



ERIC GARCETTI
MAYOR

CITY OF LOS ANGELES
CALIFORNIA

ADDENDUM NO. 3
7/14/2017

ENGINEERING



CITY OF LOS ANGELES
GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

Pre-Qualified On-Call Wastewater and Environmental Engineering Services Contract
Task Order Solicitation (TOS) No. 13
Taylor Yard G2 Parcel
Implementation Plan, Site Assessments, and Interim Development Design Services

This addendum consists of this 5 page transmittal, and 3 attachments (20 pages): 1. the July 6, 2017 Pre-Proposal Presentation, 2. the Pre-Proposal Meeting Sign-In Sheets, and 3. diagrams depicting to current easements on G2.

1. The following questions were asked during the TOS Pre-Proposal Meeting held on July 6, 2017 at the Board of Public Works Session Room, City Hall. Answers and other comments are below.

a. What is the deadline for written questions?

August 1, 2017

b. Will you answer questions as they come in or after the deadline for question submittals?

We will answer as they come in by addendum. The point of contact for the Pre-Qualified On-Call list will receive the addendum notifications. Written questions can be submitted to Katherine.Doherty@lacity.org.

c. You mentioned the caps for Tasks 1, 2, and 3, but not for Tasks 4 and 5. What are the caps for these tasks?

Those tasks should be based on completing the design and design services during construction for the Bureau of Engineering's (BOE) Very Preliminary Conceptual Design diagram. In reality, once the City has a consensus from the community and policy makers on a concept to move forward, the cost for completing construction documents will be negotiated again before that task is issued, but for now, the BOE is looking for a price based on the preliminary design.

d. For interim uses, are you looking for something complimentary to the long-term plan of the site?

Generally the answer is "yes", but it doesn't have to line up exactly. The City wants something that can easily become the long-term use, and won't preclude the long-term use from moving forward. Given that this is a big investment for the City, anything that could be maintained for the long-term uses is going to be looked at favorably.



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e. Are there any schedule constraints related to the implementation?

The City would like to make portions of the site usable as quickly as possible. The BOE has laid out a general timeline in the TOS. Site remediation and coordination with DTSC is going to somewhat set the pace, but the goal of the City is to try to get the site in use as quickly as possible.

f. If there are specialty service subconsultants required to complete the TOS that are not currently included in the On Call Contract, is there a Good Faith Effort (GFE) requirement?

Respondents should be explicit in the proposal which subconsultants being proposed will need to be added, and an explanation as to why the addition is required. Once the prime consultant has been selected for the Task, formal requests to add subconsultants to provide specialty services may be submitted to the City. The request letter should also provide an explanation as to why the addition is required, and a revised Exhibit K - Prime and Subconsultant Information Form. Requests will be reviewed and approved by the Engineer, as appropriate, in accordance with Section PSC-37 of the Pre-Qualified On-Call Wastewater and Environmental Engineering Services Contract. There is no outreach requirement.

g. For Task 4 it mentions requiring permits. Are federal permits anticipated?

If the concept includes changes to the riverbank, permits from the U.S. Army Corps of Engineers would be required. Right now, the project boundary does not show alterations to the riverbank, so the answer is "no", federal permits are not anticipated at this point.

h. Can contact information for the prime consultants be shared?

Yes. Please see <http://eng.lacity.org/divisions/la-river-projects>

It was noted that the BOE would be releasing by addendum a fee proposal template, demonstrating the BOE's preferred format for Respondents to submit their fee proposals.

It was also noted that the BOE may choose to reduce the scope of this TOS to explore 2 interim design concepts paired with long-term design concepts, instead of 3 interim



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design concepts paired with long-term design concepts. The BOE will notify consultants by addendum if this scope reduction is confirmed.

2. The following questions were asked during the TOS Pre-Proposal Site Walk held on July 6, 2017 at the Taylor Yard G2 site. The answers are below.

a. Is the fence on the property line?

The fence is mostly on or near the property line. Along the ingress/egress easement, the fence is on the west side of the property line by about 20 feet to allow easement holders access to their easements without gaining access to the main portion of the property. Along the riverside of the property, the fence is on the top of the slope, while the actual property line lies anywhere on that slope.

b. What are the features of the site?

The site is an abandoned railroad maintenance facility. The above-ground buildings have all been demolished to grade. Union Pacific did not provide us with any drawings of these buildings or utilities, or any plans of the former rail yard.

c. Where are the access points?

The main access point for the interim uses will be from the gate you entered through off the roadway. In the future, G2 might connect to G1, also known as the Bowtie site, along the ingress/egress roadway.

d. Is the Tail Track permanent?

The Tail Track on the south-western portion of the property is owned by the City. It was formerly owned by Union Pacific who had been leasing the use of the area (the "Tail Track Lease Area") to Metrolink. This lease was inherited upon the City's acquisition of the property and the lease is still ongoing. Metrolink purchased a "Tail Track Easement Area" from Union Pacific on the south-eastern portion of the property with the intention of relocating their Tail Track; however, the date for this relocation is still to be determined.

e. Is there survey data available?

There is survey data from the land acquisition process available that the BOE has used as the basis for the "Very Preliminary Interim Use" concept drawing. This survey



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data will be available to the consultant selected by this TOS, but will need to be verified.

f. Is there a drawing that shows the easements on G2?

Yes. Please see attached.

g. Are there future plans to connect to the Rio De Los Angeles State Park?

There have been talks about connecting to the Rio De Los Angeles State Park by either a bridge or a tunnel during previous conceptual discussions, but the BOE does not anticipate that will be part of the interim design of the site.

h. Other interest groups have been assessing the property and are associated with River LA. Are we encouraged to be consistent with that?

It is likely that those other interest groups will be active stakeholders in the concepts developed by the City for G2, but the City is not committed to any of the previous concepts for the site.

i. Is there a budget number the City has in mind for development of G2?

Consultants may refer to City Council File 13-1641 for very preliminary budget estimates for implementation at G2.

j. Where is the Santa Monica Mountains Conservancy (SMMC) easement?

The SMMC easement area is still under negotiation, but now with SMMC's joint powers entity, the Mountains Recreation and Conservation Authority (MRCA). The City's understanding is that the MRCA would like connectivity to both G1 and the River.

k. Is the cost estimate for Task 5 for designing that concept or constructing that concept?

As part of the TOS proposal, the City is asking Respondents to submit only the fee estimate for Task 5 which is the cost for Design Services during Construction.



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- l. **If we are creative/innovative with designs for our proposals, will we be scratched off the list if we don't give you exactly what you're looking for in the design?**

No. We want to emphasize that the team proposed to us will be the main deciding factor.

- m. **Are they planning on doing any remediation or groundwater monitoring on G1?**

We do not know the State's plans for remediation on G1. The City currently has 3 groundwater monitoring wells on G1 that are part of the annual testing for G2 required by the DTSC.

- n. **Are the high-voltage power towers along the river going to be moved?**

The BOE is in discussions with the Department of Water and Power on the feasibility of relocating the towers to the eastern edge of the property. If relocation is determined to be possible, it would likely be 5 – 10 years out.

Sincerely,

Katherine Doherty, P.E., Project Manager
Proposition O Clean Water Division
Bureau of Engineering