

MOTION BY SUPERVISOR JANICE HAHN

June 18, 2019

Norwalk Library Refurbishment Project

The Norwalk Library Project (Project) will provide for refurbishment of the existing library located at 12350 Imperial Highway in the City of Norwalk. The Los Angeles County Development Authority (LACDA) will act as the agent of the County of Los Angeles and oversee the development and refurbishment of the Project, which will involve scope of work such as minor interior demolition, carpet, paint, refurbishment of public areas, selected areas for furniture and shelving, and other areas. The total cost of the Project is \$4,000,000 and it will be paid for through the Fourth District's unspent funds available from previously completed projects. LACDA will complete predevelopment and construction activities associated with the Project.

The proposed architectural firm recommended for the Project, Emar Studio, was competitively selected on the basis of demonstrated competence and qualifications, and was determined to be the best qualified firm to provide architectural services for the Project. Emar Studio was invited to submit a fee proposal and enter into fee negotiations with LADCA. This resulted in a negotiated fee of \$407,791, which

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LACDA has determined is fair and reasonable. Therefore, Emar Studio is being recommended for award of an architectural contract. After completing predevelopment activities, the LACDA will return to the Board to seek approval of the plans and specifications, request the Board to advertise the Project for bids, and to obtain other delegated authority with respect to the Project, including the award and execution of a construction contract and final acceptance of the Project.

I, THEREFORE, MOVE that the Board of Supervisors:

1. Find that the proposed actions are not a project under the California Environmental Quality Act because they will not result in direct or indirect changes to the environment;
2. Authorize the LACDA to act as the agent of the County for development and construction of the Norwalk Library Project; and
3. Authorize the Chief Executive Officer, or her designee, to execute a Funding Agreement between the County and the LACDA for the Norwalk Library Project in an amount not to exceed \$4,000,000.

I, FURTHER, MOVE that the Board Acting as the Commissioners of the LACDA:

1. Find that the proposed actions are not a project under the California Environmental Quality Act because they will not result in direct or indirect changes to the environment;
2. Delegate the LACDA to act as the agent of the County for development and construction of the Norwalk Library Project;
3. Authorize the Executive Director, or her designee, to execute a Funding Agreement between the County and the LACDA for a total amount of

\$4,000,000, and all related documents, for the Norwalk Library Project, and incorporate these funds into the LACDA's approved Fiscal Year 2019-2020 budget as needed;

4. Authorize the LACDA to allocate administrative and project related costs to this Project effective April 1, 2019; and
5. Authorize the Executive Director, or her designee, to negotiate and execute an architectural contract and any related amendments for up to \$407,791 with Emar Studio, to complete design, plan check submissions and corrections, and assistance during the bidding and construction administration phases.

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