

Department of Public Works

Bureau of Engineering
Report No. 1

April 26, 2024
CD No. 14

ADOPTED BY THE BOARD
PUBLIC WORKS OF THE CITY
of Los Angeles California

APR 26 2024


Executive Officer
Board of Public Works

ISSUE THE TASK FOR SOLICITATION NO. 94 TO RIOS CLEMENTI HALE STUDIO FROM THE PRE-QUALIFIED ON-CALL CONSULTANTS LIST TO PROVIDE MASTER PLANNING AND DESIGN SERVICES FOR THE EL PUEBLO DE LOS ANGELES MASTER PLAN PROJECT (WORK ORDER No. E1909106, CONTRACT No. C- 124705)

RECOMMENDING THE BOARD OF PUBLIC WORKS (BOARD):

AUTHORIZE the City Engineer to issue the task to Rios Clementi Hale Studio, Contract No. C-124705, from the Pre-Qualified On-Call (PQOC) Architectural and Related Professional Services Consultants List to provide design and master planning services for the El Pueblo de Los Angeles Master Plan Project (Project), as stated in Task Order Solicitation (TOS) No. 94, with a budget authority of \$500,000, including contingency.

TRANSMITTALS

1. Copy of the Bureau of Engineering (BOE) and the Bureau of Contract Administration (BCA) Joint Report No. 1, adopted on June 11, 2014, authorizing the execution of the 2014 PQOC Architectural and Related Professional Services Consultants List.
2. Copy of the BOE and the BCA Joint Report No. 2, adopted on September 11, 2019, authorizing the increase in contract term of the 2014 PQOC Architectural and Related Professional Services Consultants List from five years to 10 years.
3. Copy of TOS No. 94, titled "El Pueblo Master Plan", dated June 2, 2023.
4. Copy of the Rios Clementi Hale Studio Fee Schedule for the Project dated November 10, 2023.
5. Copy of Council Motion Council File No. 24-0086, dated January 24, 2024.

DISCUSSION

Background

On June 11, 2014, the Board approved the PQOC list of 20 consultants to provide architectural and related professional services for various City of Los Angeles (City) projects for the Architectural Division (Transmittal No. 1). On September 11, 2019, the Board approved the increase in the PQOC contract duration from five years to 10 years (Transmittal No. 2). The extended 2014 PQOC Architectural and Related Professional Services contracts will expire on September 23, 2024. The BOE will be requesting to extend the contracts for PQOC consultants who have current task orders.

The El Pueblo de Los Angeles Executive Management Team and Council District No. 14 have established a new vision for the El Pueblo de Los Angeles Master Plan which will assist in the protection and activation of historic and cultural resources, prioritization of future development goals, identification of the highest and best use for future commercial revenue generating opportunities, and the execution of projects.

The last comprehensive Master Plan developed for El Pueblo was initiated and approved by the State of California Department of Parks and Recreation in 1980 as the El Pueblo de Los Angeles State Historic Park General Plan. In 1992, with the enactment of City Ordinance No. 167902, a successor City agency was created to replace the El Pueblo State Historic Park and the California State Park's management of the site with the provision that development and operation of the site conform to the 1980 Master Plan. The City department formed is the existing El Pueblo de Los Angeles Historical Monument Authority, and it is charged with the powers, duties, and functions relative to the operation, management, and control of the district. Originally envisioned as a 44-acre site, the existing City-managed El Pueblo district is roughly 22 acres with the general boundaries of Alameda Street, Arcadia Street, Spring Street, and Cesar Chavez Boulevard.

While the Master Plan developed in 1980 has served the State of California and the City well in safeguarding the historic district for the last several decades, the Master Plan is now nearly 45 years of age and not fully suited to provide long-range planning guidance for the district or to address the 21st century needs and realities of El Pueblo.

The next scope of work will be implemented in two major components: The El Pueblo de Los Angeles Master Plan and the Project Implementation Plan. The objectives for the new El Pueblo de Los Angeles Master Plan are centered on guiding new development, appropriate adaptive reuse of existing buildings, reinvigorating the commercial vitality of retail and dining, expanding meaningful and accessible cultural and educational offerings, and preserving the district's historic scale while linking the area to surrounding cultural districts.

The objectives for the Project Implementation Plan are to identify and prioritize all the projects based on the highest and best use for the proposed developments. The Project Implementation Plan will consist of feasibility studies for eight identified prioritized projects, identified by El Pueblo and the consulting team, which will include a concept design, a planning and code analysis, a rough order of magnitude estimate, schedules, a multi-year funding plan, and revenue analysis.

Due to available funding, this report only seeks to award the scope of work to develop the El Pueblo de Los Angeles Master Plan. The Project Implementation Plan will be funded in the next fiscal year.

Council District No. 14 has partnered with the El Pueblo de Los Angeles Executive Management staff to assist in the development of the vision for the El Pueblo de Los Angeles Master Plan. See Figure No. 1 below for reference to the existing site diagram.

April 26, 2024
Page 3

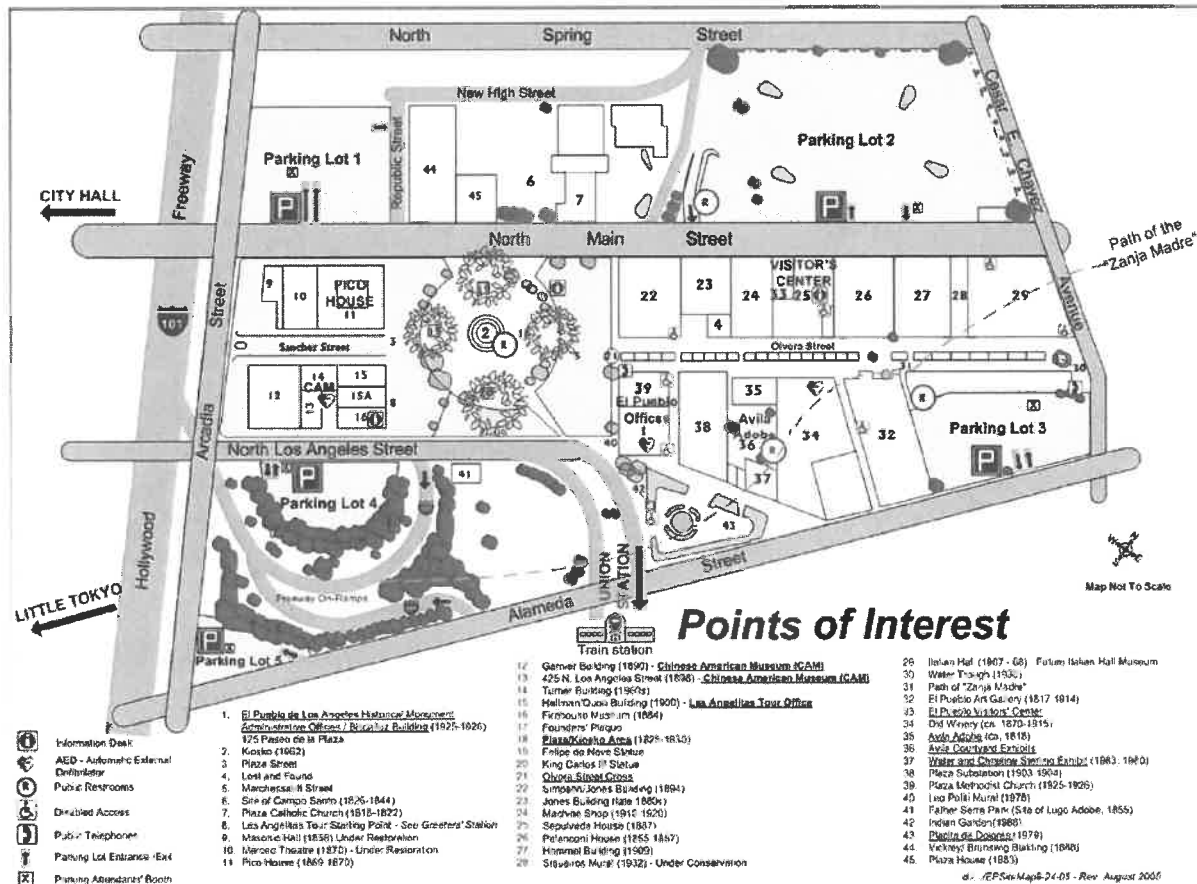


Figure No. 1

TOS Description

The TOS No. 94 (Transmittal No. 3), denotes the El Pueblo de Los Angeles Master Plan scope of work tasks as summarized below:

Task I: Project Initiation

This task includes the development of a comprehensive work plan that will describe the tasks to be performed, establish required meetings and presentations, and clarify roles and responsibilities of both the City staff and the Consultant team. The work plan will be documented and updated, using approved scheduling software, and will serve as the guide for the completion of the various tasks involved to develop the El Pueblo de Los Angeles Master Plan. This task also includes the development of the Draft Community Engagement Program, so that the team may perform outreach and schedule meetings with the various community stakeholders in advance.

Task II: Research, Analysis, Agency Input, and Input from Organized Stakeholder Groups
Task II is centered on acquiring, analyzing, and validating, all existing information related to the Project and the Project site. This includes all relevant documents as listed in the attachments within the TOS, as well as any other past studies and planning documents related to the district that the consultant identifies. The El Pueblo de Los Angeles Master Plan objectives will be further defined with input from organized stakeholders as part of this task, and will produce a research analysis findings document, a draft updated Historic Property Survey, and a draft list of proposed municipal and commercial assets identified for further development in the Project Implementation Plan.

Task III: Community Outreach and Public Participation

This task entails identifying and soliciting input from all various community stakeholder groups. The team shall conduct Planning and Design Workshops that will allow for maximum public participation through a variety of strategies, including but not limited to: stakeholder design meetings, public design workshops, focus groups, and social media design posts at major milestones and as required throughout the planning process to gain stakeholder and community insight and opinions on the design work completed to date and to adjust priorities.

It is estimated that a minimum of 14 community meetings/public presentations, which include six community design workshop meetings, four large community meetings and four presentations to Government Committees, with authority over the Project, shall be conducted.

The team will establish a website, comment portal, and social media platform sites that will be utilized to solicit and document community input.

Task IV: Development Options

The team will utilize the information gathered in the previous tasks and prepare two El Pueblo de Los Angeles Master Plan alternatives that address the goals of the Project. A Draft plan will be developed and presented to public entities to solicit input on the preferred approach. The associated Project Implementation Plan will be developed and will supplement the El Pueblo de Los Angeles Master Plan, upon approval of additional funding.

Task V: Master Plan Document

Task V will consolidate the information gathered in the previous tasks and includes the development of a draft El Pueblo de Los Angeles Master Plan. The draft plan will be presented at least three times to City stakeholder entities, and twice to the general public.

Task VI: Final Master Plan Document and Collateral Materials

April 26, 2024

Page 5

Based upon comments and feedback on the draft Pueblo de Los Angeles Master Plan, the team will develop the final El Pueblo de Los Angeles Master Plan document and collateral materials, which must, at a minimum, include the written, print-ready, and web-ready report that addresses the objectives outlined in this TOS and objectives identified during the Project process. Appropriate plans, drawings, diagrams, and graphics will be included to adequately represent the final Project design, the underlying analytic work, and the implementation strategy. The consultant will also present the Final El Pueblo de Los Angeles Master Plan to the Mayor's Office, Council District No. 14, the Board, the full City Council, and the appropriate City Council Committees for review and approval.

City staff are not currently available to prepare the El Pueblo de Los Angeles Master Plan documents for the Project, and therefore have sought consultant assistance to deliver the Project.

Summary of Selection and Negotiations

This TOS was distributed to the PQOC Architectural and Related Professional Services Consultants List to provide design and master planning services for the El Pueblo de Los Angeles Master Plan. Proposals were received from Perkins & Will, Rios Clementi Hale Studio, and Arcadis. The BOE Architectural Division staff and the El Pueblo Executive Management Staff composed the selection team. All three teams were interviewed, and Rios Clementi Hale Studio was chosen as the selected team. The fee for the Project scope of work was negotiated down to an amount of \$452,692, including reimbursable expenses (Transmittal No. 4).

Documentation supporting the selection of the consultant, as well as a record of the negotiations, has been included in the Project file.

Business Inclusion Program (BIP)

This task will be subject to the BIP outreach requirements. The City has set anticipated participation levels of 18 percent minority-owned (MBE), 4 percent women-owned (WBE), 25 percent small (SBE), 8 percent emerging (EBE), and 3 percent disabled veteran-owned (DVBE) business enterprises. For this task, the consultant is pledging a MBE participation level of 13.83 percent, a WBE participation level of 19.88 percent, a SBE participation level of 22.33 percent, an EBE participation level of 0 percent, a DVBE participation level of 0 percent, and an OBE participation level of 6.80 percent.

Due to the scope and specialized nature of work required to complete the El Pueblo de Los Angeles Master Plan, the proposed task order does not meet all of the City's BIP goals. The team's proposed BIP participation levels exceed the City's BIP goals in the WBE, SBE, and EBE categories, but do not meet the City's goals in the remaining categories. Additional funding is anticipated to be available for the Project in the next fiscal year, allowing for the award of the Implementation Plan scope of work, and this will

increase the consultant's BIP participation levels and provide another opportunity for addressing the City's BIP goals.

During the course of preparing their response to the TOS, Rios Clementi Hale Studio conducted outreach and requested that Arellano Associates and Economic & Planning Systems, Inc. be added to the Schedule A subconsultants list in order to meet the BIP outreach requirements. The Contract Manager approved the addition of the new subconsultants.

On this particular task, the following MBE, WBE, SBE, EBE, DVBE, and OBE firms are proposed to be utilized by the consultant:

Gender/Ethnicity Codes:

AA = African American
 APA = Asian Pacific American
 NA = Native American
 M = Male

HA = Hispanic American
 SAA = Subcontinent Asian American
 C = Caucasian
 F = Female

Subconsultants	Gender/ Ethnicity	MBE/WBE/ SBE/EBE/ DVBE/OBE	% of Base Task	Task Amount
Historic Resources Group, LLC	F/C	WBE/SBE/ EBE	19.88%	\$ 90,000
Psomas		OBE	3.16%	\$ 14,300
Arellano Associates	F/HA	MBE/SBE	13.83%	\$ 62,612
Nabih Youssef & Associates		SBE	4.86%	\$ 22,000
Buro Happold Consulting Engineers, Inc.		OBE	3.64%	\$ 16,500
Economic & Planning Systems, Inc.		SBE/EBE	3.64%	\$ 16,500
Subtotal Subconsultant Participation			49.02%	\$221,912
Prime Participation including reimbursable expenses			50.98%	\$230,780
Initial Base Task			100.00%	\$452,692
Contingency				\$ 47,308
Total Task Budget Authority				\$500,000

The following is a summary of the subconsultant utilization pledged by the consultant by business enterprise:

Total Subconsultant Participation						
Pledged	MBE	WBE	SBE	EBE	DVBE	OBE
% of Base Task	13.83%	19.88%	22.33%	0.00%	0.00%	6.80%
\$ Amount	\$62,612	\$90,000	\$101,112	\$0	\$0	\$30,800

Contractor Performance Evaluation

Department of Public Works
Bureau of Engineering
Report No. 1

April 26, 2024
Page 7

In accordance with Division 10, Chapter 1, Article 13 of the Los Angeles Administrative Code, the appropriate City personnel responsible for the quality control of this personal services contract shall submit Contractor Performance Evaluation Reports to the BCA, Special Research & Investigation Section, upon completion of the contract.

STATUS OF FUNDING

\$500,000 of Project funding is available in Fund No. 682, Department No. 50, Appropriation Unit No. 50YVLC, as directed by Council File No. 24-0086 (Transmittal No. 5).

The City's liability under this contract shall only be to the extent of the present City appropriation to fund the contract. However, if the City shall appropriate funds for any succeeding years, the City's liability shall be to the extent of such appropriation, subject to the terms and conditions of the contract.

(SF RS RMK DW)

Report reviewed by:

Respectfully submitted,

BOE (ADM and PAC)



Report prepared by:

Ted Allen, PE
City Engineer

Architectural Division

Steven Fierce
Division Manager
Phone No. (213) 485-4402

Statement as to funds approved by:



Miguel De La Peña, Director
Office of Accounting
Fund Ref: 682/50/TBD/EI Pueblo Master Plan
Date: 4/12/2024

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Questions regarding this
report may be referred to:
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