



Sean Rogan
Executive Director

COMMUNITY DEVELOPMENT COMMISSION
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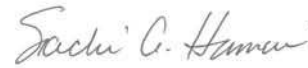
ADOPTED

Community Development Commission

July 17, 2012

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


SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Commissioners:

**AUTHORIZATION TO TERMINATE AN ARCHITECTURAL SERVICES CONTRACT AND TO
AWARD A NEW ARCHITECTURAL SERVICES CONTRACT FOR THE SAN ANGELO PARK
MULTI-PURPOSE CENTER IN UNINCORPORATED LA PUENTE
(DISTRICT 1) (3 VOTE)**

SUBJECT

This letter recommends that your Board determine that it is in the best interest of the County to terminate for convenience the Architectural Services Contract (Contract) with Lehrer Architects for design services for the San Angelo Park Multi-Purpose Center Building project, located at 245 S. San Angelo Avenue in unincorporated La Puente (Project). This letter also recommends delegated authority for the Executive Director to take all necessary actions to effectuate termination for convenience, including providing written notice of the termination to Lehrer Architects in accordance with the provisions of the Contract, as well as authority for the Executive Director to use the Commission's shortlist of architectural firms, established through a competitive, qualifications-based procurement process, to select the most qualified firm and award an architectural/engineering services contract for the redesign and other related services for the Project.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Determine that it is in the best interest of the County to terminate for convenience the Architectural Services Contract (Contract) with Lehrer Architects for the San Angelo Park Multi-Purpose Center Building project located at 245 S. San Angelo Avenue in unincorporated La Puente (Project).
2. Authorize the Executive Director or his designee to take all necessary actions to effectuate the termination, including providing written notice of the termination to Lehrer Architects in accordance with the provisions of the Contract.

3. Authorize the Executive Director or his designee to use the Commission's shortlist of architectural firms, established through a competitive, qualifications-based procurement process, to select the most qualified firm to provide architectural/engineering services in accordance with applicable law, and to award a contract, in an amount not to exceed \$350,000, for the redesign, the preparation of construction documents, and the provision of construction administration services and other related services for the Project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action to terminate the Contract with Lehrer Architects, and to authorize the Executive Director to use the Commission's shortlist of architectural firms to select the most qualified firm for the redesign and other related services for the Project.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. On July 1, 2008 your Board approved the transfer of \$3,500,000, consisting of First District Capital Funds net County cost, for the planning, development and new construction of the San Angelo Community Center. There are adequate funds remaining to pay for a new design and to complete construction of this project.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On October 20, 2009, your Board approved the award of an Architectural Services Contract to Lehrer Architect to design the San Angelo Park Multi-Purpose Center building, located at 245 S. San Angelo Avenue in unincorporated La Puente; and authorized the use of \$353,076 in First District Capital Project funds for this purpose. To date, Lehrer Architects has completed design and construction drawings and has been paid in full the approximate amount of \$292,009. However, it has been determined that a project redesign is necessary to achieve a more traditional architectural style than what is currently proposed. Stakeholders and the District office have expressed concern that the current design is not complementary to the existing park buildings, does not fit the surrounding community, and is too modern for the neighborhood. Therefore, it is in the best interest of the County to terminate for convenience the existing design contract with Lehrer Architects in order to proceed with redesign of the project based upon a design concept that addresses the concerns identified above.

Upon termination of the Contract for convenience, and based upon the authority delegated by your Board, the Executive Director or his designee will use the Commission's shortlist of architectural firms, established in 2008 and valid through August 2013, to select the most qualified firm to provide architectural/engineering services in accordance with applicable law, and will award an architectural/engineering services contract, in an amount not to exceed \$350,000, for the redesign, the preparation of construction documents, and the provision of construction administration services and other related services for the Project.

ENVIRONMENTAL DOCUMENTATION

This project is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3) because it involves administrative activities that will not have a physical impact on or result in any physical changes to the environment.

The Honorable Board of Supervisors

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The proposed action is not a project pursuant to the California Environmental Quality Act (CEQA) because it is an activity that is excluded from the definition of a project by Section 15378 (b) of the State CEQA Guidelines. The proposed action is an administrative activity of government which will not result in direct or indirect physical change to the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Termination of the Contract for convenience will allow the Commission to move forward with a new architectural/engineering firm to successfully complete the project within the parameters identified above.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line extending to the right.

SEAN ROGAN

Executive Director

SR:BY:so