

**DATE:** September 21, 2020

**TO:** RMC Governing Board

**FROM:** Joseph Gonzalez, Project Analyst II

**THROUGH:** Mark Stanley, Executive Officer

**SUBJECT:** Item 11: Consideration of a resolution authorizing the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy to approve a Professional Services Agreement to provide Architectural Design Services for the Schematic Design Phase with Gehry Partners, LLP for the Southeast Los Angeles (SELA) Cultural Arts Center (RMC 20503)

**PROGRAM AREA:** Lower Los Angeles River and Tributaries

**PROJECT TYPE:** Implementation

**JURISDICTION:** Lower Los Angeles River Corridor

**PROJECT MANAGER:** Joseph Gonzalez

**RECOMMENDATION:** That the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy approve a Professional Services Agreement to provide Architectural Design Services for the Schematic Design with Gehry Partners, LLP for the Southeast Los Angeles (SELA) Cultural Arts Center (RMC 20503)

**PROJECT DESCRIPTION:**

Exhibit A – Lower LA River Revitalization Plan – Rio Hondo Confluence Signature Project  
 Exhibit B – Site Map/Aerial View  
 Exhibit C – Gehry Partners, LLP’s Proposal for SD – Cover Letter  
 Exhibit D – Gehry Partners, LLP’s Proposal for SD – Payment/Deliverable Schedule

On December 16, 2019, the RMC Board authorized negotiation and award of professional services contract(s) to Gehry Partners, LLP under a request for proposal (RFP) to provide Architectural Design Services for Schematic Design phases through Construction Administration for the SELA Cultural Center project (Resolution 2019-47). This SD Phase contract is the first service proposal with Gehry Partners, LLP (GP) under the RFP. The scope of services and task order have been negotiated based on approved fee schedules and service qualifications.

Following the Feasibility and Pre-Concept phase (completed December 2019), Geosyntec Team, which included GP, have provided architectural, engineering, planning, and community engagement services through Concept Design Phase. Concept phase work began January 6, 2020 and anticipated to continue through September 30, 2020.

In moving into the next phase of design, Schematic Design or SD phase, the selected concept will be developed into an architectural scheme and the area, program mix, and budget are fixed, as expressed in 2-D drawings and a three-dimensional building information computer model (“BIM”) that will be further developed in subsequent phases. Deliverables during SD are more detailed sketches and models that convey the selected design option and the interaction of the design elements. Outreach efforts initiated during the Concept Design phase will continue during this phase. The Schematic Design will have a 5-month performance period, in anticipation of the being design complete within the first quarter of 2021.

GP will work closely with the Site and Environmental Engineering Team led by Geosyntec Consulting (and includes RVA planning firm). Geosyntec’s team will provide geotechnical engineering, environmental engineering, civil engineering, traffic engineering, and cost estimating input during the SD Phase. GP’s scope of services covers all Architectural Design Services.

The Team Fee Table is below which breaks down the contract by discipline, consultant, and costs (See Exhibit D for Payment/Deliverables Table). Total contract cost is: \$2,256,965.

Discipline	Consultant	Schematic Design	SD Reimbursable Expenses
Architecture	Gehry Partners	\$895,690	\$120,000
MEP	ARC	\$180,000	\$15,000
Structural Engineering	MKA	\$116,500	\$7,500
Acoustics	Nagata	\$75,232	\$0
Landscape	Olin	\$352,000	\$17,450
Life Safety	SGH	\$15,450	\$500
AV	Sonitus	\$35,988	\$0
Vertical Transportation	HKA	\$22,800	\$0
Lighting Design	LOBS	\$85,000	\$25,450
Room and Isolation Acoustics	NBA	\$19,000	\$100
Outreach*	River LA//DakeLuna/Mercury	\$80,000	\$24,000
Theater	TDNA	\$78,500	\$185
BIM Coordination	Trimble	\$81,120	\$9,500

The specific Scope of Services description for GP during SD Phase are organized into the following categories:

- 1. Project Management**
- 2. Site Analysis**
  - 2.1 Topographic Analysis
  - 2.2 Analysis of deed, zoning, and other legal restrictions
  - 2.3 Site visits
  - 2.4 Review of Surveys (surface and subsurface site data)
  - 2.5 Site photography
- 3. Program**

- 3.1 Design objectives, limitations, and criteria (*assist*)
- 3.2 Space requirements and relationships (*assist*)
- 3.3 Number and function responsibilities of personnel (*assist*)
- 3.4 Flexibility and expandability (*assist*)
- 3.5 Special equipment and systems (*assist*)
- 3.6 Site related program issues (*assist*)
- 4. Preliminary Diagrams**
  - 4.1 Pedestrian, vehicular, and material handling circulation (*assist*)
  - 4.2 General space allocations
  - 4.3 Adjacency
- 5. Site Studies**
  - 5.1 Land utilization
  - 5.2 Structures placement
  - 5.3 Facilities planning
  - 5.4 Movement systems, circulation
  - 5.5 Landscape planning
  - 5.6 Utilities system (*assist*)
  - 5.7 Surface and subsurface conditions (*assist*)
  - 5.8 Review of soils report
  - 5.9 Slope analysis
- 6. Architectural Design/Documentation**
  - 6.1 Documentation of site and building concepts describing the designs
  - 6.2 Preliminary selection of architectural building systems and materials
  - 6.3 Development of approximate areas and volumes
  - 6.4 Study model(s)
  - 6.5 Provide 3d-model of basic exterior surfaces (not fully closed)
- 7. Structural Design/Documentation**
  - 7.1 Develop recommended structural system based on Architect's design intent
  - 7.2 Alternate structural systems
- 8. Mechanical Design/Documentation**
  - 8.1 Energy conservation
  - 8.2 Heating and ventilating and air conditioning
  - 8.3 Plumbing
  - 8.4 Fire protection
  - 8.5 Special mechanical systems
  - 8.6 General space requirements
- 9. Electrical Design/Documentation**
  - 9.1 Building power service and distribution
  - 9.2 Lighting concepts
  - 9.3 Electrical systems
  - 9.4 Communication systems
  - 9.5 Fire protection systems
  - 9.6 Security systems
  - 9.7 Special electrical systems
  - 9.8 General space requirements
- 10. Civil Design/Documentation**
  - 10.1 On-site utility systems (*assist*)
  - 10.2 Drainage systems (*assist*)
- 11. Landscape Design/Documentation**
  - 11.1 Development of conceptual design solutions for paving, pedestrian plazas, and forms, planting and water features

- 11.2 Program requirements (*assist*)
- 11.3 Analyze physical site characteristics and environmental determinants
- 11.4 Research and advice regarding plantscape and technical issues appropriate to design intent
- 12. Interior Design/Documentation**
  - 12.1 Development of conceptual design direction for all public and interior spaces
- 13. Materials Research/Specifications**
  - 13.1 Identify potential architectural materials, systems, and equipment and their criteria and quality standards consistent with the design
  - 13.2 Investigate availability and suitability of alternative architectural materials, systems, and equipment
  - 13.3 Provide design narrative
- 14. Economic Feasibility**
  - 14.1 Develop initial approximate gross facility areas and unit cost data (*assist*)
  - 14.2 Develop probable construction cost range for the Project based on the most recent Schematic Design studies, current and historic area, volume, or other unit costs, expected Project delivery process, and appropriate contingencies (*assist*)
  - 14.3 Estimate related costs such as site development, landscaping, utilities, services, furniture, equipment, and design services (*assist*)
  - 14.4 Review all cost estimating provided by the Cost Estimating Consultant
- 15. Presentations**
  - 15.1 Presentations of Schematic Design Documents
- 16. Value Engineering**
  - 16.1 In accordance with Agreement
- 17. Community Outreach**
  - 17.1 Conduct Virtual Stakeholder meetings
  - 17.2 Utilize the City of South Gate's email list-serve to inform community stakeholders of project updates
  - 17.3 Distribute information to a curated email list and request feedback as appropriate
  - 17.4 Conduct paid and organic social media posts

Gehry Partners has assembled an outreach team to work with the design team and RMC on an engagement plan that reflects the changing Los Angeles landscape where digital platforms will be a constant source of outreach as a response to the Covid-19 pandemic. The engagement strategy will focus on the physical programming and design of the SELA Cultural Center facility.

Outreach tactics will include:

- **Virtual Stakeholder meetings:** While Team will continue more personal communications with project's critical stakeholders, Team will also continue to execute on larger scale virtual stakeholder meetings where we invite significantly involved community members and organizations to join a presentation over Zoom. There, they can provide more personalized feedback and ask any questions. The goal of these meetings is largely informational, to ensure key members of the community are aware of what's happening and spread the word to their respective organizations, and to elicit feedback into the process.
- **Email List-serve:** Continue to use the City of South Gate's email list-serve, as well as surrounding communities, to keep them apprised of project updates and to introduce them to new project elements. Team will continue to develop new language that directs people to project website and encourages them to provide input on Schematic Design elements. In doing so, Team will maintain our widespread audience and continue to attract constituents to get involved.

- **Email Outreach:** Utilize curated email list for the Project as developed through the Concept Design phase. Team will utilize this list to regularly distribute information pertaining to the project to those interested, and request feedback where appropriate.
- **Social Media** (paid and organic): Team will continue to use Facebook to drive awareness of the projects and drive community input. Team will build out organic posts that speak to the different project elements, from arts to educational programming, to derive feedback. Team will ask individuals to comment their thoughts and gear our language towards receiving feedback. Team will also tag our partners to boost the content. Simultaneously, we will launch a second set of advertisements that will drive people to our website and provide information about Schematic Design elements. We will gear our content and our geo-targeting utilizing lessons learned from our efforts during Concept Design.
- **Complete Phase 2 of the Digital Public Engagement Tool (DPET):** Launch and complete Phase 2 DPET (Online Community) to engage in a longer-term qualitative discussion for feedback on specific programming aspects of the SELA Cultural Center. Will recruit a demographically representative sample of 50 participants, identified via the previous Phase 1 DPET to participate and collect and analyze qualitative data.
- **Additional Engagement Treatments for hard-to-reach and Spanish-language residents:** work towards building trust within the Southeast LA community to garnish support for the Project. Will develop a variety of strategies to notify stakeholders and hard to reach residents, particularly focusing on Spanish language speakers. Will conduct one-on-ones with community leaders and opinion influencers with the goal of learning from them and engaging them in Project's development process. Seek to partner with local non-profit organization who's work is anchored in Southeast LA.
- **Billboard:** Team will utilize the City of South Gate's billboard (adjacent to the 710 and near the project area) to regularly advertise for the project, directing the public to website and call-in number for more information.

**BACKGROUND:** Projects identified in the planning process for the Lower Los Angeles River Revitalization Plan (LLARRP) were initiated by the passage of AB 530 which established a Lower Los Angeles River Working Group and generated opportunities for urban river enhancements that touch on integration of open space, housing, transportation, and business development.

One of the projects identified in the LLARRP was a Community Cultural Arts Center in Southeast Los Angeles near the confluence of the Rio Hondo (See Exhibit A). RMC, in partnership with the County of Los Angeles (Public Works) and other local and regional entities, was identified as the appropriate state agency to lead the development of the SELA Community Cultural Arts Center.

In order to efficiently carry out the planning, development, and construction for the SELA Cultural Center project, RMC released a Request for Proposal (RFP) seeking an individual or firm to provide creative architectural design, preconstruction support, and construction administration services for the Community Cultural Arts Center in Southeast Los Angeles (the "Project").

The RFP was released on October 11, 2019 with a submittal deadline of November 4, 2019. The RFP's primary purpose was to identify the best qualified architectural services proposal that is the most advantageous for the Cultural Center Project based on qualifications and proposed fees. The RFP Scope of Work included Schematic Design through Construction Administration.

By the submittal deadline, the RMC received ten proposals. RMC staff scored and ranked the ten proposals so as to provide the Selection Committee the top three proposals whose applications demonstrated the most specialized skills in disciplines requested. These proposers were evaluated based upon the nine areas of selection criteria listed in the RFP as well as desirable qualifications and expertise, cost/value effectiveness and cost adequacy and reasonableness of the overall merit and cost. The Selection Committee, which consisted of representatives from the RMC Governing Board, City of South Gate, and County of Los Angeles' Department of Public Works, helped finalize the selection of the Architectural consultant to lead the Project.

The Selection Committee and the RMC held interviews with the three highest scoring firms on December 6, 2019 in the City of South Gate. The interviews provided the Selection Committee greater insight on the firms' expertise, qualifications, and overall understanding of the needs of Southeast Los Angeles in relation to the Cultural Center in order to adequately and fairly evaluate their respective proposals.

Based on the Selection Committee's aggregated and averaged scores of each firm's Technical Merit and the Cost Component (quoted average cost of services per hour converted from a standard formula into score values), it was recommended to award the Architectural Design Services contract to Gehry Partners, LLP as the lead firm for the Southeast Los Angeles Cultural Center (Resolution 2019-47)

**PROJECT BACKGROUND:** Since there are a number of significant issues that can impact the feasibility of the project, Geosyntec Consulting proposed a single integrated team to facilitate site selection, iterative solutions, and development of a site development strategy that effectively and cost-efficiently meets site requirements and stakeholder expectations starting from the site selection and feasibility stage.

Included in the Feasibility phase were initial geotechnical, civil, and environmental engineering investigations of the selected site, including pre-concept technical studies. The Geosyntec team provided drafts of all reports which were reviewed by RMC and provided to LA County Public Works for review and comment. The Feasibility studies were completed December 31, 2019.

On December 16, 2019, the RMC Board authorized RMC staff to negotiate and award a contract Geosyntec Consulting (including GP) to provide Concept Design and Permitting Pre-Coordination services for the Community Cultural Arts Center in Southeast Los Angeles (Resolution 2019-46). The Service Order and Standard Agreement were executed on January 15, 2020, and ratified February 3, 2020 (2020-03).

The Concept Design Phase began on January 6, 2020. In the Concept Design phase, the basic Project conditions and scope as well as program areas and site are confirmed and various approaches to the Project massing and siting are developed. During the Concept Design phase there has been public outreach with appropriate project stakeholder groups and local community members to further engage and understand project objectives and constraints. Due to the public health situation with COVID-19 the public outreach has taken place largely using digital approaches.

The preliminary building program that forms the basis of the Project is as follows:

- Building Programming (approximately 80,000 sq. ft.), includes:

- Community/Cultural facilities
  - Music Program facilities
  - Visual Arts Program facilities
- Site Programming (approximately 108,000 sq. ft.)

*Note that the preliminary building program is based on certain assumptions for the project and will need to be further defined.*

**FISCAL INFORMATION:** The Professional Services Agreement with Gehry Partners, LLP to provide Architectural Design Services for the Schematic Design Phase for the SELA Cultural Arts Center (RMC 20503) is for a cost of \$2,256,965. The Schematic Design phase has a 5-month performance period.

Funding for the Professional Services Agreement and Service Order will be allocated for Los Angeles River Community Restoration from the Budget Act of 2018 allocation:

Budget Act of 2018 (Senate Bill No. 840)

For local assistance, Secretary of the Natural Resources Agency: Los Angeles River Community Restoration and Revitalization Projects, in the amount of twenty million dollars (\$20,000,000), of this amount, allocation to Rivers and Mountains Conservancy is nineteen million dollars (\$19,000,000).

**LEGISLATIVE AUTHORITY AND RMC ADOPTED POLICIES/AUTHORITIES:** The Rivers and Mountains Conservancy (RMC) statute provides in part that:

Section 32602: There is in the Resources Agency, the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, which is created as a state agency for the following purposes:

- (a) To acquire and manage public lands within the Lower Los Angeles River and San Gabriel River watersheds, and to provide open-space, low-impact recreational and educational uses, water conservation, watershed improvement, wildlife and habitat restoration and protection, and watershed improvement within the territory.
- (b) To preserve the San Gabriel River and the Lower Los Angeles River consistent with existing and adopted river and flood control projects for the protection of life and property.
- (c) To acquire open-space lands within the territory of the conservancy.

Section 32604: The conservancy shall do all of the following:

- (a) Establish policies and priorities for the conservancy regarding the San Gabriel River and the Lower Los Angeles River, and their watersheds, and conduct any necessary planning activities, in accordance with the purposes set forth in Section 32602.
- (b) Approve conservancy funded projects that advance the policies and priorities set forth in Section 32602.
- (d) To provide for the public's enjoyment and enhancement of recreational and educational experiences on public lands in the San Gabriel Watershed and Lower Los Angeles River, and the San Gabriel Mountains in a manner consistent with the protection of lands and resources in those watersheds.

Section 32614: The conservancy may do all of the following:

- (b) Enter into contracts with any public agency, private entity, or person necessary for the proper discharge of the conservancy's duties, and enter into a joint powers agreement with a public agency, in furtherance of the purposes set forth in Section 32602.
- (e) Enter into any other agreement with any public agency, private entity, or person necessary for the proper discharge of the conservancy's duties for the purposes set forth in Section 32602.
- (f) Recruit and coordinate volunteers and experts to conduct interpretive and recreational programs and assist with construction projects and the maintenance of parkway facilities.

Further, Section 32614 provides that: The conservancy may do all of the following:

- (g) Undertake, within the territory, site improvement projects, regulate public access, and revegetate and otherwise rehabilitate degraded areas, in consultation with any other public agency with appropriate jurisdiction and expertise, in accordance with the purposes set forth in Section 32602. The conservancy may also, within the territory, upgrade deteriorating facilities and construct new facilities as needed for outdoor recreation, nature appreciation and interpretation, and natural resources protection. The conservancy may undertake those projects by itself or in conjunction with another local agency; however, the conservancy shall provide overall coordination of those projects by setting priorities for the projects and by ensuring a uniform approach to projects. The conservancy may undertake those projects with prior notification to the legislative body of the local agency that has jurisdiction in the area in which the conservancy proposes to undertake that activity.

Section 32614.5:

- (a) The conservancy may award grants to local public agencies, state agencies, federal agencies, and nonprofit organizations for the purposes of this division.
- (b) Grants to nonprofit organizations for the acquisition of real property or interests in real property shall be subject to all of the following conditions:
  - (1) The purchase price of any interest in land acquired by the nonprofit organization may not exceed fair market value as established by an appraisal approved by the conservancy.
  - (2) The conservancy approves the terms under which the interest in land is acquired.
  - (3) The interest in land acquired pursuant to a grant from the conservancy may not be used as security for any debt incurred by the nonprofit organization unless the conservancy approves the transaction.
  - (4) The transfer of land acquired pursuant to a grant shall be subject to the approval of the conservancy and the execution of an agreement between the conservancy and the transferee sufficient to protect the interests of the state.
  - (5) The state shall have a right of entry and power of termination in and over all interests in real property acquired with state funds, which may be exercised if any essential term or condition of the grant is violated.
  - (6) If the existence of the nonprofit organization is terminated for any reason, title to all interest in real property acquired with state funds shall immediately vest in the state, except that, prior to that termination, another public agency or nonprofit organization may receive title to all or a portion of that interest in real property, by recording its acceptance of title, together with the conservancy's approval, in writing.
- (c) Any deed or other instrument of conveyance whereby real property is acquired by a nonprofit organization pursuant to this section shall be recorded and shall set forth the executor interest or right of entry on the part of the state.

# LLARRP SIGNATURE PROJECTS



Source: Lower LA River Revitalization Plan, 2017

# LLARRP RIO HONDO CONFLUENCE SIGNATURE PROJECT

## LEGEND

### CHANNEL ENHANCEMENTS

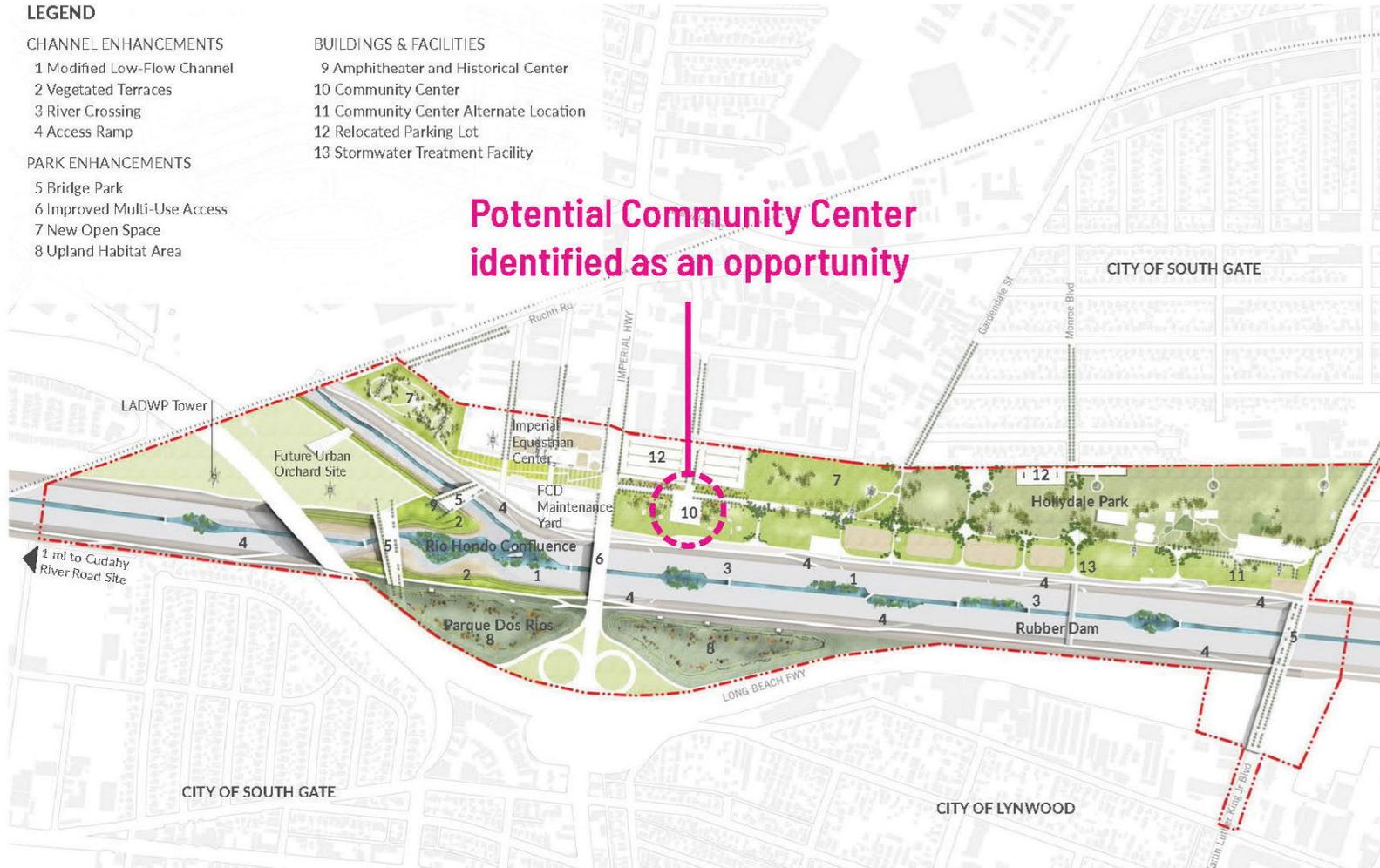
- 1 Modified Low-Flow Channel
- 2 Vegetated Terraces
- 3 River Crossing
- 4 Access Ramp

### PARK ENHANCEMENTS

- 5 Bridge Park
- 6 Improved Multi-Use Access
- 7 New Open Space
- 8 Upland Habitat Area

### BUILDINGS & FACILITIES

- 9 Amphitheater and Historical Center
- 10 Community Center
- 11 Community Center Alternate Location
- 12 Relocated Parking Lot
- 13 Stormwater Treatment Facility



Source: Lower LA River Revitalization Plan, 2017

SELA CULTURAL CENTER

# SITE BOUNDARY

( Site south of Imerial Hwy only)

## LEGEND

- Site Boundary
- Parcel Boundary
- Levee Landside Toe

Source: OLIN; Los Angeles County GIS Data Portal, Assessor Parcels - 2015 Tax Roll, 2015; NAIP Aerial 2017



SELA CULTURAL CENTER

# AERIAL VIEW



FUTURE WEST SANTA ANA  
BRANCH (WSAB) LINE

SELA CULTURAL  
CENTER SITE

IMPERIAL HIGHWAY

I-710

RIO HONDO

LA RIVER

Exhibit C  
**Gehry Partners, LLP**

**Item 11**  
Frank Gehry

John Bowers  
Jennifer Ehrman  
Berta Gehry  
Meaghan Lloyd  
David Nam  
Tensho Takemori  
Laurence Tighe  
Craig Webb

*May 15, 2020, Updated June 4, 2020, Updated July 13, 2020, Updated July 30, 2020, Updated August 3, 2020, Updated August 31, 2020*

River and Mountains Conservancy  
Att: Mark Stanley – Executive Officer  
100 N. Old San Gabriel Canyon Road  
Azusa, CA 91702

**Re: Southeast Los Angeles Cultural Arts Center**  
***Clarifications to Gehry Partners, LLP's Proposal for the Schematic Design Phase***

Dear Mark:

At the request of Rivers and Mountains Conservancy, Gehry Partners, LLP provides this clarification to our proposal for Schematic Design phase for the Southeast Los Angeles Cultural Arts Center project. We do not believe that these clarifications fundamentally or materially alter the terms of our original proposal, but rather are intended to clarify the intended payment schedule and further explain our services as related to community outreach.

In that regard, please find proposed revisions to the relevant portions of the compensation and Scope of Services sections to clarify our proposal. In addition, we have included a preliminary payment schedule for discussion.

We look forward to discussing and resolving these items with you.

Sincerely,

Tensho Takemori

*Partner*

## Executive Summary

Gehry Partners and its proposed consulting team are unparalleled assets uniquely positioned to deliver real value to the design of the SELA Cultural Center. Our team, which includes OLIN, Geosyntec, and River LA as key consultants, has been working together for more than 5 years on the issues surrounding the LA River. We understand the issues as well as anyone working on the river, and the time we have taken to get to know the leaders of the southeast community is unmatched. In addition to our strong relationships, we are engaged in other adjacent projects that complement the SELA Cultural Center, we have conducted extensive research on the site and surrounding area, have achieved success in developing projects that deliver a cultural impact and have a solid technical foundation to successfully carry out this specific project as demonstrated below.

After studying the LA River for 4 years, our collective team was selected by the County of Los Angeles to update its 1996 LA River master plan. Under the leadership of Geosyntec, our team started work on the update in early 2018, and is due to complete our work in mid-2020. Our work on the master plan is resulting in a deep analytical study of the primary water, environmental, social, economic and cultural issues facing the southeast cities, giving us the unique advantage of possessing a deep knowledge base unparalleled by any other consultant team, from which we will begin the project.

In 2018, the County of Los Angeles hired our team to begin a more detailed design study for The Rio Hondo Confluence Area Project situated in the Lower LA River. This opportunity has allowed the team to develop their analytical study at a census tract level, and to continue strategic outreach with community and local leaders in a more focused manner for this area. The team has completed the feasibility study, and is currently developing the Concept Design for the area, which includes 12 projects that surround and complement the SELA Cultural Center. As such, our team is uniquely positioned to integrate both the design and outreach efforts for the SELA Cultural Center with that of the Rio Hondo Confluence Area Project that is occurring concurrently.

This year, our team worked with Rivers and Mountains Conservancy to perform the feasibility study for the SELA Cultural Center. The feasibility study allowed the team to continue its analysis and research on a more detailed level and on a site-by-site basis. The team analyzed several sites, three sites in detail, to arrive at the currently recommended site. Our team has spent significant time studying the proposed SELA cultural center site, understanding its constraints and opportunities from a site planning and initial environmental perspective. Our knowledge of the site will be extremely advantageous to RMC as the project moves into Schematic Design as any other consultant team would need to allocate significant resources to accumulate the same level of knowledge of the site before starting Schematic Design activities.

Over the past 5 years through the various efforts described above, our team has spent significant time developing relationships with local leaders at the city, county and state level. Frank Gehry has met with local leaders of the southeast on a regular basis, including South Gate, Cudahy, Bell, Bell Gardens, Downey, Lynwood, Paramount, and Long Beach amongst others. Our team has met with all five supervisors and staff to brief them on the progress of our work, and has received support for our efforts from all five districts. Frank Gehry has established a strong relationship with Speaker Anthony Rendon, a state level leader representing this area. We believe these efforts allow our team to be strongly positioned to support the outreach efforts required through the life of the project. We have assembled a strong outreach team that includes a former leader of a southeast city that provides an important and unique understanding of the area to develop an outreach process tailored to the specific needs of this project.

## Exhibit D. Payment Schedule

## Schematic Design Phase

Discipline	SD TOTAL LABOR FEE	SD EXPENSES	SD TOTAL LUMP SUM	Lump Sum Fee	Deliverable	Lump Sum Fee	Deliverables
<b>Architecture</b> Gehry Partners	\$895,690.00	\$120,000	\$895,690.00	\$507,845.00	Progress Schematic Design drawings, narratives, and images. Reports on outreach completed.	\$507,845.00	Schematic Design drawings, narratives, and images. Reports on outreach completed.
<b>MEP</b> ARC	\$180,000.00	\$15,000.00	\$195,000.00	\$97,500.00	Progress Schematic Design drawings and narratives	\$97,500.00	Schematic Design drawings and narratives
<b>Structural Engineering</b> MKA	\$116,500.00	\$7,500.00	\$124,000.00	\$62,000.00	Progress Schematic Design drawings and narratives	\$62,000.00	Schematic Design drawings and narratives
<b>Acoustics</b> Nagata	\$75,232.00	\$0.00	\$75,232.00	\$37,616.00	Progress Schematic Design narratives	\$37,616.00	Schematic Design narratives
<b>Landscape</b> Olin	\$352,000.00	\$17,450.00	\$369,450.00	\$184,725.00	Progress Schematic Design drawings and narratives	\$184,725.00	Schematic Design drawings and narratives
<b>Life Safety</b> SGH	\$15,450.00	\$500.00	\$15,950.00	\$7,975.00	Progress Schematic Design drawings and narratives	\$7,975.00	Schematic Design drawings and narratives
<b>AV</b> Sonitus	\$35,988.00	\$0.00	\$35,988.00	\$17,994.00	Progress Schematic Design narratives	\$17,994.00	Schematic Design narratives
<b>Vertical Transportation</b> HKA	\$22,800.00	\$0.00	\$22,800.00	\$11,400.00	Progress Schematic Design drawings and narratives	\$11,400.00	Schematic Design drawings and narratives
<b>Lighting Design</b> LOBs	\$85,000.00	\$25,450.00	\$110,450.00	\$55,225.00	Progress Schematic Design drawings and narratives	\$55,225.00	Schematic Design drawings and narratives
<b>Room and Isolation Acoustics</b> NBA	\$19,000.00	\$100.00	\$19,100.00	\$9,550.00	Progress Schematic Design narratives	\$9,550.00	Schematic Design narratives
<b>Outreach</b> Mercury, DakeLuna, RLA	\$80,000	\$24,000	\$104,000	\$52,000	Summary reports of meetings held, and summary analysis outreach on scope that applies.	\$52,000	Summary reports of meetings held, and summary analysis outreach on scope that applies.
<b>Theater</b> TDNA	\$78,500.00	\$185.00	\$78,685.00	\$39,342.50	Progress Schematic Design drawings and narratives	\$39,342.50	Schematic Design drawings and narratives
<b>BIM Coordination</b> Trimble	\$81,120.00	\$9,500.00	\$90,620.00	\$45,310.00	Summary report of work completed.	\$45,310.00	Summary report of work completed.

September 21, 2020 – Item 11

RESOLUTION 2020-32

RESOLUTION OF THE SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS CONSERVANCY (RMC) TO APPROVE A PROFESSIONAL SERVICES AGREEMENT TO PROVIDE ARCHITECTURAL DESIGN SERVICES FOR THE SCHEMATIC DESIGN PHASE WITH GEHRY PARTNERS, LLP FOR SOUTHEAST LOS ANGELES (SELA) CULTURAL ARTS CENTER

WHEREAS, the legislature has found and declared that the San Gabriel River and its tributaries, the Lower Los Angeles River and its tributaries, and the San Gabriel Mountains, Puente Hills, and San Jose Hills constitute a unique and important open space, environmental, anthropological, cultural, scientific, educational, recreational, scenic, and wildlife resource that should be held in trust to be preserved and enhanced for the enjoyment of, and appreciation by, present and future generations; and

WHEREAS, the State of California has authorized an expenditure of local assistance funds enacted in the Budget Act of 2018 (Senate Bill No. 840) to the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy for local assistance for the Los Angeles River Community Restoration and Revitalization Projects; and,

WHEREAS, The RMC may enter into any agreement with any public agency, private entity, or person necessary for the proper discharge of the conservancy's duties for the purposes set forth in Section 32602; and

WHEREAS, the RMC issued a Request for Proposals (RFP) seeking an individual or firm to provide architectural design, preconstruction phase and construction phase services for the Community Cultural Arts Center in Southeast Los Angeles; and

WHEREAS, the RMC established a Selection Committee that evaluated Proposals and made a recommendation to the Board for final approval; and

WHEREAS, this action is exempt from the environmental impact report requirements of the California Environmental Quality Act (CEQA); and NOW

*Therefore be it resolved that* the RMC hereby:

- 1 FINDS that this action is consistent with the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy Act and is necessary to carry out the purposes and objectives of Division 22.8 of the Public Resources Code.
- 2 FINDS that this action is consistent with the Lower Los Angeles River Working Group and Lower Los Angeles Revitalization Plan and is necessary to carry out the purposes and objectives of Division 22.8 of the Public Resources Code, relating to the Los Angeles River.
- 3 FINDS that the actions contemplated by this resolution are exempt from the environmental impact report requirements of the California Environmental Quality Act.

Resolution No. 2020-32

- 4 ADOPTS the staff report dated September 21, 2020.
- 5 AUTHORIZES the Executive Officer to award a Professional Services Agreement with Gehry Partners, LLP to provide Architectural Design Services for the Schematic Design Phase for the SELA Cultural Arts Center (RMC 20503) is for a cost of \$2,256,965. The Schematic Design phase has a 5-month performance period.

~ End of Resolution ~

Passed and Adopted by the Board of the  
SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS  
CONSERVANCY on September 21, 2020.

Motion \_\_\_\_\_ Second: \_\_\_\_\_

Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Abstentions: \_\_\_\_\_

\_\_\_\_\_  
Frank Colonna, Chair

ATTEST: \_\_\_\_\_  
David Edsall  
Deputy Attorney General