



## **CITY OF GLENDALE, CALIFORNIA REPORT TO THE SPECIAL CITY COUNCIL**

### **AGENDA ITEM**

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Report: Professional Services Agreement for Professional Engineering Services for Central Park Block Project

- 1) Motion authorizing the City Manager or a designee to enter into and execute a Professional Services Agreement with David Volz Design Landscape Architects, Inc. to provide Professional Engineering Services for the Central Park Block Project in the amount of \$1,394,571, plus a 10 percent contingency of \$139,457.

### **COUNCIL ACTION**

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**Item Type:** Action Item

**Approved for** November 29, 2022 **calendar**

### **EXECUTIVE SUMMARY**

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A professional services agreement is needed for a consultant to provide professional engineering services for the Central Park Block Project. This consultant will complete the design plans, specifications, and estimate needed to advertise and award a construction contract for this project, and also assist in as-needed bidding and construction phases of the project.

Following a Request for Proposals process, the consulting team of David Volz Design Landscape Architects, Inc. (DVD) is recommended to perform the work. The proposed professional services agreement with DVD would cost \$1,394,571 plus a 10 percent contingency of \$139,457, for a total of \$1,534,028 and is funded by the Parks Mitigation Fee Fund.

## **COUNCIL PRIORITIES**

Infrastructure: Retaining a consultant for preparation of plans and specifications for Central Park will ensure access to well-maintained parks and community facilities tailored to the City's diverse needs.

## **RECOMMENDATION**

Approve the motion authorizing the City Manager or a designee to enter into and execute a professional services agreement with David Volz Design Landscape Architects, Inc. to provide Professional Engineering Services for the Central Park Block Project in the amount of \$1,394,571 plus a 10 percent contingency of \$139,457, for a total of \$1,534,028.

## **BACKGROUND**

On March 22, 2016, the City and the Armenian American Museum and Cultural Center of California (AAMCCC) entered into an Exclusive Negotiation Agreement (ENA) for a ground lease of City property within Central Park for a museum and educational center (Museum). On July 31, 2018, the City Council approved the Museum's entitlements including the Stage II design, a standards variance (for loading), and approved the ground lease agreement between the City and AAMCCC. On January 12, 2021, the City Council approved revised land use entitlements reducing the Museum's height, floor area, and parking area, and approved an amended and restated ground lease updating certain lease provisions. On July 31, 2021, the permits for the Museum parking garage were issued and construction was recently completed in late summer of 2022. The Museum is expected to obtain ready to issue construction permits in mid-2023, with construction expected to be completed by early 2025.

The Museum's development within the Central Park Block provided an opportunity for the City to visit wider issues within the block to improve the integration of its civic, cultural, and senior facilities, and create new public spaces and recreational opportunities. The development of the Museum also presented a challenge to design and build a park that complemented the new facility and allowed both to work together or stand on their own. Towards that end, the City Council approved the following steps to improve the Central Park Block:

- December 6, 2016: City Council authorized the retention of SWA to complete the conceptual and schematic design services for the Central Park Block.
- December 5, 2017: City Council approved a framework of eleven design principles to guide the conceptual design phase and community outreach workshops (held in January 2018).
- April 17, 2018: City Council considered three conceptual designs and selected the "Grand Steps" concept for development into a schematic design.
- June 4, 2019: City Council approved the Central Park Block Schematic Design and directed staff to release a request for proposals for design development, construction documents, bidding, and construction administration.

- March 22, 2022: City Council approved the Adult Recreation Center Scope Reduction scheme to reduce the estimated construction costs to \$18.4M and directed staff to proceed with releasing a request for proposals for professional engineering services and return to the City Council with a recommended consultant for these services.

The “Grand Steps” concept emphasizes an entry to the park from the Brand Boulevard paseo with grand steps leading up from the Parking Lot 10 to the great lawn. A second lawn between the library and ARC is included that increases the functionality of the great lawn. The desire for greater activation of the park and programming for all ages is accommodated by areas dedicated to children’s play, a multi-generational game plaza, and a peaceful forest park. In response to community concern over the loss of open space, by converting on-site parking lots into park space the Grand Steps concept increased the amount of open space within the block from 47,630 SF to 92,590 SF.

The following is a summary of the primary design elements of the modified “Grand Steps” design:

- 1) **Grand Steps Entry Plaza:** a formal entry from the Brand Boulevard paseo providing a transition between Parking Lot 10 and the park through a series of long steps and an accessible sloping walkway.
- 2) **Great Lawn:** flexible green open space in the Great Lawn anchors the largest open area of the park.
- 3) **Lawn Amphitheater and Event Stage:** a smaller setting for special events is provided by the Lawn Amphitheater. A low stage with canopy provides a platform for special functions.
- 4) **Library Steps:** a patio is provided at the library’s south entry, with steps that give access to the building and a place to sit and look out over the park.
- 5) **Tree Grove and Activity Plaza:** the tree grove provides a backdrop to the event stage and shades an outdoor lounge area for ARC visitors and the community at-large. Beyond the trees, catenary lighting provides a festive atmosphere for the programmable activity plaza.
- 6) **Children’s Playground and Splash Pad:** year-round imaginative play is encouraged with signature, custom play equipment and a splash pad. A new restroom building is located nearby for convenience.
- 7) **Forest Walk:** existing trees between the library and Louise Street are preserved to contribute to a forest-like setting within the park. Boardwalk paths beneath the canopy help reduce impacts to the trees and contribute to the sense of place.
- 8) **Library Lawn and Wood Deck:** small lawn adjacent to the playground and forest walk for a children’s free play area. A deck with seating beneath a large, existing tree will be a restful place to read outdoors or observe the children playing nearby.

- 9) **ARC Entry Plaza:** a newly reconfigured drop-off and accessible parking area provides convenient access to the ARC's front door. Specialty paving indicates arrival and signals the presence of pedestrians and park activity in the vicinity.
- 10) **South Entry Plaza at Colorado:** a sloping path from Colorado Street between the Museum and ARC. Sculptural walls retain planting areas and frame a small pocket plaza. The existing large oak tree will be a stately gateway to the park.

## ANALYSIS

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To ensure proper design and construction documents, staff recommends using a professional engineering services firm.

An RFP was issued on July 21, 2022, for Professional Engineering Services for the Central Park Block Project. On May 24, 2021, a virtual proposer conference was held to share details of the RFP with interested consultants.

To further ensure competitive proposals, the City advertised the Project on the following plans holders' web sites:

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|---------------------------|-------------------------|---------------------------|
| 1. Bid America            | 4. Construct Connect    | 7. Dodge Data & Analytics |
| 2. The Blue Book          | 5. Direct Connection    |                           |
| 3. Construction Bid Board | 6. PlanIT Reprographics |                           |

These plan holders' websites publish requests for proposals for projects and distribute the information to their extensive network of consultant, contractor, and construction industry contacts.

The Project was also advertised in the Glendale Independent, prior to the receipt of the proposals. Lastly, the RFP was also posted on eBidboard, which is a web enabled data service to the public sector, for the dissemination of the building and construction project proposals to their large number of member contractors and consultants and was also posted on the City's website.

On August 26, 2022, the city received two proposals from consulting teams for the Project under RFP #2022-001.

An evaluation team of staff from Public Works, Community Development, and Community Services and Parks reviewed the proposals. The proposals were all ranked based on the following criteria: proposer's experience, measurable and trackable results, quality of submittal, and cost/budget control.

Based on the written submittals, the DVD team was determined to be the top ranked firm. Staff then successfully negotiated with DVD to reduce the fees from the original \$1,468,522 to the final fee of \$1,394,571, which translates to a five percent reduction, without compromising the required scope of services.

DVD's primary responsibilities will include pre-design development plans, design

development plans, bidding assistance, and construction support assistance.

DVD has recent experience on a variety of Public Works projects of similar scope and cost. They have successfully completed design of the Fremont Park Project for the City. They also completed projects for the Cities of Gardena, Buena Park, South Gate, Stanton, Costa Mesa, as well as the County of Los Angeles. City staff checked DVD's references which were all positive.

The construction cost for the council approved Adult Recreation Scope Reduction option is anticipated at approximately \$18,400,000. The expected range for professional engineering services for these types of improvement projects is 7 percent to 12 percent of the total construction cost. The proposed cost by DVD (\$1,394,571) is approximately 7.6 percent, which is well within the accepted range of industry standards.

**Table 1**

<b>Project Description:</b>	Professional Engineering Services for the Central Park Block Project
<b>RFP Approved:</b>	N/A
<b>Advertisement Method:</b>	Bid America, The Blue Book, Construction Bid Board, Construct Connect, Direct Connection, PlanIT Reprographics, Dodge Data & Analytics, eBidBoard, Glendale Independent Newspaper, City's website
<b>RFP Issued:</b>	July 21, 2022
<b>RFP Due Date:</b>	August 26, 2022
<b>Company Name(s) and Original Proposal Amount(s):</b>	1. David Volz Design Landscape Architects, Inc. 2. Ray Lomera and Associates, Inc.
<b>Selection Criteria (If SS, list applicable Provision):</b>	Proposer's experience; measurable and trackable results; quality of submittal; cost/budget control
<b>Consultant(s):</b>	David Volz Design Landscape Architects, Inc.
<b>New / Existing Consultant(s):</b>	Existing
<b>Procurement Method (RFP / SS):</b>	RFP
<b>Contract Term:</b>	2 years
<b>Project Begins:</b>	Upon signing of contract
<b>Project Ends:</b>	Upon the expiration date of the contract

## **STAKEHOLDERS/OUTREACH**

Community workshops were held in January 2018. SWA completed a Summary Report presenting the narrative of what the community indicated were the most important elements to form the block's design. The feedback was incorporated into the three concept designs considered by the City Council in April 2018.

Furthermore, outreach on this project will also occur through a dedicated website for the project. The website page will introduce the public to the project and to the project team, explain the scope of work and project locations, highlight the current and overall project phases, and provide the public with Staff contact information for questions, discussion and/or input.

## **FISCAL IMPACT**

The Professional Services Agreement for the Central Park Block Project will cost \$1,534,028 which was approved as a part of the FY 2022-23 budget. No new appropriation is being requested at this time. The City Council approved funding is outlined below:

Existing Appropriation		
Amount	Account String	Funding Source
\$2,105,177	GL: 52100-4050-CSP-0020-P0000 PL: 51892	Parks Mitigation Fee Fund

## **ENVIRONMENTAL REVIEW**

The project was originally determined to be exempt from CEQA pursuant to State CEQA Guidelines Section 15332, Class 32 "In-fill Development Projects". If approved, the proposed design changes will not result in significant environmental impacts and the same categorical exemption would be applicable since there is no reasonable possibility that the proposed changes will have a significant effect on the environment due to unusual circumstances.

## **CAMPAIGN DISCLOSURE**

The names and business addresses of the members of the board of directors, the chairperson, CEO, COO, CFO, Subcontractors and any person or entity with more than 10 percent interest in the company proposed for contract in this Agenda Item Report are attached in **Exhibit 2**, in accordance with the City Campaign Finance Ordinance No. 5744.

## **ALTERNATIVES**

Alternative 1: Authorize the City Manager or a designee to execute a Professional Services Agreement with DVD to provide Professional Engineering Services for the Central Park Block Project in the amount of \$1,394,571, plus a 10 percent contingency of \$139,457.

Alternative 2: Do not award the professional services agreement as recommended herein. This would result in the delay of the construction of the vital improvements within the block to improve the integration of its civic, cultural, and senior facilities, and create new public spaces and recreational opportunities once the construction AAMCCC is complete.

Alternative 3: The City Council may consider any other alternative not proposed by staff.

## **ADMINISTRATIVE ACTION**

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**Reviewed by:**

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Onnig Bulanikian, Director of Community Services and Parks

**Approved by:**

Roubik R. Golanian, P.E., City Manager

## **EXHIBITS / ATTACHMENTS**

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Exhibit 1: Glendale Central Park Design Options

Exhibit 2: Campaign Disclosure Forms