

Department of Public Works

Bureau of Engineering
Report No. 1

May 21, 2025
CD No. 4

ISSUE THE TASK FOR SOLICITATION NO. 095 TO PERKINS EASTMAN ARCHITECTS, DPC, FROM THE PRE-QUALIFIED ON-CALL CONSULTANTS LIST TO PROVIDE ARCHITECTURAL DESIGN SERVICES FOR THE GRIFFITH PARK “PLUNGE” POOL AND BATHHOUSE FACILITY REHABILITATION PROJECT (WORK ORDER NO. E1909103, CONTRACT NO. C124799)

RECOMMENDING THE BOARD OF PUBLIC WORKS (BOARD):

AUTHORIZE the City Engineer to issue the task to Perkins Eastman Architects, DPC, Contract No. C-124704, from the Pre-Qualified On-Call (PQOC) Architectural and Related Professional Services Consultants List to provide architectural design and engineering services for the Griffith Park “Plunge” Pool and Bathhouse Facility Rehabilitation Project (Project), as stated in Task Order Solicitation (TOS) No. 095, with a budget authority of \$2,412,000, including contingency.

TRANSMITTALS

1. Copy of the Board Report, dated September 18, 2024, that amends the PQOC Architectural and Related Professional Services Consultant Contracts.
2. Copy of TOS No. 095 entitled Griffith Park “Plunge” Pool and Bathhouse Facility Rehabilitation - Architectural and Engineering Services, including Civil, Structural, Mechanical, Plumbing, Electrical, Aquatic Design, and Landscape Design.

DISCUSSION***Background***

On June 11, 2014, the Board approved the PQOC Architectural and Related Professional Services Consultants List of 20 consultants to provide architectural and related professional services for the Architectural Division. The Board authorized Amendment No. 1 to the contracts on September 11, 2019, extending the contract duration for an additional five years. On September 18, 2024, the Board authorized Amendment No. 2 to the contracts, extending the contract duration for an additional four years (Transmittal No. 1).

This Project is located within Council District No. 4, at 3401 Riverside Drive in the City of Los Angeles (City), and is operated by the Department of Recreation and Parks (RAP). The aquatic complex often noted as the “Plunge” was once the largest aquatic facility in the City with the goal to increase its capacity to serve the burgeoning community. The Plunge was originally constructed in 1927 and was designated as a contributing element to the Griffith Park’s overall Historic Cultural monument designation (HCM No. 942) in 2009. This facility also serves as the headquarters for the RAP Aquatics Division. The Plunge recreation facility was a direct result of the 1925 City Charter that increased the

budget of the department formerly known as the Playground and Recreation Department, to accommodate additional recreation facilities throughout the City. By 1927, the complex included tennis, basketball and volleyball courts, baseball and other fields, horseshoe pits, a playground, and the pool. A two-story pool house was built on the south side of the pool with pergolas flanking both sides of the building. Over time, the building received tenant improvements and structural rehabilitations as required by code for unreinforced masonry buildings.

This Project is funded by Quimby Funds, General Funds, and RAP deferred maintenance funds. The total construction cost is estimated at approximately \$28 million, and is expected to be completed in the spring of 2028 (Figure).



Figure

TOS Description

Perkins Eastman Architects, DPC, will be tasked with providing design services, design support during construction, and will also bring subconsultants to provide specialty work such as historic

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preservation, aquatic design, civil, structural, mechanical, electrical, plumbing engineering, Leadership in Energy and Environmental Design Gold Certification, Net-Zero Energy consultation and certification, and other support services, as specified in the TOS (Transmittal No. 2).

The use of the PQOC Architectural and Related Professional Services Consultants List for this Project is justified as the Bureau of Engineering (BOE) staff is currently not available for this work.

Summary of Selection and Negotiations

On December 20, 2023, a TOS was solicited on the Regional Alliance Marketplace for Procurement to the PQOC Architectural and Related Professional Services Consultants List. A non-mandatory pre-proposal job walk was conducted on January 12, 2024. Proposals were received from the following seven firms: Arcadis, Gruen Associates, John Friedman Alice Kimm Architects, Lehrer Architects, Perkins Eastman Architects - DPC (formerly Pfeiffer Partners Architects, Inc.), Roto Architects, Inc., and XTEN Architecture. The proposals were reviewed by a selection panel within the BOE Architectural Division.

Perkins Eastman Architects, DPC was determined to be the best value based on their demonstrated ability to deliver similar projects on time and within budget, and overall value of their fee proposal. The report recommends issuing the task to Perkins Eastman Architects, DPC and establishing a task budget authority in the amount of \$2,412,000, which includes a base fee of \$2,192,463, and a contingency of \$219,537.

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

The 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 (DVBE) Business Enterprises. For this task, the Consultant is pledging a MBE participation level of 18.34 percent, a WBE participation level of 4 percent, a SBE participation level of 41.80 percent, an EBE participation level of 9.87 percent, a DVBE participation level of 6.26 percent and an Other Business Enterprise (OBE) participation level of 5.32 percent.

During the course of preparing this Task, Perkins Eastman Architects, DPC, conducted outreach and requested that Budlong & Associates, Inc., Schwab Engineering, Inc., Aquatic Design Group, Inc., WEBB Foodservice Design Consultants, Inc., Lerch Bates and VDA, and Mark Zakhour DBA Mark Zakhour Consulting be added to the Schedule A subconsultants list in order to perform design work.

On this particular task, the following MBE, WBE, 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
VCA Engineers, Inc.	M/APA	MBE/SBE	4.33%	\$ 95,000
Budlong & Associates, Inc.	M/SAA	MBE/SBE	14.01%	\$ 307,263
Campbell & Campbell		OBE	3.65%	\$ 80,000
Watearth, Inc.	F/C	WBE/SBE/ EBE	1.89%	\$ 41,500
Structural Focus, Inc.		SBE/EBE	5.93%	\$ 130,000
OCMI, Inc.		DVBE	4.21%	\$ 92,230
Schwab Engineering, Inc.		DVBE/SBE/EBE	2.05%	\$ 45,000
Aquatic Design Group, Inc.		SBE	12.61%	\$ 276,500
HLB Lighting Design	F/C	WBE	1.14%	\$ 25,000
WEBB Foodservice Design Consultants, Inc.	F/C	WBE/SBE	0.97%	\$ 21,150
Lerch Bates and VDA		OBE	0.62%	\$ 13,680
Mark Zakhour DBA Mark Zakhour Consulting		OBE	1.05%	\$ 23,000
Subtotal Subconsultant Participation			52.47%	\$1,150,323
Prime Participation (include reimbursable expenses)			47.53%	\$1,042,140
Initial Base Task			100.00%	\$2,192,463
Contingency				\$ 219,537
Total Task Budget Authority				\$2,412,000

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	18.34%	4.00%	41.80%	9.87%	6.26%	5.32%
\$ Amount	\$402,263	\$87,650	\$916,413	\$216,500	\$137,230	\$116,680

Contractor Performance Evaluation

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 Bureau of Contract Administration, Special Research & Investigation Section upon completion of the contract.

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STATUS OF FUNDING

The funding for design has been provided by RAP's Quimby funds, which are located in the following account: Fund No. 302, Department No. 89, Appropriation Unit No. 89460k-GB.

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 VCA AV DW)

Report reviewed by:

BOE (ADM and PAC)

Report prepared by:

Architectural Division

Steven Fierce, AIA
Principal Architect
Phone No. (213) 485-4402

Statement as to funds approved by:


Respectfully submitted,



Digitally signed by Arsen
Voskerchyan
Date: 2025.05.02
10:42:03-0700

For

Ted Allen, PE
City Engineer

+ 
Noel Williams, Chief Financial Officer
Department of Recreation and Parks
Fund Ref. 302/89/89460K-GB/\$2,412,000
Date: 5/5/2025

SF/AN/04-2025-0053_ARC.lk

Questions regarding this
report may be referred to:
Alex Ngo, Project Manager
Phone No. (213) 485-4821
Email: alex.ngo@lacity.org

Department of Public Works

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September 18, 2024
CD Nos. ALL

ADOPTED BY THE BOARD
PUBLIC WORKS OF THE CITY
of Los Angeles California
AND REFERRED TO THE CITY COUNCIL

SEP 18 2024
AND REFERRED TO THE MAYOR
TJ King
Executive Officer
Board of Public Works

EXECUTE CONTRACT AMENDMENT NO. 2 TO THE 15 CONSULTANT CONTRACTS FOR PRE-QUALIFIED ON-CALL ARCHITECTURAL AND RELATED PROFESSIONAL SERVICES FOR THE PUBLIC BUILDINGS AND OPEN SPACES PROGRAM

RECOMMENDING THE BOARD OF PUBLIC WORKS (BOARD):

1. APPROVE and FORWARD this report with transmittals to the Mayor and City Council requesting the following:
 - a. APPROVE Amendment No. 2 to each of the contracts between the City of Los Angeles (City) and the following 15 firms (FIRMS) with active task orders at the time of contract expiration, to increase the total contract term from 10 years to 14 years.
 - AC Martin Partners, Inc. (C-124786)
 - Arcadis formerly IBI Group Architecture Planning (C-124701)
 - Arkiteriv, Inc. dba Studio Pali Fekete: architects (C-124802)
 - Brooks + Scarpa Architects, Inc. (C-124703)
 - Gruen Associates (C-124702)
 - John Friedman Alice Kimm Architects, Inc. (C-124801)
 - Lehrer Architects LA, Inc. (C-124698)
 - M. Arthur Gensler Jr. & Associates, Inc. (C-124805)
 - Paul Murdoch Architects (C-124804)
 - Perkins & Will, Inc. (C-124699)
 - Perkins Eastman Architects DPC formerly Pfeiffer Partners Architects, Inc. (C-124799)
 - Practice formerly Gonzalez Goodale Architects (C-124803)
 - RIOS formerly Rios Clementi Hale Studios (C-124705)
 - SMA, Inc. dba Sparano + Mooney Architecture (C-124704)
 - XTEN Architecture (C-125923)
 - b. AUTHORIZE the President or two members of the Board to execute Amendment No. 2.
2. NOTIFY the Bureau of Engineering (BOE), Architectural Division, Steven Fierce, at steven.fierce@lacity.org, when the amendments are ready to be executed by the Board, whereupon an electronic copy of the amendments will be delivered to the Executive Officer of the Board for signature.

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3. UPON EXECUTION, request the City Clerk to attest and certify the electronic copies of Amendment No. 2. The City Clerk and the Board will each retain an electronic copy and forward the electronic copies to the BOE, Steven Fierce.

FISCAL IMPACT STATEMENT

The 15 contracts are Pre-Qualified On-Call (PQOC) consultant contracts for as-needed services and do not commit the City to any expenditures. Funds are encumbered on a project-by-project basis from various funding sources at the time the specific task orders are awarded to the FIRMS. All funds expended on task orders for consultants off the PQOC Architectural and Related Professional Services Consultants List are funds that have been approved in the individual project or program budgets. The BOE will ensure that adequate funds are available to cover the costs for work on specific projects and will obtain Board authorization for task orders over \$150,000.

TRANSMITTALS

1. Copy of the BOE Joint Report No. 1, adopted June 11, 2014, authorizing to execute the personal services contracts.
2. Copy of the BOE Joint Report No. 2, adopted September 11, 2019, authorizing to execute Amendment No. 1.
3. Copy of each Contract Amendment No. 1.
4. Copy of Proposed Contract Amendment No. 2.

DISCUSSION

Background

On December 19, 2012, the BOE issued a Request for Qualifications (RFQ) for PQOC architectural and related professional services for various projects. On June 11, 2014, the Board adopted a joint BOE and Bureau of Contract Administration (BCA) Board Report recommending the execution of the proposed contracts with the 20 FIRMS (Transmittal No. 1). The Board authorized Amendment No. 1 to the contracts on September 11, 2019, extending them for an additional five years (Transmittal Nos. 2 and 3).

Amendment

Amendment No. 2 for each contract is needed to give the consultants additional time to complete their existing task orders and enable the BOE to issue Task Order Solicitations for new projects as required (Transmittal No. 4). The proposed Amendment No. 2 will

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extend the term of the contracts for a maximum of an additional four years, allowing the City Engineer or the Board to authorize task orders to these FIRMS until a successor list of the PQOC architectural consultant contracts is executed. The BOE is in the process of establishing a new PQOC architectural consultants list but may not be able to execute new contracts before the existing contracts expire.

Table 1 summarizes the active task orders for the FIRMS on the PQOC Architectural and Related Professional Services Consultants List:

Consultant	Contract Number	Contract Expiration Date	No. of Active Tasks as of February 13, 2024	Contract Dollar Value as of February 13, 2024
AC Martin Partners, Inc.	C-124786	9/23/2024	1	TBD
Arcadis fka IBI Group Architecture Planning	C-124701	9/23/2024	12	\$ 7,354,360.81
Arkitev, Inc dba Studio Pali Fekete: architects	C-124802	9/23/2024	3	\$2,351,77.00.00
Brooks + Scarpa Architects, Inc.	C124703	9/23/2024	3	\$ 3,962,000.00
Gruen Associates	C-124702	9/23/2024	4	\$12,197,493.00
John Friedman Alice Kimm Architects, Inc.	C-124801	9/23/2024	5	\$ 5,244,500.00
Lehrer Architects LA, Inc.	C-124698	9/23/2024	7	\$ 4,945,846.00
M. Arthur Gensler Jr. & Associates, Inc.	C-124805	9/23/2024	4	\$ 8,158,930.00
Paul Murdoch Architects	C-124804	9/23/2024	3	\$ 1,905,000.00
Perkins & Will, Inc.	C-124699	9/23/2024	2	\$ 2,240,809.00
Perkins Eastmans Architects DPC fka Pfeiffer Partners Architects, Inc.	C-124799	9/23/2024	1	TBD
Practice fka Gonzalez Goodale Architects	C-124803	9/23/2024	2	\$ 8,102,194.90
RIOS fka Rios Clementi Hale Studios	C-124705	9/23/2024	3	\$ 2,300,000.00
Sparano + Mooney Architecture	C-124704	9/23/2024	4	\$ 4,960,043.00
XTEN Architecture	C-125923	9/23/2024	1	\$ 422,000.00
Total Tasks			55	\$64,144,453.71

Business Inclusion Program (BIP)

The BOE and the BCA will report back to the Board within 120 days on Amendment No. 2 to Contract Nos. C-124786, C-124701, C-124802, C-124703, C-124803, C-124702, C-124801, C-124698, C-124805, C-124804, C-124799, C-124699, C-124705, C-124704, and C-125923 between the City and the FIRMS on the BIP, as well as any updates to the details of the FIRMS' subconsultant utilization.

Compliance with City and Board Policies

All consultants participating in this program are subject to compliance with the following City ordinances and policies: Business Tax Registration Certificate; Non-Discrimination, Equal Employment Practices, and Affirmative Action; Insurance requirements; Equal Benefits Ordinance; Child Support Obligations Ordinance; Americans with Disabilities Act; Worker Retention Ordinance; Living Wage Ordinance; Slavery Disclosure Ordinance; Disclosure of Border Wall Contracting Ordinance; Non-Collusion; First Source Hiring Ordinance; Municipal Lobbying Ordinance; Contractor's Use of Criminal History for Consideration of Employment Applications Ordinance; and Best Terms. The FIRMS will comply with the requirements of the Business Inclusion Program. Failure to comply with all requirements will render the consultant's contract subject to termination pursuant to the conditions therein.

Businesses are encouraged to locate or remain within the City to preserve and enhance the economic base and well-being of the City. According to the Los Angeles Residence Information form, consultants provided the following information:

Consultant	Total No. of Employees	Employees Residing in L.A.	(%) of Employees Residing in L.A.
AC Martin Partners, Inc.	138	40	29.0%
Arcadis aka IBI Group Architecture Planning	204	13	6.4%
Arkitey, Inc dba Studio Pali Fekete: architects	15	11	73.3%
Brooks + Scarpa Architects, Inc.	20	7	35.0%
Gruen Associates	80	50	62.5%
John Friedman Alice Kimm Architects, Inc.	12	5	41.7%
Lehrer Architects LA, Inc.	11	8	72.7%
M. Arthur Gensler Jr. & Associates, Inc.	824	202	24.5%
Paul Murdoch Architects	6	4	66.7%
Perkins & Will, Inc.	2,609	81	3.1%
Perkins Eastman Architects DPC fka Pfeiffer Partners Architects, Inc.	951	25	2.6%
Practice fka Gonzalez Goodale Architects	38	10	26.3%
RIOS fka Rios Clementi Hale Studios	252	116	46.0%
Sparano + Mooney Architecture	18	5	27.8%
XTEN Architecture	5	5	100.00%

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Contractor Performance Evaluation Ordinance

In accordance with Article 13, Chapter 1, Division 10 of the Los Angeles Administrative Code (L.A.A.C.), the appropriate City personnel responsible for quality control of these contracts shall submit Contractor Performance Evaluation Reports to the BCA, upon completion of these contracts.

Contractor Responsibility Ordinance

All consultants participating in this program are subject to compliance with the requirements specified in the City Contractor Responsibility Ordinance No. 173677 (Division 10, Chapter 1, Article 14 of the L.A.A.C.). Failure to comply with all requirements specified in the ordinance may render the consultant's contract subject to termination pursuant to the conditions expressed therein.

Notice of Intent to Contract and Charter Section 1022 Determination

The required Notification of Intent to Contract form was submitted to the City Administrative Officer (CAO) on February 13 and 14, 2024. In compliance with Charter Section 1022, on July 11, 2024, the CAO determined that it was more feasible to utilize consultants to perform this work rather than City employees.

City Attorney Review

The proposed amendment has been reviewed and approved as-to-form by the City Attorney's Office.

STATUS OF FUNDING

The proposed amendments extend the term of each contract but do not commit the City to any expenditure. Funds will be encumbered on a project-by-project basis from various sources in the individual project or program budgets at the time the specific task order proposals are solicited from the FIRMS.

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.

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(SF RMK AV DW)

Report reviewed by:

BOE (ADM and PAC)

Report prepared by:

Architectural Division

Steven Fierce
Principal Architect
Phone No.: (213) 485-4402

Compliance review performed
and approved by:

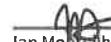
Respectfully submitted,



Ted Allen, PE
City Engineer
Bureau of Engineering



John L. Reamer, Jr.
Inspector of Public Works
Bureau of Contract Administration



lan Montellh (Aug 26, 2024 14:44 PDT)

Lynda McGlinchey, Program Manager II
Office of Contract Compliance
Bureau of Contract Administration

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Questions regarding this
report may be referred to:
Ivet Madatyan, Sr. Management Analyst II
Phone No. (213) 847-0686
Email: ivet.madatyan@lacity.org

**BOARD OF PUBLIC WORKS
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CITY ENGINEER1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213<http://eng.lacity.org>

December 20, 2023

*To All Consultants on the Pre-Qualified On-Call (PQOC) Architectural and Related
Professional Services Consultants List***Task Order Solicitation (TOS) No. 095 - Griffith Park "Plunge" Pool and
Bathhouse Facility Rehabilitation - Architectural and Engineering Services,
Including Civil, Structural, Mechanical, Plumbing, Electrical, Aquatic Design, and
Landscape Design - Project Work Order No. E1909103****Introduction**

The City of Los Angeles (City), Bureau of Engineering (BOE) is seeking consulting support services for the Griffith Park "Plunge" Pool and Bathhouse facility rehabilitation (Project), located at 3401 Rivers ide Dr, Los Angeles , CA 90027. The selected consultant team (Consultant) shall provide architectural, historic preservation analysis and detailing, civil, structural, mechanical, electrical, plumbing, aquatics engineering services, aquatic design, landscape design, specialty consultants and other support services, as specified in this TOS.

Project Description

This Project is for the rehabilitation of the historic bathhouse and administration building and replacement of the pool structure, decking, and equipment. The Aquatic Complex often noted as "the Plunge" was once the largest aquatic facility in Los Angeles with the goal to increase its capacity to serve the burgeoning community. The Project seeks to rehabilitate all aspects of the facility to accommodate the current bathhouse, attendee, and office spaces, as well as an addition to include a multipurpose room (Training Room) to accommodate the lifeguard academy, as noted in the Project Program (Attachment No. 1). The selected design Consultant shall analyze the site and historic structure to determine the best location and approach to incorporate the additional program areas.

The Project's design and construction shall seek (LEED) Certification, Living Future Institute's Net Zero Energy Certification as required by the City.



The Griffith Park Pool Complex, aka the Municipal Plunge, was originally constructed in 1927 and was designated as a contributing element to the Griffith Park's overall Historic Cultural monument designation ([HCM # 942](#)) in 2009 (Attachment No. 2). Over time, the building received tenant improvements and structural rehabilitations as required by code for unreinforced masonry buildings.

The Municipal Plunge recreation facility was a direct result of the 1925 City Charter that increased the budget of the Playground and Recreation Department. By 1927, the complex included tennis, basketball and volleyball courts, baseball and other fields, horseshoe pits, a playground, and the pool. A two-story pool house was built on the south side of the pool with pergolas flanking both sides of the building.

The program for the facility will incorporate typical required spaces for a public pool such as a lobby with check-in and staff office, pool director's office, men's and women's shower, changing rooms and restrooms, men's and women's staff shower/ changing rooms and restrooms, men's and women's property check-in rooms, storage, pool equipment rooms, greywater equipment rooms, electrical and data rooms.

This facility also serves as the Headquarters for the Recreation and Parks (RAP) Aquatics division, and will also need to incorporate programming for the regional Aquatics Director's office, a 100-person training/ multipurpose room, and open office hoteling space for four staff.

The Project scope shall include the following:

1. Historic rehabilitation, and replacement of infrastructure and equipment for the existing Griffith Park Pool Complex pool building and new pools, including:
 - a. The existing approx. 7,300 sq. ft. one-story pool building.
 1. Rehabilitation of all existing interior and exterior spaces of the building, including first and second floors to accommodate the increased programming.
 - c. Re-design the existing open air changing areas, (2) 85' x 45', to be enclosed to accommodate gender-neutral showers, changing rooms, and restrooms.
 - d. Renovation of the existing timber enclosed colonnade, (2) 89'.x15', to integrate shade fabric and cafe facilities into the facility.
 - e. Resolution of all accessibility and egress concerns, including the design of a new elevator and associated equipment.
2. Historic rehabilitation of the building and preservation of character defining features as defined by the attached Historic Property Survey (Attachment No. 2).
3. Demolition and reconstruction of the existing pool (48' X 225') and replacement with:
 - a. A new competition 25-yard x 50-meter length x 12'-6" depth pool (with a bulk-head to divide the pool into two competition pools as necessary).
 - b. A new 25-yard x 25-meter "training pool", zero entry to 5'-0" depth pool, with a splash pad for younger patrons.
 - c. All pools shall accommodate year-round usage and shall incorporate electric pool heaters, salt water, and UV light water treatment.
 - d. LED competition lighting above and below the deck.
 - e. Score board and additional audio and visual support systems.

4. Address existing site access issues for:
 - a. ADA accessibility and parking to ensure equitable safe access to the facility.
 - b. ADA accessible pedestrian access from Riverside Drive to the facility as depicted in the Concept Site Plan (Attachment No. 3).
5. Site development includes the following:
 - a. New landscaping and exterior hardscape.
 - b. Study and implement new sound mitigations to reduce noise associated with the adjacent freeway.
 - c. Fencing.
6. Environmental / Sustainable Design Goals:
 - a. LEED facility, Gold.
 - b. Solar Panel System, and Battery Backup.

The Consultant is requested to submit a lump sum proposal to provide architectural, pool design, and engineering design services as described in this TOS to complete the Project with an estimated total construction cost of \$28 million.

Scope of Services

I. Basic Services:

The Project Design shall be based on the attached conceptual design plans and program prepared by BOE. The conceptual design shall be further refined and developed through coordination with the selected Consultant and meetings with stakeholders and agencies having jurisdiction over the Project. Engineering shall secure environmental clearances, including completing the required documentation under the California Environmental Quality Act (CEQA). Engineering shall also provide the necessary surveys and geotechnical engineering work.

- A. The Consultant, in accordance with the PQOC Architectural and Related Professional Services Contract, shall complete the aquatic, architectural, civil, structural, mechanical, electrical, and plumbing engineering design, including but not limited to, the preparation of design and construction documents (plans and specifications), related plan check and permit approvals, third party constructability review, cost estimates, support services during bid and construction, and preparation of related as-built drawings.
- B. All drawings shall be drawn in Building Information Modeling (BIM/Autodesk Revit 2021) and on 24-inch by 36-inch sheets with the BOE title block, of which an electronic copy shall be provided by the BOE. The electronic files of the drawings in BIM/Autodesk Revit 2021 shall be made available to the BOE upon request during any phase of the Project and for final assembly of bid/construction documents.

- C. The Consultant shall coordinate the preservation, aquatic, civil, structural, mechanical, plumbing and electrical engineering plans and specifications with all other disciplines.
- D. The preservation, aquatic, architectural, civil, structural, mechanical, plumbing and electrical engineering design Consultant shall comply with all current and applicable codes and regulations, including the Secretary of Interior's Standards for Preservation. The Consultant shall provide all the required construction documents in accordance with but not limited to the following:

Civil Engineering

1. Site clearing and demolitions.
2. Provide survey of the existing underground utilities.
3. Coordinate with the gas company for the requirements of the new demand.
4. Verify domestic water line to meet the demand of the replacement pools, bathhouse, aquatic equipment and design replacement as necessary.
5. Design new fire line and fire hydrants as required per the Los Angeles Fire Department (LAFD) requirements.
6. Site grading, grading sections, over-excavation, and compaction per geotechnical report recommendations.
7. Site drainage design and pool deck drainage design.
8. Storm drain design system to handle the new proposed site design in accordance with the latest codes.
9. Sanitary sewer (SS) design system to handle the load of the new pools.
10. Underground utilities include storm drains, sanitary sewers, domestic water, fire water, and gas line connections.
11. Verify and locate all utilities point of connection (POC), including the sizes of all required utility services.
12. The site civil engineering shall comply with the City's latest Low Impact Development Ordinance (LID).
13. Perimeter pool fencing support system and retaining/ sound barrier wall design as required.

Structural Engineering

1. Design and construction administration services for the structural retrofit and repair of the existing two-story building, pergolas, and proposed structures to meet the demands of the existing and new program requirements.
2. Design coordination with the Civil and Aquatics Engineer for the design of the pool deck, and shell to address unfavorable soil conditions, if revealed.

Electrical Engineering

1. Verification that the existing Los Angeles Department of Water and Power (LADWP) electrical service is suitable for the proposed pool equipment replacement, site lighting, and the pool house facility loads.

2. Provide design for general LED site lighting, LED pole mounted security lighting, competition level LED pole mounted lighting for the pool deck, and competition level underwater lighting for the pool.
3. Lighting Control System.
4. Electrical service load calculations, single line diagrams, and panel schedules.
5. Fire alarm
6. Security alarm,
7. CCTV camera systems for the building and the entire site. (The City shall provide specification and equipment standards.)
8. Data/telecommunication system for Project, including WiFi. (The City shall provide specifications and equipment standards.)
9. PA system, that is also integrated into score board annunciation system.
10. Provide power for score board in pool deck area.
11. Design and coordination with the utility companies such as LADWP, telephone, internet service provider and cable TV, to apply for and obtain service connections as required.
12. Verify and locate all utilities POC, including the sizes of all required utility services.
13. California Energy Commission's Title 24 Lighting Compliance Forms.
14. Documentation and uploading of energy compliance documents needed to meet the Project's sustainable design goals.

Mechanical Engineering

1. HVAC engineering design to meet the building program needs, and the sustainable design goals of the Project, without the use of natural gas.
2. California Energy Commission's Title 24 Energy Compliance Forms.
3. LEED documentation.

Plumbing Engineering

1. Plumbing engineering design to meet the building program needs, and the sustainable design goals of the Project, without the use of natural gas.
2. Plumbing fixture design.
3. Riser diagram design.
4. Coordinate with Civil drawings for POC for domestic line as well as sewer drainage line.
5. Design and coordination with the utility company, LADWP, for water pressure requirement.
6. Coordination with the Aquatics Engineer as needed to ensure consistency with the specification of pool and water heating equipment.

- E. The Consultant shall provide Technical Specifications for the entire Project in coordination with the BOE (ALL disciplines). The Technical Specifications shall be prepared by an independent professional specification writer, and written in Microsoft Word in CSI Format. The BOE will provide a sample format of the Technical Specifications for reference. The electronic files of the Technical Specifications in Microsoft Word shall be made available to the BOE upon

request during any phase of the design and for final assembly of bid/construction documents.

- F. The Consultant shall provide cost estimates for the entire Project at specified Project intervals. The cost estimates shall be prepared by an independent professional cost estimator, and shall include escalation that is based on current and foreseen market conditions, out to the mid-point of construction.
- G. The Consultant shall provide an independent constructability review for the entire Project.
- H. The Consultant shall provide all necessary coordination with all agencies having jurisdiction, including but not limited to, the LAFD, Department of Building and Safety (LADBS), Los Angeles Sanitation & Environment (LASAN), LADWP, and other utility companies as needed, to complete the design and obtain all necessary approvals. Coordination with City support services such as Information Technology Agency (ITA), RAP Aquatics maintenance requirements.
- I. All work shall be in compliance with all the most current requirements of all applicable codes and regulations, including but not limited to the following:
 - The City's Low Impact Development Ordinance (LID).
 - The City's Standard Urban Stormwater Mitigation Plan (SUSMP).
 - The City's Standard Specifications for Public Works Construction ("Green Book").
 - The City's Green Building Ordinance.
- J. Attend periodic design coordination meetings with the BOE. The Consultant shall attend as many meetings as are necessary to successfully complete the design for the Project.
- K. The Consultant shall verify and satisfy the locations and requirements for all relevant utility sources and POC. The current LADWP electrical service/meter and main switchboard at the existing buildings may also feed power to the rest of the park. The Consultant shall provide electrical engineering design to ensure uninterrupted power supply to the rest of the park (including the security and sports field lighting) when the existing buildings are demolished and during construction.
- L. The Consultant shall assist the BOE during the Bid and Award phase responding to bidders' Requests for Information (RFIs) and/or issue bid addenda where necessary.
- M. The Consultant shall provide full Construction Administration for their related services during construction including but not limited to the following:
 - Attend up to 78 weekly job site meetings during construction. The duration for demolition and construction is approximately eighteen (18) months.
 - Review and respond to RFIs, Shop Drawings and Submittals in a timely manner.

- N. The Consultant shall prepare Record Drawings for their related disciplines from the field as-built plans prepared by the contractor after construction completion. The final Record Drawings shall be submitted to the BOE in both BIM/Autodesk Revit 2021 and Adobe PDF formats. All plan sheets shall be bound in their original digital format when submitted to the BOE.

II. Project Phases:

The Consultant shall complete the following tasks for each of the Project phase, the related design and engineering work as described in the Basic Services above.

A. Schematic Design Phase (SD):

1. Provide Schematic Design, including full architectural design, civil, structural, mechanical, electrical, plumbing engineering, special pool design, landscape design, and other related support services. Develop Schematic Design as needed until an acceptable scheme is approved by the BOE.
2. Meet with the LAFD, LADBS, LASAN, and other agencies having jurisdiction for preliminary plan check and reviews for compliance with grading, structural, and electrical code requirements.
3. Coordinate with the LADWP and other utility companies to obtain service commitment and identify POC for all applicable utility services. Coordinate with the ITA and assigned internet service providers to establish telecommunications data / security design requirements for the Project and plan for required infrastructure for data, voice / security scope as determined by the ITA and Client Department Users.
4. Provide outline Technical Specifications for the entire Project in coordination with the BOE.
5. Submit the Schematic Design package to the BOE and RAP for review and comments.
6. Provide outline Technical Specifications for the entire Project in coordination with the BOE and RAP.
7. Attend meetings as necessary with the BOE until the final Schematic Design is approved by the BOE.
8. Present and obtain conceptual design approval from the Cultural Affairs Commission.
9. Present the Schematic Design to RAP's Task Force and Design review by RAP, as necessary.
10. Provide a Class "C" construction cost estimate for the entire Project.

B. Design Development Phase (DD):

1. Drawings illustrated in greater detail than the approved SD drawings.
2. Provide Technical Specifications for the entire Project, indicating construction methods and materials used, including sizes and quantities of the major electrical, security, communications, and fire/life/safety systems that are proposed for the facility.
3. Submit the Design Development package to the BOE and RAP for review and comments.

4. Attend meetings as necessary with the BOE until the Design Development plans are approved by the BOE.
5. Present and obtain final design approval from the Cultural Affairs Commission.
6. Present the Design Development plans to RAP's Maintenance Commission Task Force.
7. Coordinate and finalize implementation of ITA required infrastructure and program such as telecommunications room outfitted with fire-rated plywood and 24-hour HVAC system with locations of ITA planned equipment / clearances shown on drawings, other elements as specified by ITA.
8. Provide a Class "B" construction cost estimate for the entire Project.

C. Construction Document Phase (CD):

1. Provide Construction Documents in accordance with the approved DD plans except for any modifications authorized in writing.
2. Submit the Construction Documents at fifty percent (50%) and ninety percent (90%) completion to the BOE for review and comments.
3. Conduct a constructability review workshop to address comments and revisions from the 3rd party constructability review consultant and the BOE review.
4. Submit the ninety percent (90%) Construction Documents to all agencies having jurisdiction, including but not limited to, the LAFD, LADBS, and LASAN, for plan check and obtain clearances and approvals (obtain "Ready to Issue" for all related permits).
5. Attend meetings as necessary with the BOE and other agencies having jurisdiction until the final Construction Documents are approved by the BOE.
6. Submit Class "A" construction cost estimate for the entire Project at ninety percent (90%) completion.
7. Provide an independent (third-party) constructability review for the entire Project, and complete related plan revisions to address all the comments from the constructability review.
8. Provide Final Construction Documents including Technical Specifications and drawings ready to be issued for bid.

D. Bid and Award Phase (B&A):

1. The Consultant shall assist the BOE to respond to bidders' RFIs, and prepare clarifications and/or additional bid documents for issuance of bid addendums as necessary.

E. Construction Phase (CON):

1. Attend the pre-construction meeting.
2. Attend weekly job site construction meetings for related work to ascertain progress and compliance of the Project for regulatory requirements per instruction above.
3. Review and comment on shop drawings and submittals for related work.
4. Review and respond to RFIs for related work.
5. Review acceptability of substitutions proposed by the contractor.
6. Review the contractor's Schedule, advise on the Schedule impact of proposed construction change orders.

7. Attend field observation/construction meetings as necessary to resolve design-related construction problems.
8. Provide interpretation of related construction documents and issue clarification drawings as required.
9. Participate in Pre-Final and Final inspections.
10. Provide structural observation as necessary to comply with the LADBS.
11. Assist with punch list preparation.

F. Post-Construction Phase (POST):

1. Incorporate as-built information to the final Record Drawings for related disciplines after construction completion, indicating all field changes made during construction based on the information provided by the contractor, including but not be limited to, change orders, clarifications, bulletins, supplemental instructions, addendums, etc. Each drawing sheet shall be prominently marked "RECORD-DRAWINGS" and dated.

PROJECT SCHEDULE

The following Project timeline and milestones with tentative durations -shall be used for the developing the fee proposal and services breakdown:

TASK	DURATION
Design Start	0
Schematic Design Phase	3 months
Design Development Phase	3 months
Construction Document Phase	8 months
Bid and Award Phase	5 months
Construction Phase	18 months
Post Construction Phase	6 months

Note: The above durations do not include internal city reviews as needed.

COVID-19 VACCINATION REQUIREMENT

Employees of Consultant and/or persons working on its behalf, including, but not limited to, subconsultants (collectively, "Contractor Personnel") must be fully vaccinated against the novel coronavirus 2019 ("COVID-19") prior to: (1) interacting in person with City employees, contractors, or volunteers, (2) working on City property while performing services under this Contract, and/or (3) coming into contact with the public while performing services under this Contract (collectively, "In-Person Services"). "Fully vaccinated" means that 14 or more days have passed since Contractor Personnel received the final dose of a two-dose COVID-19 vaccine series (Moderna or PfizerBioNTech) or a single dose of a one-dose COVID-19 vaccine (Johnson & Johnson/Janssen) and all booster doses recommended by the Centers for Disease Control and Prevention. Prior to assigning Contractor Personnel to perform In-Person Services, Consultant shall obtain proof that such Contractor Personnel has been fully vaccinated. The Consultant shall retain such proof for the document retention period set

forth in this Contract. The Consultant shall grant medical or religious exemptions to Contractor Personnel as required by law.

PHASES AND FEE PROPOSALS

Please submit a fee proposal for each of the Project components noted below and itemize the fees accordingly. In addition, the fee quotation for the accelerated schedule is required to be itemized per Project phase: schematic design, design development, construction documents, bid and award, construction, and post construction. This TOS is not an authorization to start work. A Notice to Proceed (NTP) will be issued to authorize work start when your firm has been selected and the fee proposal has been accepted. In addition, an Authorization to Proceed (ATP) will be issued to the firm for each of the subsequent Project phase before proceeding with the work.

NO	DESCRIPTION	FIRM NAME	SD	DD	CD	B&A	CON	POST
1	Architectural							
2	Civil Engineering							
3	Structural Engineering							
5	Electrical Engineering							
7	Mechanical Engineering							
8	Plumbing Engineering							
9	Landscape Design							
10	Specifications							
11	Cost Estimating							
12	Aquatics Engineer							
13	Constructability Review							
14	Historic Preservation Architect							
15	Reimbursable (\$30,000)							
SUBTOTALS:								
TOTAL FEE PROPOSAL:								

SUBMISSION AND FEE PROPOSAL

Submit three (3) identical hard copies of the proposal along with an electronic version in Adobe PDF format. Each submitted proposal must not exceed 36 double-sided sheets including covers.

The requested fee proposal shall be prepared in accordance with the terms and conditions of the executed contract. In the event that the Consultant is including in fee proposal subconsultants not previously included in the Consultant's Schedule A list of proposed subconsultants, the Consultant shall first conduct outreach according to the Contract's Business Inclusion Program Article 17. Documentation supporting Consultant's outreach efforts to potential subconsultants and evaluation of selected subconsultants must be included as an attachment with the fee proposal. After

reviewing the documentation, the BOE staff shall approve these sub-consultants as additions to the Consultant's Schedule A list of proposed sub-consultants per Contract's Article 9 Subconsultant Approval. Submit the names and resumes of your proposed subconsultants including Schedule B – Task Order List of Subconsultants for all proposed subconsultants (Attachment No. 4).

The fee proposal shall outline the costs per phase for each service, as well as an estimated cost for reimbursable expenses. Please note that the City shall pay for all the plan check services and permit fees. However, the Consultant may be asked to pay for minor related plan check fees and submit invoices for reimbursement.

NON-COLLUSION AFFIDAVIT

A Non-Collusion Affidavit (Attachment No. 5) must be signed and submitted with the proposal.

COMPENSATION SCHEDULE AND PAYMENT MILESTONES

The Consultant shall be compensated based on the satisfactory completion of each of the Project milestones indicated below. A final payment schedule will be issued to the selected Consultant based on the final approved fee proposal.

Consultant Payment Schedule:

1. 100% completion of Schematic Design phase
2. 50% completion of Design Development phase
3. 100% completion of Design Development phase
4. 50% completion of Construction Document phase
5. 90% completion of Construction Document phase
6. 100% completion of Construction Document phase (Permits "Ready to Issue")
7. 20% completion of Construction phase
8. 40% completion of Construction phase
9. 60% completion of Construction phase
10. 80% completion of Construction phase
11. 100% completion of Construction phase
12. 100% completion of Record Drawing Documents

SELECTION CRITERIA

Proposals shall be evaluated according to the following::

	Evaluation Criteria	
A	The Consultant's demonstrated ability to deliver the professional services required to design similar historic preservation Project within the available construction budget and schedule.	20
B	The Consultant's demonstrated ability to deliver the professional	20

	services required to design aquatic facilities of this scale within the available construction budget and schedule.	
C	Demonstrated experience in LEED, net-zero energy projects, in modeling for energy-use optimization, and LBI certifications.	10
D	The Consultant's demonstrated successful experience with delivering City RAP Projects.	20
E	Value of the services.	15
F	Compliance with the Business Inclusion Program outreach requirements included in Article 17 of your contract.	15
	Total	100

The City reserves the right to award some or all parts of the proposal. In addition, the City reserves the right to reject any and all proposals.

CONTACT INFORMATION

All questions, written notices and submission of the Fee Proposal shall be directed to:

Attention: Alex Ngo, Project Manager
Steven Fierce, A.I.A., Principal Architect
Bureau of Engineering, Architectural Division
1149 South Broadway, Suite 830
Los Angeles, CA 90015
Tel: (213) 485-4821
Fax: (213) 485-4836
E-mail: alex.ngo@lacity.org

BUSINESS INCLUSION PROGRAM REQUIREMENTS

It is the long-standing policy of the BOE that personal services contracts should, to the maximum extent reasonably feasible, include the utilization of subconsultants – Minority Business Enterprises, Women Business Enterprises, Small Business Enterprises, Emerging Business Enterprises, Disabled Veteran Business Enterprises, and Other Business Enterprises (MBE/WBE/SBE/EBE/DVBE/OBE). A good faith outreach is required of Prime Consultants to outreach to their Schedule A listed subconsultants on all task orders.

The BOE has set anticipated participation levels of 18% MBE, 4% WBE, 25% SBE, 8% EBE, 3% DVBE. The Schedule B – Task Work Order List of Subconsultants must be submitted with the proposal.

PRE-PROPOSAL MEETING

Please RSVP for the recommended Pre-Proposal Meeting and Jobsite Walk scheduled for Friday, **January 12, 2024, at 10:00 am** at the Griffith Park Pool Center located at 3401 Riverside Drive, Los Angeles, CA 90027. This is a non-mandatory meeting but attendance is highly encouraged.

The fee proposal must be received by our office no later than Tuesday, **February 9, 2024 at 3:00 pm**. The City reserves the right to award some or all parts of the proposal, and may decide to close out the task and reassign the scope as needed.

We look forward to your participation and receiving your fee proposal.

Sincerely,

Ohaji K. Abdallah, R.A.

Steven Fierce, A.I.A.
Principal Architect

Ohaji K. Abdallah, Asst. Div Mngr,
signing for S.F.

Architectural Division Attachments:

- (1) Project Program
- (2) Griffith Park Historic Cultural Monument designation
- (3) Conceptual Site Plan
- (4) Schedule B-Task Order List of Consultants
- (5) Non-Collusion Affidavit