COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles
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Executive Director

August 21, 2007

Honorable Board of Commissioners
Community Development Commission of the
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

APPROVE AMENDMENT NUMBER THREE TO THE LANDSCAPE ARCHITECTURE SERVICES AGREEMENT FOR FLORENCE AVENUE STREETSCAPE PROJECT (1)
(3 Vote)

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that approval of the expansion of the Design Development, Construction Documents, Bidding Assistance, and Construction Observation phases for the Florence Avenue Streetscape Project (Project), along the north side of Florence Avenue from Compton to Graham Avenue, along both sides of Florence Avenue from Graham Avenue to Wilson Avenue, and along the south side of Florence Avenue from Wilson Avenue to Mountain View Avenue, is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the activities are not defined as a project under CEQA.

2. Approve Amendment Number Three (Amendment) to the Agreement for Professional Services (Agreement) between the Community Development Commission (Commission) and ah'bé Landscape Architects (the Consultant) to expand the Consultant's services for the Project in the unincorporated First Supervisorial District, presented in substantially final form, and increase the term of the contract for one additional year.

3. Authorize the Executive Director to use for this purpose an additional $398,900 in Community Development Block Grant (CDBG) funds allocated to the First Supervisorial District, $196,000 of which is included

in the Commission's Fiscal Year 2007-2008 budget; the remaining $202,900 of which will be requested through the annual budget approval process.

4. Authorize the Executive Director to execute the Amendment and all related documents, following approval by County Counsel and issuance of the Notice to Proceed, which will be issued within 30 days of Board approval.

5. Authorize the Executive Director to negotiate and execute future amendments to the Agreement, including an extension of the time of performance for up to one additional year to complete the Construction Observation phase of the Project, and to set aside a maximum contingency fund of $39,890 in CDBG funds allocated to the First Supervisorial District, to be requested through the annual budget approval process for unforeseen conditions, contingent upon satisfactory performance by the Consultant and approval as to form by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

The purpose of this action is to approve the Amendment, which will authorize the Consultant to complete additional landscape design services, hire additional subconsultants that were not included in the original Agreement, and perform necessary and related work for the Project. The proposed Amendment will enable the Consultant to provide services for that portion of the Project that falls within the First Supervisorial District.

FISCAL IMPACT/FINANCING:

There is no impact on the County general fund. The Commission will fund the additional services with $398,900 in CDBG funds allocated to the First Supervisorial District. The current multi-year Agreement amount will increase from $521,700 to $920,600.

The Amendment will be funded with $196,000 in CDBG funds allocated to the First Supervisorial District and included in the Commission's approved Fiscal Year 2007-2008 budget. Funds for any subsequent years under the Agreement will be requested through the annual budget approval process.

A 10 percent contingency, in the amount of $39,890, using the same source of funds described above, will be requested through the annual budget approval process.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

Florence Avenue is a major east-west commercial thoroughfare that passes through the communities of Florence, Walnut Park, and Huntington Park. The Florence Avenue Streetscape Project extends along an approximately 2.2-mile length of Florence Avenue, from Central Avenue in the unincorporated Second Supervisorial District, to Mountain View Avenue in the unincorporated First Supervisorial District and the City of Huntington Park. The proposed Amendment covers additional design services for that portion of the Project that is within the First Supervisorial District.

The Project will improve the Florence Avenue commercial corridor by constructing and repairing curbs, gutters and sidewalks, adding green space, and installing street furniture and other elements to improve the attractiveness and safety of the area. These improvements will serve to eliminate blight, increase safety, and contribute to the long-term viability of local businesses.

On August 17, 2004, your Board approved the award of the original two-year Agreement in the amount of $150,000, in CDBG funds allocated proportionally from First and Second Districts, based on the formula of 2/3 of the length of the project located within the First District and 1/3 of the length of the project located within the Second District, and an approved contingency of $19,000. The original Agreement provided for design work to be completed in six phases: preliminary, concept design (including community outreach), design development, construction documents, bidding assistance, and construction observation. Authorization for the Consultant to hire subconsultants beyond the preliminary and concept design phases was not included.

In May 2006, the Executive Director approved Amendment Number One, in the amount of $19,000, which authorized the Consultant to prepare concept design number three in order to conclude the preliminary and concept design phases, extended the term of the Agreement to September 17, 2007, and increased the total contract amount to $169,000. Based on the formula explained above, the total First District contribution to date is $114,000.

On March 20, 2007, your Board approved Amendment Number Two, in order to allow the Commission to authorize the Consultant to perform the same services detailed herein, for the portion of the Project that lies within the Second Supervisorial District. CDBG funds in the amount of $352,700, allocated to Second District, were approved to increase the total contract amount to $521,700.

Now that the preliminary and concept design phases for the First Supervisorial District portion of the Project have also been successfully completed, it is necessary for the Consultant to hire subconsultants to complete the design development and construction documents phases for the First Supervisorial District portion of the Project. The Consultant will be solely responsible for the completion of the Project through the

construction documents phase, and will submit the final construction documents (plans and specifications) to the Department of Public Works (DPW) for final plan check approvals.

It is anticipated that the Consultant will complete these additional and remaining design services in time to commence construction of the First Supervisorial District portion of the Project in Fiscal Year 2008-2009. This is the anticipated date that construction funding will be available, provided the Los Angeles County Metropolitan Transportation Authority (Metro) approves the Call For Projects application that DPW submitted on January 26, 2007 for this Project.

The Commission and Consultant negotiated a mutually agreeable fee of $398,900 for these additional services, as detailed in the attached Amendment, which increases the total contract amount to $920,600. Of this total, the maximum total contribution from CDBG funds allocated to the First Supervisorial District is $512,900.

Upon receipt of the completed construction documents from the consultant, DPW will perform the environmental review, bid the Project, award a construction contract, subject to Board approval, and monitor all activities during the construction observation phase. The Consultant will serve in an advisory capacity by answering questions during the bidding phase and assisting the Commission and DPW in the construction phase by choosing trees, reviewing and approving submittals, and making periodic site visits to ensure that the work conforms to the design.

If, in the future, the City of Huntington Park provides funding for the construction of the portion of the Project that falls within the city's jurisdiction, which is along the north side of Florence Avenue from Wilson Avenue to Mountain View Avenue, then the Commission will return to your Board for consideration of a fourth amendment, to include design development, construction documents, bidding assistance, and construction observation services for that final portion of the Project.

The Project is being federally funded and is subject to the requirements of the Greater Avenues for Independence (GAIN) or General Relief Opportunity for Work (GROW) program implemented by the County of Los Angeles. Should the Consultant require additional or replacement personnel after the effective date of the Agreement, it will interview for such employment openings participants in GAIN/GROW Program who meet the firm's minimum qualifications for the open positions. The County will refer GAIN/GROW participants by job category to the Consultant.

The Amendment has been approved as to form by County Counsel.

ENVIRONMENTAL DOCUMENTATION:

This action is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a) (8) because it involves design activities that will not have a physical impact or result in any physical changes to the environment. The action is not subject to the provisions of CEQA pursuant to State CEQA Guidelines of 15060 (c) (3) and 15378 because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED):

In support of the Commission's mission to Build Better Lives and Better Neighborhoods, this Project can help reduce crime and the fear of crime in the built environment by incorporating five interconnected and overlapping CPTED principles: access control, natural surveillance, activity support, territorial reinforcement (neighborhood identity), and image and maintenance. Specifically, new bus shelters with semi-permeable sides will increase natural surveillance and reduce the quantity of graffiti-prone surfaces. New seating areas with planters and other such physical improvements as new trees and crosswalk paving also support the CPTED principles of activity support, neighborhood identity, and image and maintenance.

IMPACT ON CURRENT PROJECT:

The Florence Avenue Streetscape Project will serve to meet national CDBG objectives for benefiting low- and moderate-income neighborhoods by increasing pedestrian safety and contributing to the long-term economic viability of the area.

Respectfully submitted,

CARLOS JACKSON
Executive Director

Attachment: 1

THIRD AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES

The Agreement for Professional Services ("Agreement") first entered into on September 17, 2004 by and between the Community Development Commission of the County of Los Angeles, hereinafter called "Commission", and ah'bé Landscape Architects, hereinafter called "Consultant" to provide professional landscape architecture and related services for the Florence Avenue Streetscape Project, shall be hereby amended according to the authority of said Agreement, in section 40.0, to include additional services and compensation as follows:

A. ADDITIONAL SERVICES

1. Amend Section 4.1, SCOPE OF WORK, to significantly expand the Design Development, Construction Documents, and Construction Administration phases for the First District portion of the project, as described herein. These additional services are expanded primarily due to the fact that all necessary subconsultants including civil, demolition, hardscape, planting, irrigation, traffic engineering, graphic design, and structural engineering are now added to this Agreement, instead of these portions of the design work being performed by the Los Angeles County Department of Public Works (DPW). Following a written Notice to Proceed for each phase below, Consultant shall perform the following:

2. Design Development

   a. Prepare Underground Utility plans.
   b. Study points of connection for water and power.
   c. Prepare Standard Urban Stormwater Mitigation Plan (SUSMP).
   d. Prepare Storm Water Pollution Prevention Plan (SWP3).
   e. Study feasibility of bulb-outs.
   f. Finalize locations for proposed improvements.
   g. Develop Conceptual Design into refined plans at a scale of 1" = 20'.
   h. Prepare traffic study for Florence/Graham intersection.
   i. Prepare preliminary graphics package.
   j. Prepare graphics design consistent with Second District design, up to an allowance of $5,000 in fees.
   k. Prepare one scale model of proposed monument sign at the entry to First District heading West on Florence.
   l. Prepare progress specifications, DPW's SSPWC format.
   m. Prepare preliminary statement of probable construction cost.
   n. Progress meetings (3) with Commission.
   o. Coordinate with DPW and other agencies.
   p. Submit DD documents to Commission and DPW for review.
   q. Design Development Deliverables:
      i Cost estimate.
      ii Progress specifications.

iii Progress construction documents, LA County Public Works format at a scale of 1"=20'. District 2: 36 sheets

3. Construction Documents
   a. Finalize demolition plans.
   b. Finalize road plans and details.
   c. Finalize points of connection for water and power.
   d. Prepare structural design for bus shelter footings.
   e. Finalize layout plans with enlargements at 1"=10' showing horizontal control dimensions and construction detail call-outs.
   f. Finalize planting plans and details.
   g. Finalize irrigation plans and details.
   h. Finalize traffic plans and details.
   i. Finalize hard scape plans and details including porous concrete (the environmental enhancement) between tree wells.
   j. Finalize graphics package.
   k. Finalize structural design for monument signs.
   l. Finalize specifications.
   m. Prepare statements of probable cost at 50% and 100% CDs.
   n. Progress meetings (4) with CDC.
   o. Coordinate with DPW and other agencies.
   p. Submit CD documents to CDC & DPW for review, and make all corrections.
   q. Construction Documents Deliverables:
      i Cost estimates.
      ii Complete specifications, ready for bidding.
      iii Complete construction documents, LA County Public Works format at a scale of 1"=20'. District 1: +/- 81 sheets, plus enlargements and details.

4. Bidding
   a. Attend pre-bid conference.
   b. Assist DPW in answering RFIs.

5. Limited Construction Observation Phase
   a. Consultant shall perform the following tasks, up to a maximum fee of $37,300, which is included in the total fee for this Amendment described in Paragraph F, hereinbelow. The total fee is based on Consultant's hourly rates for appropriate staff assigned to this project that are in effect during the Fiscal Year that this phase starts.
      i Attend a pre-construction meeting organized by DPW.
      ii Make all necessary scheduled site visits to review progress, to assist DPW in interpretation of the design, and to observe the Contractor's conformance to the plans and specifications.
      iii In-house field coordination (i.e. addenda, RFIS, phone clarifications).

iv Select 24" box trees and larger, observing conformance to Specifications.
v Review shop drawings and submittals.
vi Prepare meeting notes after site visits.

B. SCOPE

1. The above Additional Services are in support of the final confirmed First Supervisorial District design scope of work, as follows:
   a. Midblock crosswalks.
   b. Paver crosswalks.
   c. Pedestrian crossing signal upgrades.
   d. Site furniture, including new bus shelters, benches, and trash receptacles.
   e. Sidewalk replacement:
      i New porous concrete band between tree wells to retain storm water falling on sidewalks on site.
      ii New decorative paver banding at back of curb.
      iii Replacement of damaged sidewalk, curb, and ramps using notes and standard DPW details.
   f. Corner bulb-outs into side streets at every feasible intersection.
   g. Median extension at Blue Line crossing including closure of the left turn lane at Graham.
   h. A single-themed signage program, including color and text changes only, for up to two pole-mounted signs for the identification of Walnut Park at Pacific Boulevard, and one major gateway monument.
   i. Street trees, planting areas and irrigation.

C. CONDITIONS

1. The City of Huntington Park portion of the streetscape is excluded from this Amendment and may be negotiated and incorporated separately at a later date.
2. Reimbursable expenses are hereby included and built into the agreed upon lump sum stated in Section F, Compensation, herein below.
3. The Consultant will receive final direction on graphics, signage and monuments before Construction Documents Phase begins.
4. The Commission shall provide electronic files of any additional survey data required.
5. The design team will not attend any community meetings beyond the community meetings enumerated in the original Agreement.
6. A written Notice to Proceed for each phase shall constitute approval of prior design and material selections. Design changes in subsequent phases will be considered Additional Services and will be documented and negotiated.

D. EXCLUSIONS

1. Geotechnical investigation and reports.
2. Plan check fees.

E. TERM

Amend Section 3.0, TERM, to add one additional year to the term of the Agreement, for the completion of construction of the First Supervisorial District portion, which extends this Agreement to September 17, 2009.

F. COMPENSATION

Amend Section 9.0, COMPENSATION, as follows: Compensation for the above additional services shall be a not-to-exceed fee of THREE HUNDRED NINETY-EIGHT THOUSAND NINE HUNDRED DOLLARS ($398,900), for a new total not-to-exceed contract amount of NINE HUNDRED TWENTY THOUSAND SIX HUNDRED DOLLARS ($920,600).

G. All other terms and provisions of the Agreement shall apply and remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Third Amendment to the Agreement to be signed by their duly authorized officers.

COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES

By_____
CARLOS JACKSON
Executive Director

Date:_____

Approved as to form:
RAYMOND G. FORTNER, JR.
County Counsel

By_____
Deputy

ah'bé Landscape Architects

By_____
CALVIN R. ABE
Principal

Date:_____

Approved as to program:
CORDÉ CARRILLO
Director

By_____