

Department of Public Works

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

Bureau of Engineering
Report No. 2

NOV 23 2009

November 16, 2009
CD No. 09


Secretary

REQUEST FOR AUTHORITY TO ISSUE A NOTICE TO PROCEED TO TETRA DESIGN, CONTRACT No. C-114049, TO PROVIDE ARCHITECTURAL DESIGN AND ENVIRONMENTAL DOCUMENTATION SERVICES FOR THE PARKER CENTER SITE - W.O. No. E1907212

RECOMMENDATION

Authorize the City Engineer to issue a Notice-to-Proceed to Tetra Design, under City Contract No. C-114049 from the Pre-Qualified On-Call (PQOC) Architectural Consultants List to provide for the preparation of Environmental Impact Report (EIR) Documents per California Environmental Quality Act for the Parker Center Site at 150 North Los Angeles Street, Los Angeles, CA 90014 in an amount not-to-exceed \$1,000,000 including contingencies.

TRANSMITTALS

1. Copy of the Task Order Solicitation (TOS) for the Parker Center Site, dated February 3, 2009.
2. Copy of the Bureau of Engineering (BOE) and Contract Administration (BCA) Joint Report No. 5, adopted on April 23, 2008, approving the original PQOC Architectural Consultants List.
3. Copy of the Pre-Qualified On-Call List at the time of distribution of the TOS.

FISCAL IMPACT STATEMENT

There is no impact to the General Fund.

DISCUSSION

Background

In June 2006 and June 2007, the Council directed the City Legislative Analyst, Chief Administrative Office, General Service Department and BOE to report on the feasibility of demolishing Parker Center, and constructing a new City facility in its place subsequent to the completion of the Police Administration Building (PAB) (CF 06-0360 and CF 07-1009). The Parker Center Site Task Force was formed to explore the various possible options for the redevelopment of the Parker Center Site.

Since the Parker Center site has been found to be eligible for the State and National historical resource designations, an EIR will be required to study all possible alternatives for the site prior to its redevelopment.

The EIR will be the first step in developing a plan for the use of the Parker Center Site following the LAPD's move from this facility. The building is an eight-story structure with 320,000 square feet of office space and 70,000 square feet of jail space. The facility will be vacant until a plan is identified for use of the site. The following alternative uses will be investigated in the EIR:

- ▶ Adaptive re-use of the existing building;
- ▶ Partial demolition and renovation of the structure;
- ▶ Demolition of the building with recordation, then replacement with a new 1,000,000 square foot building with 1,000 parking spaces.

Consultant Selection

Because of the current BOE workload and expertise required for the preparation of the EIR, BOE sent a TOS to all 17 firms on its On-Call Consultant List, (Transmittal Nos. 1, 2 and 3).

The TOS requested proposals for the preparation of an EIR and related architectural conceptual designs required by the process for the development of the Parker Center Site.

Six responses were received from Rios Clementi Hale Studios, Gonzales Goodale, PleskowReal, Tetra Design, Daly Genik, and SPF Architects.

All proposals received were reviewed and evaluated. Due to the significance of the project and the qualifications of the consultants, all interested firms responding to the TOS were also interviewed.

The interview panel consisted of Deborah Weintraub, AIA, Chief Deputy City Engineer, Mahmood Karimzadeh, AIA, Principal Architect, and Dr. Ara Kasparian, PhD, Environmental Management Group Manager. Following the interview sessions, the panel rated the various firms. This resulted in the selection of two firms on a shortlist for a second interview, Tetra Design and Gonzalez Goodale.

The second interviews focused on the approach the firms would take in completing the EIR, the cost of the service and more information on the team members. Both firms were deemed competent and the costs were close.

Subsequent to the second interview, BOE visited the finalist firms to evaluate the staff and resources of each office. After reviewing the resources of the finalists, BOE made a final selection and is recommending Tetra Design to the Board of Public Works as the consultant to perform the task of providing an EIR document for the Parker Center Site, which is now called the "LA Street Civic Building" project.

November 16, 2009
 Page 3

Minority Business Enterprise/Women Business Enterprise (MBE/WBE) Subcontractor Outreach Program

The City has established a MBE/WBE Subcontractor Outreach Program for the Pre-Qualified Architectural Consultants for Public Works Projects with anticipated MBE and WBE participation levels of 12 percent and 2 percent, respectively for projects exceeding \$100,000. The following is the consultant's participation levels.

Gender/Ethnicity Codes:

AA=African American	HA=Hispanic American
SAA=Subcontinent Asian American	APA=Asian Pacific American
C=Caucasian	NA=Native American
M=Male	F=Female

Listed Sub-consultants	Gender/ Ethnicity	MBE WBE OBE	% of Base Task	Dollar (\$) Amount
Gensler	M/C	OBE	22.0%	\$175,150
ICF Jones & Stokes	M/C	OBE	24.0%	\$189,650
Asset Strategies	F/C	WBE	2.5%	\$ 23,000
Kumamoto Associates	F/APA	WBE	2.5%	\$ 20,014
Nabih Youssef	M/C	OBE	1.5%	\$ 12,525
Glumac	M/C	OBE	2.0%	\$ 14,625
KOA	M/C	MBE	9.0%	\$ 73,190
ATC	M/C	OBE	3.0%	\$ 22,290
Brandow & Johnston	M/C	OBE	5.0%	\$ 40,890
Ah'be	M/C	OBE	3.0%	\$ 23,472
Kanda Project Services	M/SAA	MBE	2.0%	\$ 13,600
Total MBE Participation			11.0%	\$ 86,790
Total WBE Participation			5.0%	\$ 43,014
Total OBE Participation			60.0%	\$478,602
Total Participation				\$608,406

Tetra Design Inc. participation levels for MBE sub-consultant's is 11 percent and 5 percent for WBE sub-consultants, which compares favorably with Tetra's contract with targets participation levels at 12 percent MBE and 2 percent WBE.

Conclusion

It is recommended that the Board authorize the City Engineer to issue a Task Order to Tetra Design, Inc. in an amount not-to-exceed \$1,000,000 including contingencies for the preparation of EIR Documents per California Environmental Quality Act for the "LA Street Civic Building" project. The negotiated fee with Tetra Design Inc. is \$798,397 and we are reserving \$201,603 in contingency for additional services that may be required during the course of the project.

In accordance with the City of Los Angeles Administrative Code (L.A.A.C.), Division 10, Chapter 1, Article 13, 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 and Investigation Section upon completion of the Task Order.

STATUS OF FINANCING

Funds are available from the following source:

Funding Source	Fund No.	Department	Account No.	Amount
CIEP	100	54	E661	\$1,000,000
Total				\$1,000,000

(MK DJW WHH MPB)

Report prepared by:


Respectfully submitted,

Architectural Division

Mahmood Karimzadeh, A.I.A
Principal Architect
Phone No. (213) 485-4282


Gary Lee Moore, P.E.
City Engineer

Statement as to Funds Approved by:

for 

Jean C. Su, Acting Director
Office of Accounting
Date: 11/6/09

MK/PY/10-2009-0208.ARC.gva

Questions regarding this report
may be referred to:
Writer: Paul Young
Phone No. (213) 845-4776
E-mail: Paul.Young@lacity.org