, two other alternatives, and a No Project Alternative, as required by CEQA, were evaluated. Alternatives were evaluated for their ability to avoid or reduce potentially significant impacts of the project. As a result of comments received, two other alternatives similar to Alternative 1 were analyzed as part of the Clarifications and Revisions: Alternative 1A and Alternative 1B. Alternative 1A included modification of the construction of the proposed Interpretive Center building, placing it at a proposed location approximately 50 feet southwest of the Ranger's Residence, and preserved the current location for outdoor benches. Alternative 1B considered the construction of the proposed Interpretive Center building at a location approximately 300 feet west-southwest of the Ranger's Residence. Alternative 1A was determined to be the Environmentally Superior Alternative that is capable of achieving all of the basic objectives of the project and capable of avoiding or reducing the significant effects identified for the proposed project on air quality, cultural resources, hazard and hazardous materials, and hydrology and water quality to below the level of significance. The Final EIR concluded that no significant effects that cannot be avoided or mitigated have been identified, if Alternative 1A were to be implemented. All potentially significant environmental impacts can be reduced to below the level of significance through implementation of the mitigation measures identified in the Final EIR.

Mitigation Monitoring Program

The MMP satisfies the requirements of Section 21081.6 (a)(1) of CEQA and would ensure implementation of mitigation measures specified in the Final EIR and as conditions of approval by the Board applicable to implementation of the recommended alternative for the Recommended project. The MMP identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment will be ensured and its requirements have been incorporated into the conditions of approval of the Recommended Project, Alternative A.

Administrative Record

The location of the documents and other materials constituting the record of the proceedings upon which your Board's decision is based in this matter is at the County of Los Angeles Department of Public Works, Project Management Division I, 900 South Fremont Avenue, 5th Floor, Alhambra, California 91803. The custodian of such documents and materials is Mohamed Sultan, Los Angeles County Department of Public Works.

California Department of Fish and Game Fee

The project is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. Upon your Board's certification of the Final EIR, Public Works will file a Notice to Determination in accordance with Section 21152(a) of the California Public Resources Code and pay the required filing and processing fees with the Registrar-Recorder/County Clerk up to \$3,000.

Findings of Fact

The Findings of Facts summarize the findings regarding the significant impacts on the environment resulting from the project pursuant to Section 15091 of the State CEQA Guidelines.

Alternative 1A is capable of avoiding significant environmental impacts and meeting all of the basic project goals and objectives. All significant effects on the environment due to implementation of Alternative 1A would be reduced to below the level of significance through conformance with the mitigation measures specified in the MMP, which are also recommended as Conditions of Approval of the project. The proposed Findings of Fact is included in Attachment C. If the Recommended Project is not approved by the Board, the County will return for approval of another project with revised Findings.

A Statement of Overriding Considerations pursuant to Section 15093 of CEQA is not required if your Board adopts the Recommended Project, Alternative 1A and the incorporation of the specified mitigation measures, as no significant unavoidable impact would remain after implementation of the mitigation measures.

Global Climate Change Impact Analysis

Assembly Bill (AB) 32 targeting reductions of greenhouse gas (GHG) emissions in California had not been approved by the California State Legislature at the time the DEIR was distributed for public review in December 2006. Therefore, a Global Climate

Change Impact Analysis was not included in the Final EIR. However, the County requested that the analysis be performed following enactment of AB 32 subsequent to circulation in keeping with the sustainable goals of both the County and the Recommended Project. The Global Climate Change Impact Analysis is included in Attachment E.

The Recommended Project's potential incremental contribution to global climate change was analyzed using GHG emission modeling tools recommended by the California Air Pollution Control Office Association, the URBEMIS model, and the EMFAC model. The GHG emission impacts analysis considered all phases of project planning, construction, and operation. Although the analysis was performed prior to the amendments to the State CEQA Guidelines in March 2010, the analysis fulfills the latest GHG analysis requirements under CEQA.

The results of the analysis determined that GHG emission impacts as a result of construction and operation of the Recommended Project, Alternative 1A, would be below the level of significance.

Incorporation of mitigation measures recommended in Section 3.2, Air, of the EIR would be expected to not only reduce emissions of criteria pollutants, but would also reduce GHG emissions of the Recommended Project. In addition, the LEED Platinum Level design of the Recommended Project that incorporates energy-efficient measures is consistent with sustainable measures recommended by the California Office of Attorney General for addressing global warming impacts, and would reduce the already less-than-significant GHG impacts of the Recommended Project.

CONTRACTING PROCESS

Public Works, under delegated authority, utilized Sapphos Environmental, Inc., to complete the EIR and required site studies and supporting documents for the project, including a Phase I archeological survey and environmental site assessment, Phase II and III archeological investigations, and archeological monitoring of geotechnical investigations. Sapphos Environmental, Inc. will also provide management support to the County throughout the project to achieve the environmental requirements.

Under an as-needed A/E consultant contract previously approved by your Board on February 10, 2009, Public Works retained Tetra Design to prepare the design documents for the rehabilitation of the Ranger's Residence, and to prepare scoping documents and provide technical support services for the new interpretive center using design-build.

On February 10, 2009, Public Works issued the first part of the RFP to prequalify prospective design-build firms while the scoping documents were being finalized by Tetra Design. This contract opportunity was listed in the County's Doing Business with Us website. The first part of the RFP required prospective design-build firms to submit responses to a standardized prequalification questionnaire regarding their experience, qualifications, and capacity to perform the work for the project. On March 12, 2009, 17 firms submitted prequalification questionnaires to provide design-build services for the proposed project. Additionally, the RFP specified that the three highest-scoring, prequalified proposers, identified by the evaluation committee, would be short-listed and invited to participate in the second part of the RFP for submission of technical and cost proposals. The three initially short-listed firms were PCL, Morley Builders, and Matt Construction.

On November 5, 2009, Public Works requested technical and cost proposals from the three short-listed prequalified firms. However, on November 24, 2009, Morley Builders indicated that key members of their planned team would not be available for the project, leaving the firm with insufficient resources to allocate to the project and rendering the firm unable to meet the schedule requirements. Therefore, Morley Builders declined to submit a technical and cost proposal. On December 2, 2009, the fourth short-listed prequalified firm, Mallcraft, was requested to submit a technical and cost proposal. On February 22, 2010, technical and cost proposals were submitted by PCL, Matt Construction, and Mallcraft. On March 30, 2010, the submitted technical and cost proposals were evaluated by the Evaluation Committee. The evaluation was based on technical design, construction expertise, proposed delivery plans, schedule, price, life cycle costs, skilled labor force availability, acceptable safety record, and design-build team personnel and organization. The evaluation was completed without regard to race, creed, color, or gender. PCL's proposal was determined to be the best value. However, PCL's proposed price was approximately \$500,000 higher than Public Works' budgeted price of \$4,400,000. Subsequently, Public Works conducted negotiations with PCL for value engineering to reduce PCL's proposed price closer to Public Works' budgeted price. These negotiations resulted in a negotiated contract sum of \$4,625,008.

The rehabilitation of the Ranger's Residence will be implemented using Public Works' JOC Program.

The contract awarded to JOC contractor contains terms and conditions supporting your Board's ordinances, policies, and programs, including, but not limited to, County's Greater Avenues for Independence and General Relief Opportunities for Work Programs (GAIN/GROW), Board Policy No. 5.050; Contract Language to Assist in Placement of Displaced County Workers, Board Policy No. 5.110; Reporting of Improper Solicitations, Board Policy No. 5.060; Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law), Board Policy No. 5.135;

Contractor Employee Jury Service Program, Los Angeles County Code, Chapter 2.203; Notice to Employees Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015); Contractor responsibility and Debarment, Los Angeles County Code, Chapter 2.202; the Los Angeles County's Child Support Compliance Program, Los Angeles County Code, Chapter 2.200; and the standard Board-directed clauses that provide for contract termination and renegotiation.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The recommended actions will moderately impact park services during the construction of the Recommended Project. The overnight group campground services and reservations in addition to the "birds of prey" presentations will be suspended until completion of the project.

CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office (Capital Projects Division); Parks and Recreation; and Public Works (Project Management Division I).

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:GF:DJT
DKM:AC:zu

Attachments (6)

- c: Executive Office, Board of Supervisors
- Affirmative Action Compliance
- Arts Commission
- County Counsel
- Parks and Recreation
- Public Works

ATTACHMENT A

**DEPARTMENT OF PUBLIC WORKS:
VASQUEZ ROCKS NATURAL AREA PARK INTERPRETIVE CENTER PROJECT
CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT
ADOPT THE MITIGATION MONITORING PROGRAM
APPROVE PROJECT AND BUDGET
DELEGATE AUTHORITY TO AWARD DESIGN-BUILD CONTRACT AND
APPROVE RELATED ACTIONS
SPECS. 5469; CAPITAL PROJECT NO. 77092
(FIFTH DISTRICT) (3 VOTES)**

I. PROJECT SCHEDULE (Interpretive Center and Site Improvements)

Project Activity	Scheduled Completion Date
Prequalify Design-Builders	02/26/2009
Project Scoping Documents	11/05/2009
Award Design-Build Contract	11/30/2010
Design Documents	05/31/2011
Jurisdictional Approvals	07/31/2011
Construction Start	06/01/2011
Substantial Completion	03/31/2012
Final Acceptance	04/30/2012**

* It does not consider the 11 months required for some LEED credits to be completed, and the LEED certification to be issued after the substantial completion.

II. PROJECT SCHEDULE (Ranger's Residence)

Project Activity	Scheduled Completion Date
Schematic Documents	03/12/2009
Construction Documents	06/30/2011
Jurisdictional Approvals	09/30/2011
Construction Start	12/01/2011
Substantial Completion	05/31/2012
Final Acceptance	07/31/2012

III. PROJECT BUDGET SUMMARY

Project Activity	Proposed Project Budget
Land Acquisition	\$0
Construction	
Design-Build Contract (Interpretive Center and site utilities)	\$4,625,008
Job Order Contract (Ranger's Residence)	390,000
Job Order Contract (Well Improvements)	53,000
Allowance (Water Treatment System)	198,000
Allowance (Design Completion)	65,893
Change Orders	463,099
Youth Employment	0
Telecomm Equip – Affixed to Building	150,000
Civic Arts	52,000
Other: Utility Connections	50,000
Other: Stipend to 2nd and 3rd Design-Build competitors	<u>52,000</u>
Subtotal	\$6,099,000
Programming/Development (Scoping documents for Interpretive Center)	\$220,000
Plans and Specifications (Ranger's Residence)	\$160,000
Consultant Services	
(From 1998 to August 2008 when the scope was settled)	
Site Planning	\$89,000
Environmental Documentation	195,100
Geotech/Soils Report, Soils Testing, and Inspection	22,600
Topographic Surveys, Alta Survey, Title Report	15,300
Other: Phase I Archeological Survey	359,000
Subtotal	\$681,000
(From September 2008 to the end of the Project)	
Geotech/Soils Report, Soils Testing, and Inspection	\$50,000
Topographic Surveys, Alta Survey, Title Report	35,000
Hazardous Materials	15,000
Material Testing	45,000
Environmental (HABS)	77,500
Environmental Documentation and Monitoring	321,000
Other: Commissioning (LEED)	31,400
Other: Phase II & III Environmental Investigation & Monitoring	158,000
Other: Gordian Group Fees	16,000
Other: Historic Consultant	22,000
Other: Exhibit Consultant	24,000
Other: Wells Investigation & Design	90,000
Other: Air Quality	20,000
Subtotal	\$904,900
Miscellaneous Expenditures	\$4,960
Jurisdictional Review/Plan Check/Permit	\$56,000

Project Activity	Proposed Project Budget
County Services	
(From 1998 to August 2008 when the scope was settled)	
Design Services (DPW Architectural Engineering Division)	\$4,300
Project Management	390,000
Other: DPW Mapping & Property Division	1,590
Other: DPW Survey Division	5,250
Subtotal	\$401,140
(From September 2008 to the end of the Project)	
Quality Control Inspection (Including Code Compliance)	\$200,000
Design Review	80,000
Contract Administration	150,000
Project Management	700,000
ISD ITS Communications	25,000
Office of Affirmative Action	15,000
Other: DPW Waterworks Division	7,000
Subtotal	\$1,177,000
TOTAL	\$9,704,000

ATTACHMENT B

**DEPARTMENT OF PUBLIC WORKS:
VASQUEZ ROCKS NATURAL AREA PARK INTERPRETIVE CENTER PROJECT
CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT
ADOPT THE MITIGATION MONITORING PROGRAM
APPROVE PROJECT AND BUDGET
DELEGATE AUTHORITY TO AWARD DESIGN-BUILD CONTRACT AND
APPROVE RELATED ACTIONS
SPECS. 5469; CAPITAL PROJECT NO. 77092
(FIFTH DISTRICT) (3 VOTES)**

FINAL ENVIRONMENTAL IMPACT REPORT

Final Environmental Impact Report includes the following documents:

- Volume I, Draft Environmental Impact Report, dated December 7, 2006.
- Volume II, Technical Appendices, dated December 7, 2006.
- Volume III, Final Environmental Impact Report,

State Clearing House No. SCH 2006041080, dated August 2008.

ATTACHMENT C

**DEPARTMENT OF PUBLIC WORKS:
VASQUEZ ROCKS NATURAL AREA PARK INTERPRETIVE CENTER PROJECT
CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT
ADOPT THE MITIGATION MONITORING PROGRAM
APPROVE PROJECT AND BUDGET
DELEGATE AUTHORITY TO AWARD DESIGN-BUILD CONTRACT AND
APPROVE RELATED ACTIONS
SPECS. 5469; CAPITAL PROJECT NO. 77092
(FIFTH DISTRICT) (3 VOTES)**

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

Findings of Fact and Statement of Overriding Consideration; State Clearing House No. SCH 2006041080, dated August 2008.

ATTACHMENT D

**DEPARTMENT OF PUBLIC WORKS:
VASQUEZ ROCKS NATURAL AREA PARK INTERPRETIVE CENTER PROJECT
CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT
ADOPT THE MITIGATION MONITORING PROGRAM
APPROVE PROJECT AND BUDGET
DELEGATE AUTHORITY TO AWARD DESIGN-BUILD CONTRACT AND
APPROVE RELATED ACTIONS
SPECS. 5469; CAPITAL PROJECT NO. 77092
(FIFTH DISTRICT) (3 VOTES)**

MITIGATION MONITORING PROGRAM

Mitigation Monitoring Program; State Clearing House No. SCH 2006041080, dated August 2008.

ATTACHMENT E

**DEPARTMENT OF PUBLIC WORKS:
VASQUEZ ROCKS NATURAL AREA PARK INTERPRETIVE CENTER PROJECT
CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT
ADOPT THE MITIGATION MONITORING PROGRAM
APPROVE PROJECT AND BUDGET
DELEGATE AUTHORITY TO AWARD DESIGN-BUILD CONTRACT AND
APPROVE RELATED ACTIONS
SPECS. 5469; CAPITAL PROJECT NO. 77092
(FIFTH DISTRICT) (3 VOTES)**

GLOBAL CLIMATE CHANGE IMPACT ANALYSIS

Global Climate Change Impact Analysis, dated July 2008.

ATTACHMENT F

DEPARTMENT OF PARKS AND RECREATION VASQUEZ ROCKS NATURAL AREA PARK INTERPRETIVE CENTER PROJECT C.P. 77092, GRANT NO. 1910-99-1120 YOUTH EMPLOYMENT PLAN

BACKGROUND (Scope of Work)

The proposed project will retain, rehabilitate, and adaptively reuse the existing Ranger's Residence to service as a administrative and staff office; demolish the detached garage; construct a new 2,700-square-foot multi-purpose interpretive center that will be linked to the Ranger's Residence by a connective courtyard; construct a new storage building, a new fire-suppression water storage tank; improve Escondido Canyon Road, as it relates to the project, and other related site improvements.

Tasks that May Be Performed by At-Risk Youth

The Department of Parks and Recreation (Department) will utilize youth for general maintenance and servicing, including grounds maintenance and programming.

Estimated Cost of Youth Employment

The Department has a youth employment budget. The cost of using youth is flexible and dependent upon the number of youth and hours needed for these services.

Method of Youth Employment

The Department has part-time youth employed in various areas of the Department through its Youth Enhancing Parks Program (YEPP). This program allows youth to work on projects based on their training, experience, and physical class as qualified. Youth generally perform preconstruction, post construction, general maintenance and servicing of project sites. Youth are managed and supervised by trained Department staff. In addition, the Department requires contractors to make a good faith effort to employ at-risk youth from the community in which the project is being carried out, in compliance with the County's definition of "at-risk youth". The Department also has contracts with local conservation corps groups to perform as-needed services suitable for youth.

Youth Employment Goal:

Under the provisions of Los Angeles County Regional Park and Open Space District's policy on employment of youth, the Youth Employment Minimum Obligation of the County of Los Angeles in the amount of \$15,739,750 has been met.