MRCA
Attachment:
Abbreviated RFP
11/5/14
Agenda Item XI

BlueGreen
CONSULTING



REQUEST FOR PROPOSAL

Design Services at Los Angeles River & Caballero Creek Confluence Park

September 9, 2014

Submitted to:

Mountains Recreation and Conservation Authority
Los Angeles River Center & Gardens
570 West Avenue 26, Suite 100
Los Angeles, CA 90065
Attention: Melissa Guerrero

Submitted by:

BlueGreenConsulting
Los Angeles River Center
570 W. Avenue 26, Suite 700
Los Angeles, CA 90065
(323) 221-9500
Contact: Lynne Dwyer
dwyer@bluegreen.biz

BlueGreen
CONSULTING

COVER LETTER

September 9, 2014

Ms. Melissa Guerrero
Los Angeles River Center & Gardens
570 West Avenue 26, Suite 100
Los Angeles, CA 90065

REQUEST FOR PROPOSAL FOR DESIGN SERVICES FOR THE
LOS ANGELES RIVER & CABALLERO CREEK CONFLUENCE PARK

Dear Ms. Guerrero,

It is with great enthusiasm that we are submitting this proposal on behalf of our team of landscape architects and engineers. We believe that our team is uniquely qualified to develop the design and construction documents for the Caballero Creek Confluence Park along the Los Angeles River.

We are committed to a holistic design approach that combines innovative design with sustainability and environmental protection. BlueGreen Consulting is a planning and design firm that excels in the design of open space using native plants, natural materials, and artistic interpretations of the natural and cultural environment. Habitat and educational/interpretational elements are important elements in the majority of our projects.

Our team has vast experience in working collaboratively with municipalities, government and non-profit organizations, and parks and open space agencies throughout Southern California. BlueGreen Consulting also has extensive experience creating river and greenway projects in Southern California along the Los Angeles River, San Gabriel River, Arroyo Seco, Tujunga Wash, Las Virgenes Creek and Pacoima Wash. We are highly familiar with jurisdictional and entitlement issues commonly encountered along the Los Angeles River, and we have a strong history of conducting public outreach and community design workshops that are constructive and inclusive.

BlueGreen has carefully assembled a team that is capable and experienced in performing all aspects of the proposed work. Our selected sub-consultants are small, flexible companies with “hands-on” senior staff that are experienced in all technical areas of this project. BlueGreen has a positive history and proven track record of working with these sub-consultants.

John M. Cruikshank, P.E. of JMC^2 will take the lead in all engineering aspects of the project. John has worked on multiple MRCA projects and has extensive experience with drainage and water quality improvements. Alan Bernstein ASA+ASLA will be available for a limited amount of architectural services an QA/QC but could be available should your agency decide to opt for a larger outdoor classroom structure.

For BlueGreen Consulting I will serve as principal-in-charge and will be responsible for contract and workflow management. As a fluvial geomorphologist I will work closely with John Cruikshank on the stormwater and bioswale aspects of the project and I will perform a limited amount of predesign for a wetland to make sure that the park design of this phase takes future phases into account without creating future conflicts.

My business partner, Lynne Dwyer, will serve as the lead designer and project manager and provide the landscape architectural design. Kim Trimiew will produce the graphical elements and the construction drawings. Carlos Flores will assist in producing the architectural elements of the site such as the design of the outdoor classroom, shelters, and interpretational improvements. Verna Jigour, Ph.D. will be available to assist in complex ecological design elements and we will serve as the team arborist should a tree removal or replacement plan be required.

We believe that we are exceptionally well prepared and competent to produce these particular drawings, because we have produced the initial schematic design and are familiar with current and future design elements. In addition, we are currently designing the Los Angeles River and Aliso Creek Confluence Park which is only two miles from this site and is scheduled to go into construction early next year. That park includes access road elements under the County of Los Angeles Flood Control District, a bioswale for stormwater treatment, and the park will be taken over by the City Department of Recreation and Parks. Hence, we can build on this experience and are well prepared to overcome the permitting and approval processes for this park.

Thank you for accepting this proposal. Please call me at (323) 221-9500 or (323) 775-3292 (cell) if you have questions. You may also reach me at kammerer@bluegreen.biz.

Respectfully submitted,

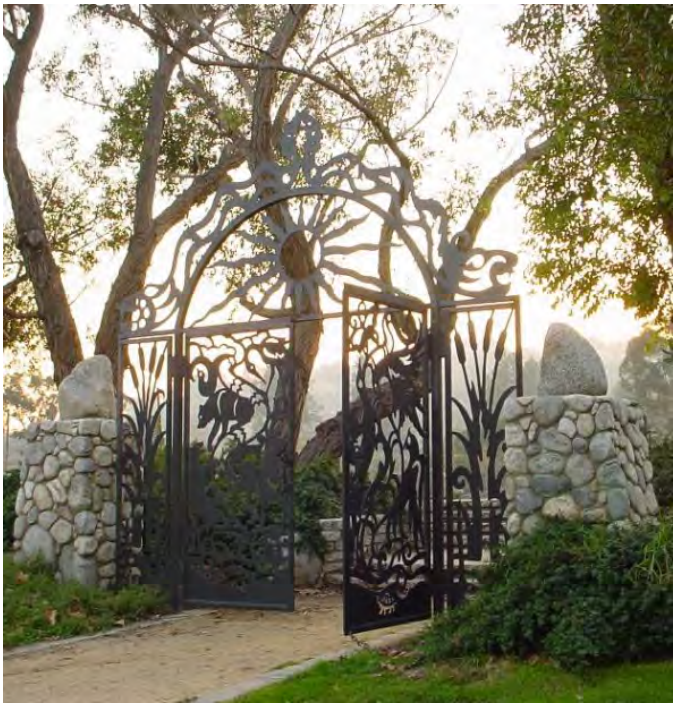
Martin Kammerer, Ph.D.
Principal

BlueGreen CONSULTING

SECTION 1: DESIGN APPROACH

The location for this project at the confluence of the Los Angeles River with Caballero Creek is an intriguing opportunity to bring physically divided neighborhoods together through an integrated design of park and river trail. Through the addition of the future pedestrian bridge, the park becomes a major intersection in the urban trail system, a valuable asset to local neighborhoods, and an extended community within the reach of the adjoining trails.

Conscious of this circumstance, we would design this park as an attractive place for the extended community. We envision a major pedestrian waypoint that will receive pedestrians from all directions. The park will be an attractive location welcoming users to rest and recreate and stimulating and educating visitors with unique interpretive elements and demonstration gardens. Our approach would be to design the park to fit into the larger Los Angeles River context, using unifying stylistic themes that allow us to connect to similar themes along the River. This includes an attractive gate to be commissioned by the MRCA that would be located at the entry point at Lindley. The gate would likely use river boulders and metal to make the connection to the other river parks.



In addition, we propose design elements that make it stand apart from the other parks. Local wildlife species could be connected to the site. For example, this park could be associated with a native amphibian or reptile that would be found in and near the wetland and boggy habitat of the San Fernando Valley, such as red-legged frog (*Rana aurora draytoni*), Bullfrog (*Rana catesbeiana*), or Western pond turtle (*Clemmys marmorata*). This could be represented as a colorful, artist designed two-dimensional mosaic, or as interpretive three-dimensional animal sculptures.

During schematic design and design development BlueGreen would complete a design layout to illustrate all project features including future phase elements to assure a holistic approach. We will develop a systematic design narrative showing how all major design elements such as plantings, hardscape, park shelters, interpretive elements, trail-side amenities, fencing, gates, lighting and all other relevant features would work together to develop an over-arching theme for the entire park project. Critical topics of circulation and adjacency will be explored, ultimately leading to a functional design layout that is appropriate for the creation of a public space that serves the context of an extended community of park users.

Three alternate schemes will be submitted and presented to the MRCA and the public during outreach. Alternate schemes may differ in their approach to key elements of the project such as the size and complexity of the outdoor classroom and the type and size of stormwater and other sustainable features of the future park. All alternatives will include design elements that can be constrained to an $840,000 budget while achieving high levels of sustainability and habitat restoration. BlueGreen will work closely with engineers at JMC^2 to provide engineering solutions that are integrated, not superimposed on our design. Our team believes in stimulating creative discourse among designers and decision makers and we would actively include MRCA staff and project partners in the development of the identity of this park project. We are anticipating that there will be several design meetings with MRCA and RAP staff in addition to three public outreach meetings to review alternatives and layouts.

Gathering Spaces at Park Entries

Each of the two entry points will include a generous trail width, seating and planter space to receive visitors. Interpretive themes will be embedded in the gathering spaces and may be integrated into fencing, site furnishings, pavements, plantings and artistic panel signage. The most prominent park entry is the entry at Lindley Street and would include an artistic gate and way finding elements. For convenience of maintenance, utilities and irrigation controls would be located here. Educational kiosks and interpretive signage will guide way-finding along the river trails and provide learning opportunities to engage multiple levels of visitors. The second entry would be at the bridge location assuming that this is the point where people would enter from along the river trail. This is the location where potentially fitness equipment and other amenities would be located.

Natural Space and Topography

A low cost alternative could be to limit the stormwater features to underground infiltration, which would require less grading and would result in an essentially open and flat park. The inclusion of an open bioswale and/or wetland would require the development of topography as material excavated for the construction would have to be mounded elsewhere to create a balance between cut and fill. The visual compartmentalization of this design approach would make the park appear larger and allow for a more authentic nature experience and habitat diversity. This more costly alternative would be similar to the initial schematic design without a wetland. Topography would allow for the creation of an overlook and the creation of a winding foot trail through the riparian zone. The diverse topography would allow the planting of upland type vegetation that could be dominated by coastal sage scrub and grassland species close to the overlook and dense evergreen vegetation, which would be used to screen the residential complex with an adequate buffer. Riparian and wetland areas would be dominated by appropriate riparian species.

The plant palettes will feature elements of the native Coastal Sage Scrub community, Valley Grassland community, the Coast Live Oak Woodland community, the Valley Grassland community, the Sycamore Riparian community which characterize prominent pre-development vegetation coverages in the San Fernando Valley. BlueGreen's restoration ecologist Verna Jigour, Ph.D. will carefully select and recommending species, finessing spatial arrangements and developing strategies to maximize habitat values and sustainable restoration.

Hardscape and Viewing Areas

Stone benches will surround gathering areas and be located along park paths and trails. Singular granite boulders can provide informal rest stops. More elaborate benches using flagstone, stone slabs, and stacked broken concrete could surround the larger gathering areas. An area for educational activities would provide a more structured and controllable workspace for teachers with groups of students.



Examples of stone and boulder benches and seating areas.

Design would focus on creating flexible seating for groups, performances, as well as informal gatherings, without necessarily appearing as formal amphitheaters. Because seating arrangements also act as physical borders, more sensitive plantings can be maintained behind them without being trampled by occasionally large groups. Large native trees including western sycamore and coast live oak can provide shade and frame stage areas for teachers.

Outdoor Classroom

As the wetland is not included in the design we are anticipating that the outdoor classroom would be designed to be minimalistic, light, and airy. It could be a small plaza with one or several smaller shade structures. We are envisioning functional simplicity of weathered steel beam structures paired with interpretive elements integrated into pavement, shade structures and surrounding seating walls using mosaics. Canopies or screens can be fabricated of perforated aluminum, louvered slats or weathered steel panels with interpretive graphics.

Bioswale Demonstration Area

The new park will include a bioswale demonstration area. Rainwater and dry weather runoff can be captured and conveyed via a treatment train and contribute to the creation of riparian habitat. The surface flow from Lindley Street can be intercepted, filtered and diverted into the park. The waters would pass through a slightly depressed area planted with native

lawn substitute and would then enter a naturalized bioswale. The fluvial geomorphologist would carefully size the bioswale to the amount of water that will be captured at the site to sustain the newly created habitat. Because this area is a known liquefaction zone with high local water table infiltration a geotechnical survey will be required. We are anticipating that the bioswale would be constructed with a sizable gravel pack, similar to an infiltration trench, that would capture and store significant amounts of water underground for infiltration.

Irrigation

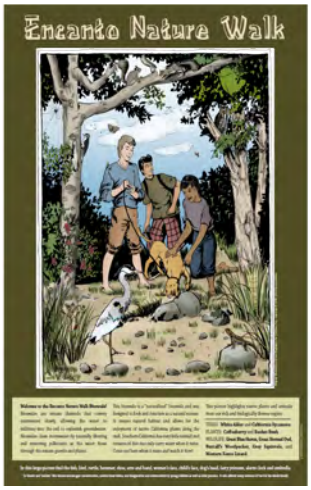
Landscape irrigation will be provided for all plantings via a low volume automatic irrigation system with backflow preventers and ET based smart controllers with flow, moisture, and rain sensors. BlueGreen Consulting will work with the Los Angeles Department of Recreation and Parks and/or other agencies who will have maintenance responsibilities to specify the type of products (spray/drip) and the preferred manufactures. In dryer planting areas a temporary system for establishment may be preferred.

Lighting

We have included Felix Roth, PE, of Silver Roth and Associates as our Electrical Engineer as RAP will require a permanent lighting system, use of their preferred park lighting fixtures, as well as a video surveillance system as a requirement for potential future park acceptance. The electric system would be designed to single supply line run underground to a centrally located box for the park. All wiring will be installed underground and vandal proof materials will be used.

Informational and Interpretive Signage and Panels

BlueGreen will produce a complete set of informational and interpretive panels. This will include a series of informational and way-finding panels for park entry and kiosk locations. BlueGreen will work with the MRCA to develop sign content, location, style, during the design development phase for confluence park to maintain the holistic nature of the interpretive program. We are proposing that informational panels are combination panels that include a map of the area for orientation and a second element that could be of an interpretational nature.



SECTION 2: QUALIFICATIONS AND BACKGROUND

BlueGreen Consulting
570 W. Avenue 26, Suite 700
Los Angeles, CA 90065
Tax ID: 01-0867405
Contact: Lynne Dwyer
Landscape Architect, RLA 3607
dwyer@bluegreen.biz
(323) 221-9500

Prime Consultant
Landscape Architecture
Open Space Planning

BlueGreen Consulting is an open space planning and design firm that specializes in innovative sustainable designs that include California native vegetation and natural habitat. We offer a team of highly qualified professionals that have demonstrated relevant experience in providing landscape architecture and planning services. Our team works collaboratively with municipalities, government and non-profit organizations, corporations, and parks and open space agencies throughout Southern California. BlueGreen develops technically feasible designs for multi-benefit public spaces through a coherent design process that acknowledges the existence of competing interests for the use and function of scarce urban space. BlueGreen produces extensive Master Plan documents, feasibility studies, planning guidelines and prepares detailed construction and restoration documents. Key practice areas include:

Landscape Architecture; Site and land use planning, Project management, Feasibility analyses, Trail planning and engineering, Construction documentation plans and specification, Low volume irrigation design; and Construction administration.

Hydrology and Fluvial Geomorphology; Hydrology, Fluvial Geomorphology, Wetland & Watershed assessments, Watershed Restoration and Stormwater quality improvements (BMPs).

Open Space Planning; Public access (e.g., trails, bridges, parking, recreational and interpretive facilities), Resource conservation and enhancement (e.g., restoration and enhancement of wetlands and endangered species' habitats), Habitat restoration design; Botanical studies, Agricultural studies, Biological investigations, CEQA planning and permitting, and natural resource permitting.

Since 2002, the company office has been located at the Los Angeles River Center and Gardens. Initially founded as "Lynne Dwyer Landscape Architecture," the firm merged with "Martin Kammerer Consulting" to form BlueGreen Consulting, a General Partnership, in 2006.

References

LA County Regional Park & Open Space District - Jane Beesley, District Administrator
510 S. Vermont Ave., Rm. 230, Los Angeles, CA 90020 | 213 738-2981| jbeesley@parks.lacounty.gov
Projects: River Wilderness Park Planning and Design, Site Design for the Whittier Narrows Discovery Center, Canyon Inn Master Plan and Bikeway Feasibility Study

City of Duarte - Karen Herrera, Assistant City Manager
1600 E Huntington Dr., Duarte, CA 91010 | 626-357-7931 x233 | herrerakaren@accessduarte.com
Projects: Encanto Nature Walk, Encanto Park Bioswale, Design, Construction Drawings, CEQA, Construction Management

City of Pasadena - Rosa Laveaga, Arroyo Seco Project Supervisor, Dept. of Public Works
233 W Mountain Street, Pasadena, California 91103 | 626-744-3883 | rlaveaga@cityofpasadena.net
Projects: Central Arroyo Seco Draft Master Plan 1999, Central Arroyo Seco Restoration Project 2003, Berkshire Creek Restoration Project Development 2006

LA County Dept. of Parks and Recreation - Norma Edith García, Deputy Director Planning & Development Agency
510 S. Vermont Avenue, Los Angeles CA 90020 | 213 351-5198 | negarcia@parks.lacounty.gov
Projects: Emerald Necklace Feasibility Study and Implementation Plan, Whittier Narrows Equestrian Center

Examples of Relevant Projects

Encanto Nature Walk and Bioswale, 2010
City of Duarte
Karen Herrera, Assistant City Manager
1600 E Huntington Drive, Duarte, CA 91010
626-357-7931 x233
herrerakaren@accessduarte.com
Projects: Encanto Nature Walk, Encanto Park Bioswale 2007-2010, Design, Construction Drawings, CEQA, Construction Management



The City of Duarte commissioned BlueGreen Consulting to design and oversee construction of the Encanto Nature Walk and bioswale. The project includes improving a quarter mile reach of trail along the San Gabriel River with interpretive signage, native plantings, and a river overlook. The trail connects to the San Gabriel River regional trail system. A 1000-foot long bioswale was constructed along the western edge of Encanto Park to solve the 11-acre site's challenging drainage issue.

Notable features include an outdoor classroom overlooking an infiltration basin, natural stone benches, colorful native habitat plantings, drip irrigation, a decorative wood bridge, and decomposed granite trails with metal edging. Custom interpretive displays include signage, information kiosk, and metal bird sculptures.

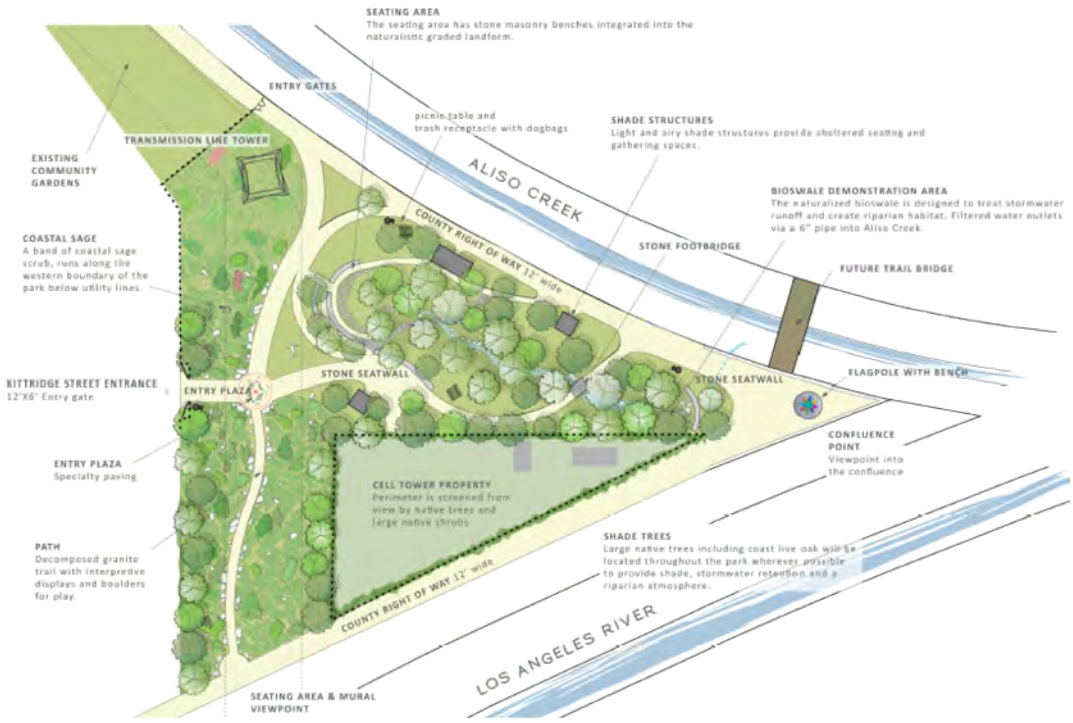
The project offers educational and recreational opportunities for local residents and visitors. The bioswale improves water quality, reduces erosion, addresses local drainage issues, and provides habitat. This work was funded by a grant from the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC).

Aliso Creek Confluence Park, 2015

The Trust for Public Land
Tori Kjer, Program Manager
135 West Green Street, 2nd Floor
Pasadena, CA 91105
323-223-0441 ext. 11
Tori.kjer@tpl.org

BlueGreen is currently working with The Trust for Public Land to develop Aliso Creek Confluence Park, located at the confluence of Aliso Creek and the Los Angeles River. The small 1.7-acre park is designed to maximize the interpretive meaning and ecological function of the space. A demonstration bioswale stretches through the center of this triangular park, featuring a slender band of riparian vegetation, cobble and carefully placed boulders that treat runoff from the park and adjacent paved areas before it is released into the Los Angeles River. Southern sycamore riparian woodland, coastal sage scrub, valley grassland and coast live oak woodland are showcased in the park design, accompanied by interpretive materials that describe the local wildlife that these habitats support.

Aliso Creek Confluence Park is part of a larger effort that will transform parts of the Los Angeles River channel right of way into a multi-use pedestrian and bicycle path. The path will connect to an existing network of trails that safely link local and regional non-vehicular travelers to businesses, schools, places of worship, recreation and other community services.



8th Street Park at Pacoima Wash, 2013

M.R.C.A.

This five-acre park, developed by the Mountains Recreation and Conservation Authority, intercepts stormwater from the adjacent 33-acre residential area and routes it through a sequential treatment train. The primary capture points for the urban drainage are located at two street ends which drain into Pacoima Wash. Park entry plazas are designed to capture trash and direct runoff through a sediment trap that captures suspended solids. The pre-treated stormwater is then passed onto a naturalized bioswale leading to a sand-media infiltration pond with bio-retention function. This system captures and treats the ¾-inch storm for all target pollutants.

In addition to capturing and cleaning stormwater, 8th Street Park is a place to relax, play, learn and gather in the neighborhood. Circular, tile faced seating areas, with a large shade tree planted in the center, are located at the hub of each placita. A massive shade arbor, overgrown with native California grape vines, provides a venue for celebrations, nature-oriented education, or the solitary visitor who comes to take in a view of the mountains. Visitors strolling the park may learn about stormwater infiltration, bioremediation, native plants and other critical features of the area's ecosystem.

“Newman’s Roost” at the River Wilderness Park

Watershed Conservation Authority, 2012

Mark Stanley, Executive Officer
100 Old San Gabriel Canyon Road
Azusa, CA 91702
(626) 815-1019, extension 100
mstanley@rmc.ca.gov

The Watershed Conservation Authority (WCA) commissioned BlueGreen to develop a master plan for the new 80-acre River Wilderness Park. The first project is the design of a special use area known as Newman’s Roost. Formerly a hillside trailer park, the steep canyon slopes and stone wall-terraced landscape posed many technical challenges. BlueGreen worked closely with the client to detail its park vision and craft a complex set of construction documents.

Newman’s Roost at the new River Wilderness Park elicits a peaceful and timeless ethos provoked by the spectacular views of the San Gabriel Mountains. Passive recreation amenities will support group and individual nature-oriented activities. Rustic natural materials including rock, timbers and weathered concrete, and restored native habitat will create a retreat for quiet reflection.

The restored stream will enhance public safety and create opportunities for visitors to interact and play near a small brook adjacent to the trail and picnic areas. A picturesque bridge over the stream will draw visitors in to explore the park.

The main path is an “accessible walkway” terrace leading to the Hillside Theater for ranger programming. Arranged along the trail are small picnic areas, interpretive displays, and a new restroom structure. Finally, those who venture to the top of Newman’s Roost are rewarded with a rustic stone and timber Park Shelter which grants spectacular views of the San Gabriel River and Mountains.

SECTION 3: PROJECT TEAM

Subconsultant Firms

JMC²

411 N. Harbor Blvd., Suite #201
San Pedro, CA 90731
Contact: John Cruikshank, P.E.
Civil Engineer #C50792
jcruikshank@jmc-2.com
(310) 241-6550 ext. 228

Civil Engineering

The engineering lead of our design team is John Cruikshank, PE, California #C50792. John is Principal Engineer of John M. Cruikshank Consultants, Inc. (JMC²) and has twenty two years of experience in civil design, constructability review, land development projects, transportation systems, structural systems, and industrial operations. Mr. Cruikshank was project manager for the Hermosa Beach pier and plaza rehabilitation, Redondo Beach King Harbor bike trail realignment, and the LA County Department of Public Works retrofit program. Mr. Cruikshank and BlueGreen Consulting have recently collaborated on the Los Angeles Harbor College Science Complex, Wilmington, where he served as project civil engineer for the new, LEED platinum 72,000 ft² facility.

JMC² will act as our civil engineering lead. We will build on his experience in designing and assisting in similar park projects. John will collaborate with Martin Kammerer of BlueGreen to develop the stormwater components of this project. John will perform smaller structural reviews and will provide grading and drainage and utility plans. Finally John will take the lead in plan processing for all engineering related items.

Silver and Roth Electrical Engineering

511 South Fairfax Avenue
Los Angeles, CA 90036
(323) 933-3700

Electrical Engineering

Silver, Roth & Associates (SRA) is a Team of talented and experienced electrical engineers and designers who work together to provide the highest possible quality of Engineering services for its Clients. SRA has

extensive experience in developing electrical engineering design for public parks including for the City of Los Angeles Department of Recreation and Parks (RAP). SRA and BlueGreen are currently working with SRA in producing similar plans for the Aliso Creek Confluence Park.

Alan Bernstein Architects & Landscape Architects

5706 Corsa Avenue, Suite 200-B
Westlake Village, Ca 91362
Contact: Alan Bernstein, AIA, ASLA
Registered Architect #11415
Registered Landscape Architect #1981
alan@abarchitects.com
(818) 707-9215

Architectural Services

BlueGreen Consulting has worked with Alan Bernstein for many years and Alan commonly reviews smaller architectural elements for BlueGreen Consulting. For the base services within this proposal Alan will only work as a reviewer on our structures. However, should the MRCA decide to include a larger covered outdoor classroom, Alan and his structural engineering subconsultant would be available to design a much larger structure. As an attachment to this document we have added an additional cost proposal for a larger covered structure.

Alan is a licensed Architect, LEED Accredited Professional and a Certified Sustainable Building Advisor with over 32 years of experience designing commercial, industrial, recreational, government and residential projects. In 2007, the American Institute of Architects – San Fernando Valley Chapter, awarded his practice as “Outstanding Firm of the Year”. Alan Bernstein’s education includes a Master of Landscape Architectural degree from Harvard Graduate School of Design in 1977 and a Bachelor of Architecture from the University of Oregon in 1974. Some of his exemplary projects include a sustainable 8000 square-foot “net zero energy” residential building and significant period-specific alterations to residential estates including restoration design plans for a Wallace Neff structure.

Team Qualifications

Lynne Dwyer, Principal

Registered Landscape Architect, Senior Project Manager

Principal Lynne Dwyer has been a California licensed landscape architect for 20 years and has executed numerous park projects in private practice and in her former role as Executive Director of North East Trees. Lynne is a Los Angeles native and a professional landscape architect who is experienced working with communities, non-profit organizations and government agencies to develop parks and greenways. Lynne received a Bachelor of Science degree in Landscape Architecture from California State Polytechnic University Pomona in 1989. She has been a licensed Landscape Architect in the State of California since 1992, and is a LEED Accredited Professional.

Lynne has managed dozens of public open space projects from concept and funding development, to agency coordination, regulatory permitting and implementation. Many innovative park projects were created through her leadership. During her tenure as Executive Director for North East Trees, Lynne created a succession of community spaces and mini-parks along the banks of the Los Angeles River. Lynne is widely respected as a pioneer in the use of native California plants in open space design. Throughout her career Lynne has actively participated in Los Angeles River planning and visioning and has served on committees for the City and County of Los Angeles. Lynne was the consulting project manager for the City of Pasadena's Central Arroyo Seco Project, which was featured in Landscape Architecture Magazine in August 2007. At BlueGreen Consulting, Lynne leads all design activities.

For Caballero Creek Confluence Park project Lynne will be the Project Lead and will be responsible for direct interface with the Client. Lynne will oversee the production of all work associated with the development of this project, including specifications and design package.

Martin Kammerer, Ph.D., Principal

Fluvial Geomorphologist, Senior Project Manager

Principal Martin Kammerer, Ph.D., is an academically trained fluvial geomorphologist with focus on urban hydrology and environmental restoration. Martin holds a Ph.D. from the University of Southern California and has held academic positions at Whittier College where he was the Chair of the Department of Earth and Environmental Science, and at the University of Southern California where he was a research associate for the Center for Sustainable Cities.

Martin has worked as an independent consultant and staff member for public agencies and has expertise in areas of stream restoration and bioengineering. He has spearheaded efforts by the Santa Monica Mountains Conservancy and the Mountains Recreation and Conservation Authority to improve public access, habitat connectivity, and water quality by introducing a Watershed Project Program that places multiple-benefit parks in strategic locations.

In his role as scientist and project manager, Martin has participated in the design and administration of high-profile public park projects in Southern California. Most notable are the design and project management of the Tujunga Wash Stream Restoration Project, a one-mile long naturalized stream along Tujunga Wash, and the development of multiple-benefit components and visioning for the Pacoima Wash Greenway, a 3-mile long green corridor to extend from the Angeles National Forest to the communities of the northeast San Fernando Valley.

Martin has been a leader in designing BMPs for public open space that also provide functional habitat. In stream restoration he utilizes multiple approaches including stress based hydraulic modeling, as well as "blueprint" and form based channel geometry approaches. His design repertoire includes naturalized bioswales, bioretention basins, infiltration basins, sand filters, and wetlands. Martin leads all planning activities at BlueGreen including spatial analysis using GIS, and trail, greenway and bikeway planning. Martin is familiar with all components of State grant applications and CEQA documentation pertaining to open park projects.

For Caballero Creek Confluence Park project Martin will be responsible for directing workflow and overseeing Quality Assurances and Controls. Martin will supervise the work of sub consultants and will direct the production of the Site Design Package.

Verna Jigour, Ph.D.

Restoration Ecologist & Certified Arborist

Verna holds a Ph.D. degree from Union Institute & University, College of Interdisciplinary Arts and Sciences with orientation on complex adaptive systems in conservation ecology. Her work integrates conservation biology with landscape, restoration, and human ecologies. Verna holds a Bachelor of Science degree in Botany from the University of California, Davis, and a Master of Landscape Architecture degree from California State Polytechnic University, Pomona.Her master's degree program includes the Ecosystematic Planning and Design track with a research focus on conservation biology and landscape ecology applied to landscape planning and design. Verna is an ISA Certified Arborist # WC-4212. She has experience developing vegetation maps and her interdisciplinary orientation allows her to integrate biological and geospatial data in patterns most relevant to human ecological concerns. Verna has experience assessing and ranking focal wildlife species for restoration purposes.

Kim Trimiew, MLA

Landscape Designer, CAD, Graphic Artist

Kim holds a Master of Landscape Architecture degree from California State Polytechnic University, Pomona. Kim provides planting and irrigation design, project signage, graphic design, CAD drafting and assists with grants, proposals, and public outreach. She has recently collaborated with a team of technical experts to develop and evaluate approaches for reducing nutrient loads and improving water quality in the Klamath River Basin. On this project she provided graphic design for schematic figures depicting water quality constraints and technologies, GIS mapping services and analysis, and report design.

For the Caballero Creek Confluence Park project Kim will prepare project materials including construction drawings, presentation graphics, and signage development.

Carlos Flores, MLA

Landscape Designer, CAD, Graphic Artist

Carlos holds a Master of Landscape Architecture degree from California State Polytechnic University, Pomona, and a Bachelor of Architecture from the Monterrey Institute of Technology (ITESM), Mexico. For his Masters work, Carlos focused on watershed-scale site planning and GIS, concentrating his thesis work around access, recreation and water issues in the Antelope Valley. He has provided design and project management services on a variety of site design projects, produced plans, graphics and presentations, and collaborated on a series of recent public design workshops. Carlos brings a broad knowledge of plants, including southern California natives, GIS, AutoCAD, Adobe Creative Suite, SketchUp, and 3D drafting to BlueGreen.

For the Caballero Creek Confluence project Carlos will prepare project materials including construction drawings, presentation graphics, and signage development. His architectural experience will be instrumental in this project.

John Cruikshank, P.E.

Civil Engineer

John Cruikshank is Principal Civil Engineer of John M. Cruikshank Consultants, Inc. (JMC^2). Mr. Cruikshank is a registered civil engineer with twenty one years of civil design, constructability reviews, and management of land development projects, transportation systems, marine and bicycle facilities, structural systems, and industrial operations. Mr. Cruikshank was project manager for the Hermosa Beach pier and plaza rehabilitation, Redondo Beach King Harbor bike trail realignment, and the LA County Department of Public Works retrofit program.

Felix Roth, P.E.

Electrical Engineer

Mr. Roth, President of Silver, Roth & Associates, Inc. is a registered electrical engineer in the States of California, Arizona, Colorado, Oregon, Illinois, Hawaii, and is a member of National Society of Professional Engineers, Consulting Engineers and Land Surveyors of California, Illuminating Engineering Society of North America, National Fire Protection Association and past President of the Association of Consulting Electrical Engineers of Southern California. Mr. Roth is certified by the Association of Energy Engineers as Lighting Efficiency Professional (LEP), and he also holds an active California C-10 Electrical Contractor's License.

Mr. Roth received his education at the State University of the City of Chernovtsy, Ukraine, where he earned a MS degree in Physics. Mr. Roth has attended UCLA, where he studied lighting and power design for commercial and institutional buildings. In addition, Mr. Roth has successfully completed classes in Energy Management for Office Buildings given by the Los Angeles Department of Water and Power. Mr. Roth's 35

years of professional experience includes positions with Syska and Hennessy Engineers as a Project Engineer and Project Manager, John E. Silver & Associates and Silver, Roth and Associates as a VP and President of the Company. He also worked for an electrical contracting firm as a Project Engineer, Project Manager and RME . Mr. Roth has extensive engineering experience in public buildings, telecom facilities and data centers, schools, universities, general commercial and industrial buildings, health care facilities, theme parks and theatres, and has designed many projects for private and public institutions.

Alan Bernstein, AIA, ASLA

Architect

Mr. Bernstein holds a Master of Landscape Architecture degree from Harvard Graduate School of Design and a Bachelor of Architecture from the University of Oregon. He holds a 1998 certificate from AutoCAD University. In 2001, he was the President of the American Institute of Architects / San Fernando Valley Chapter.

Mr. Bernstein's projects have won numerous awards including two American Institute of Architect Honor Awards – one for a private residence and one for landscape design; two AIA Merit awards - one for a private residence and one for a commercial headquarters building and interiors; a Sunset Magazine Western Garden Award of Excellence; a Los Angeles City Beautiful Award for landscape design; and a National Interior Planting Award, among others.

SECTION 4: SCOPE & FEE PROPOSAL

Project Understanding

It is our understanding that the MRCA seeks a creative and experienced design team that has the necessary qualifications and experience to convert an unused City parcel at the confluence between Caballero Creek and the Los Angeles River into a nature and educational oriented park.

The design team will integrate a stormwater treatment component where stormwater from the site and from Lindley Avenue is likely to be treated and released through a bioswale and/or bioinfiltration pond or other Best Management Practices deemed to be appropriate for the site.The project is intended to have a strong interpretive/educational component and includes the design of a an outdoor classroom, interpretational displays, and a wildlife observation point.

The consultant team will support MRCA staff in participating in public outreach and agency coordination meetings. Following the final feasibility check and after taking input from public and stakeholders, the team will finalize the schematic design under direction of the MRCA.

Following acceptance of the schematic design, the team will proceed to the Design Development Phase which will conclude with a first plan set. Most of the engineering work will be part of the design development phase .This is followed by the production of construction drawings with submissions at the 60%, 90%, and 100% level of completion. The team will assist the MRCA with Plan Processing, Permitting, and Bidding. Finally we will perform services of observation and general support during construction.

We are submitting what we believe is an acceptable allowance for design that may have to be revisited, especially if the project will include more elements at a greater construction budget than the proposed $840,000.

General Services

- Landscape architectural design from 3 schematic alternatives through design development and construction documents.
- Standard site visits, design meetings, and client meetings
- Participation in public outreach
- Site hydrology and hydraulics calculations
- The design of a naturalized bioswale and/or biofiltration pond for the site
- Alternatively, a subsurface treatment vault or infiltration system with outlet
- Hardscape design with trails and an observation station, an entry plaza, and an exercise area
- The existing access road and fencing along the channels could potentially be reused and improved

- Planning and design for exercise equipment, trails, trailhead features, an overlook, and interpretive displays
- A planting plan for native California vegetation appropriate for the site
- Design of a smart irrigation system for the entire area
- Engineering grading and drainage plan
- Signage design with three panels (1 way-finding/2 interpretive)
- Design of a plaza with 1-3 open park shelters for use as outdoor classroom. It is anticipated that the shelter be constructed with steel posts and beams to be fire resistant. A durable steel or metal cover will shelter visitors from sun, wind and rain
- Limited structural calculations
- Construction specifications
- Standard Urban Storm Water Management Plan (SUSMP), LID and Los Angeles County drainage plan
- Utility Plans
- Erosion Control Plan
- Storm Water Pollution Prevention Plan (SWPPP)
- City B-permit plans (excl. fees)
- Plan processing and permit support

Services Provided by MRCA

- Geotechnical engineering analysis.
- Topographic Engineering Survey
- General Project Management
- Meeting Facilitation and Coordination with Agencies, City, County, RAP
- Premises and Notifications for Public Outreach
- CEQA Compliance

Optional Services

- Soil analysis and recommendations.
- Full architectural design of a larger covered outdoor classroom
- Artistic Gate Design
- Artistic Interpretive Sculptures
- Design plan for pre-fabricated bridge across the Caballero Creek
- Design of a constructed wetland to be fed by a photovoltaic pump station

Detailed Scope

1. Schematic Design and Outreach

1 a. Kickoff and Initial Site Analysis

A kickoff meeting with the MRCA and project partners has the primary purpose of making initial decisions on the nature and extent of all park elements which will allow a more targeted approach to the production of design and additional data such as geotechnical exploration. During the meeting we will introduce our sub-

consultants, establish channels of communication, finalize the design budget, and clarify deliverables and project goals. BlueGreen will receive the topographic CAD files for the site and any additional data that the MRCA can provide to complete the design. Initial data gaps will be identified and responsible parties for the production of data will be identified.

The BlueGreen team including the Civil Engineer will perform a site visit. The Arborist and/or Landscape Architect will produce a plant inventory. They will evaluate all mature trees of the site and develop protection strategies and make recommendations for removal and grading. They will also analyze the remaining vegetation and make preliminary recommendations for restoration or removal. BlueGreen will further analyze all site elements to assure that no adverse conditions have been overlooked.

JMC^2 will evaluate the surface hydrology for the site and walk the area potentially to be intercepted for stormwater treatment. As with all projects, the engineer and project team may, upon site inspection, discover that additional work may be required. It may be discovered that certain project elements are infeasible unless additional design and tests are performed. The team will produce a site memo that summarizes concerns, needs for particular geotechnical tests, and identify elements likely to increase the amount of A/E services needed to complete the project; or will require a specialty contractor for proper execution. BlueGreen will combine findings in the Site Memo and document relevant opportunities and constraints as a basis for the start of the schematic design phase.

1 b. Schematic Design Alternatives

The primary purpose of the schematic design is to produce an accurate and illustrative project plan and description as a basis for subsequent production of a construction document package. The schematic design will be used to obtain project approval by the public, funders, and project partners. The schematic design will allow a first cost estimate of all project elements allowing the MRCA to potentially solicit additional funds from grant agencies for yet unfunded components of the project. Finally, the schematic design may be used to make CEQA recommendations (not included in this proposal).

BlueGreen will produce three preliminary conceptual plan alternatives that are intended for public outreach and to solicit input from MRCA staff. Using the survey base, BlueGreen will produce illustrative schematic design layouts to illustrate all project features. We are anticipating that there will be one office design meeting with MRCA staff to review initial layout alternatives presented on scaled, hand-drawn graphics on translucent bond or tissue. MRCA will then make recommendations for changes and direct BlueGreen to produce “polished” Illustrator-based layouts.

Alternatives may differ in their approach to key elements of the project such as the size and complexity of the outdoor classroom and the type and size of stormwater and other sustainable features of the future park. BlueGreen will likely use an initial list of opportunities with preliminary cost estimates to produce schematic alternatives that include design elements that can be constrained to a total $840,000 construction budget. For example, in order to meet more functional educational or artistic goals for the site other elements such as stormwater may be reduced in extent to meet budget goals. Schematic drawings

will show all plan view arrangement of site elements, circulation, parking, grading and drainage, trees, and other major elements and provide concept imagery to explain design intent. All schemes will attempt to maximize levels of sustainability, including stormwater treatment, habitat restoration, carbon sequestration, energy and water use efficiency, balanced cut and fill.

1 c. Three Public Outreach Meetings

As requested we are including three public outreach meetings in this proposal to inform the public and stakeholders of the project and solicit input. While this task item is included in the schematic design phase it is assumed that meetings may be held later during design development. BlueGreen will work with the MRCA to conduct an MRCA-led community outreach process. We will meet with MRCA staff to determine the accurate extent and nature of the outreach program. The MRCA will be responsible for logistics including room locations, public notices and introductions. We will facilitate the meetings by showing power point presentations that incorporate images, graphics, and sketches produced for schematic design. We will summarize the findings of the site studies and discuss some of the implications and limitations, as well as the schedule of the site planning activities.

The first meeting may be dedicated to the presentation of project opportunities, constraints, and the existing concept plans. Preliminary work sketches, bullet points, aerial maps and photographs of other park sites serving as examples may be presented. We will solicit additional input from the public by brainstorming and noting ideas and opportunities. In a second meeting we may present the three alternatives for the site and discuss pros and cons and solicit input through questionnaires. We are assuming that the MRCA would have decided on a final alternative before the third meeting that would be dedicated to presenting the final alternative. Alternatively, the third meeting could be a presentation to a board or the MRCA/SMMC.

1 d. Final Schematic Design Layout

After receiving directions from MRCA staff for revisions, BlueGreen will produce a full schematic design layout. The schematic design layout will be accompanied by an illustrative poster board that may include elevations, representative product and material images, images of key plants and illustrative sketches that further help to illustrate the design. These illustrations will be of professional quality and appropriate for public presentations.

1 e. Basis of Design Report with Code Analysis and Permit Schedule

The landscape architecture team will produce a basis of design report or “design narrative” that compiles all materials previously presented. The Report is intended to serve as the final project description and will be about 5-8 pages in length including color graphics and photographs. The intent is to show all major design elements including the nature of plantings, irrigation, hardscape, park shelters, lighting, and all other relevant features. A complete plant palette will be compiled by restoration ecologist Verna Jigour, Ph.D., that is specific to the various planting areas shown on the schematic design layout. The report will develop an over-arching theme for the park and show how common esthetic elements will be used with all other elements to create a unifying style that is representative of the park, the surrounding trails and

neighborhood access points. The basis of design report will further outline how and which future regulatory permits and approvals are to be obtained including development of a reasonable schedule that will be needed for construction.

Deliverables:
Initial Site Memo
Three Alternative Site Plans
Final Schematic Design Plan
Three public presentations
Basis of Design Memo with Code Analysis and Permit Schedule
Presentation Plan Renderings

2. Design Development (30% CDs)

The design development process is intended to constitute the pre-design phase that concludes with a first sheet submittal. Hence, the end of the design development process is the 30% construction document submittal with outline material specifications and illustrative product descriptions.

All required project elements will be known at the end of a design development process. All design disciplines will refine their schematic plans to show how they will implement the design goals and how they intend to meet the more specific project requirements. All work elements that require technical calculations, or other specialized design services, are completed for the design development phase. For example, a grading and drainage plan will be completed in order to finalize architectural features and hardscape. This is to assure that all project elements are truly feasible within the physical context of the site.

Hydrology calculations for stormwater features and the basic functioning of the bioswale will be assured in this phase of the project. Once all technical feasibility requirements are met and are approved by the MRCA initial cost estimate will be produced.

BlueGreen will be the prime consultant and incorporate all engineering, restoration, and architectural design plans into one submittal package. For purposes of estimating the probable work effort we are estimating that the final construction set of drawings for this work will consist of up to thirty four (34) D-size sheets with title blocks provided by client:

1 Title Sheet with Index
1 Demolition Plan
2 Grading and Grading Notes
3 Civil Engineering and Stormwater Sheets
2 Bioswale Plans and Details
5 General Construction Plans and Details
5 Structural Sheets and Details (shade structures, seating walls, interpretive details)
5 Planting Plans and Details
5 Irrigation Plans and Details

2 Electrical Plan and Details
3 Miscellaneous Sheets

2.1 Landscape Architectural Design Development

During design development the landscape architect will produce a full scale sheet set for all plan view elements of the future park including the location and layout of naturalized walking paths and hardscape, educational/interpretational elements signage, layout of the bioswale, nature overlook, native shade trees, boulder benches, and the extent of the coastal sage scrub restoration area to create habitat for birds and insects, and other planting areas. All shelters and other amenities will be accurately shown on the plans, as well as the location of the lighting standards and other improvements such as fencing. The irrigation system will show the location of the main lines and points of connection. A determination will be made if an irrigation pump will be needed at this point.

2.2 Stormwater Engineering

JMC^2 will perform runoff calculations and water quality design parameters for the design storm event tributary to the park bioswale. Results will inform the siting and sizing of the bioswale and BMP design to most effectively treat expected pollutants of concern (TMDLs and 303d listed constituents) for Caballero Creek and the LA River. The Engineer will complete the drainage and stormwater plans to the satisfaction of Los Angeles County and City of Los Angeles Standards and complete the stormwater components through construction documents including specifications and B-permitting.

2.3 Lighting and Electrical Design Development

The electric engineer will design a permanent lighting and power supply system for the Confluence Park. The engineer will locate an available power source and design a system acceptable per current standards (i.e. State, City, utility company, and Los Angeles Department of Recreation and Parks). We are assuming that a single supply line would run underground to a centrally located box for the park. All wiring will be installed underground and vandal proof materials will be used. The box would contain a meter and electric switches as appropriate. Anticipated power connections include an electric irrigation pump, an external 110V power outlet box with separate switch for park maintenance and special events, and 8-16 fixed 20 ft light standards throughout the park area per requirement of RAP. It is anticipated that the lighting system would have to satisfy RAP specifications.

2.4 Civil and Structural Design Development

The design development sheets will include a the grading and drainage plan and the complete pre-design and calculations for the civil and structural engineering elements. A plan layout for the drainage system will be shown that will include the bioswale and outlet to Caballero Creek. The basin will be sized based on the determined stormwater parameters of item 2.2. The structural engineer will provide structural engineering calculations and specifications for all remaining miscellaneous structures and footings. The Civil Engineer will complete a utility plan for the site and review all construction and hardscape related elements. The plans will include the required elements for Erosion Control, presentation of Low Impact Development elements and a completed SWPPP as the site will be larger than 1 acre. The Civil Engineer will complete

these elements in draft during design development and make revisions and improvements through construction documents to the satisfaction of the County and City of Los Angeles including B-permit plan checks and submittals. This item does not include more extensive structural calculations for a large covered outdoor classroom structure beyond the size of an arbor or shade structure. Should the MRCA decide to implement a larger structure additional fees may be required.

2.5 Signage and Interpretive Design Development

We are proposing to develop a comprehensive signage and interpretive program for the park project. Working closely with MRCA a simple schematic plan of all locations will be produced for approval by MRCA that calls out the location and nature of all general signage, information and way finding panels, interpretive panels and artistic elements. BlueGreen will communicate with high school teachers currently conducting educational and interpretive activities in the neighborhood. Based on their input we would put together a multifaceted approach to interpretation.

For this proposal we are assuming two interpretive and one general information panel. Content will likely focus on educational topics such as the need and function of stormwater treatment systems such as bioswales and local native vegetation and habitat as represented the Coastal Sage Scrub plant palette utilized in the park. The informative panel will likely include a map of the area and information on Caballero Creek and Los Angeles River.

Design and production of original material and utilizing publically available material will be done within the constraints of the proposed budget. Obtaining special copy rights for third party material, final panel print production, and purchasing display materials are not included in this proposal.

As an optional element at additional cost BlueGreen is proposing the services of Robin Indar, a Chico-based artist specializing in public art incorporating mosaics, such as the large mosaic animal sculptures at Malibu Legacy Park, and the colorful mosaic sea serpent at Caper Acres kids park in Chico, CA. Robin would be a contract employee of BlueGreen Consulting for the duration of the design development process. She would be compensated for her consultation time in proposing art that she would produce in the future under a separate contract to furnish art. Any sketches or visual materials produced by her during design will be copyrighted and remain her sole property and are not a deliverable part of a proposal. We are estimating her design fee at around $1000 per sculpture plus direct cost for travel to meetings.

We are anticipating that we will have a design workshop that will include the mosaic artist and the chosen gate artist, where we would present interpretive story lines and interpretational and artistic applications for the project. Once the MRCA has decided upon the final selection of interpretive displays and artistic elements, BlueGreen will incorporate the work into the final Design Development package, and the artist will provide a formal cost proposals to the MRCA.

2.6 Design Development Specifications and Narrative

The design development narrative is a continuation of the schematic design memo. The narrative will include a colored perspective rendering of the project at a minimum size of 24" x 24". The narrative will cover all matters that will materially affect the cost of the project and describe all essential operational requirements of the MRCA. Physical material samples will be submitted with the narrative and will be of adequate size to evaluate texture, color, and other properties. Design development specifications are outline specifications that specify all materials by manufacturer and other details such as material, size, and color. Important restoration and construction methods are explained and quantified. Specifications may include manufacturer's product sheets or simple images to illustrate the choice. Colors and hardscape materials will be identified. BlueGreen Consulting will compile the design development work of all consultants and submit a set of plan sheets and the expanded design narrative. All park elements will be described with adequate takeoffs for producing cost estimates.

2.7 Quantification of Sustainability Benefits

In addition to the design narrative BlueGreen Consulting will write a short 4-5 page report that outlines quantified sustainability benefits. BlueGreen will meet with MRCA staff to receive templates or other instruction as to the detailed content and format. It is anticipated that this would include a characterization stormwater treatment benefits, habitat restoration benefits, carbon sequestration, and energy and water use efficiency calculations for the various park elements and features. Since the exact features are unknown at the writing of this proposal we are assuming a time and material budget for this item.

2.8 Maintenance Manual and Cost-Benefit Analysis

In addition to the design narrative BlueGreen Consulting will write a short 5-10 page report that will serve as a maintenance manual that will outline a maintenance schedule and estimate maintenance cost that can be compared to benefits developed under item 3.7. BlueGreen will meet with MRCA staff to receive templates or other instruction as to the detailed content and format. It is anticipated that this would include a characterization of the maintenance required for the stormwater features as well as the restoration areas related to plant establishment and continued care. The manual will have attachments for irrigation equipment and material as well as lighting and electrical equipment. Since the exact features are unknown at the writing of this proposal we are assuming a time and material budget for this work item.

2.9 Cost Estimate

A Class-B construction cost estimate will be produced using accurate takeoffs from the design development sheet set. This cost estimate will provide the basis for all subsequent cost estimates that are to be provided with each subsequent submittal.

Deliverables:
Design Development Sheet Set
Revised Design Narrative with Design Development Specifications, Engineering Memos

Interpretive Plan
Sustainability Benefits Report
Maintenance Manual and Cost-Benefit Analysis
Cost Estimate

3. Construction Documents 50%, 90% & 100%

General

The Construction Drawing phase incorporates the production of a complete design drawing package with all relevant design elements adequately detailed to allow for bidding and construction of the project. Part of this process is to provide value engineering services and plan alterations that reduce total project cost without sacrificing design quality. We are anticipating progress submittals at the 50% and 90% level of completion that include specifications, cost estimates, and other relevant information required for plan check agencies. Construction Specifications will be produced in Word-format. Construction Drawings shall be in AutoCAD 2011 or newer and contain standard MRCA title block, vicinity map, abbreviations, and symbols legend; and shall be formatted to comply with the RAP and County CAD Standards, if required.

3.1 Construction Documents (50%)

After submitting the design development sheet set and design narrative the client will review and comment on the design. The design team will receive the requested changes and comments and implement them by producing the 50% set of construction drawings. This is the first set of construction drawings, complete with all pages of the final sheet set. At this level of completion, sections of the set will include placeholder diagrams or standard details where work is yet to be completed. A set of written specifications, providing the complete table of content with chapter headers and titles will be issued. Text may include “outline” level language, however, standard specifications may be submitted “in-full” if available at the time. Draft engineering calculations will be submitted with this deliverable. The 50% construction documents package will be reviewed by MRCA, made available for planning staff review at the Department of Recreation and Parks RAP, and the counter preview to establish further requirements by the Los Angeles County Flood Control District.

Deliverables:
50% Construction Document Sheet Set
50% Specifications, Notes, and Calculations
Memorandum outlining changes from previous submittal
Revised cost estimate

3.2 Construction Documents (75%)

The design team will subsequently receive comments and requests for changes and implement these changes to create the 75% construction document package. The team will produce a memo that documents the changes that were made for further review. In the 75% package, the designers will complete all details for the drawings and issue a complete set of draft specifications. Full engineering calculations will

be included in this submittal. If necessary, the cost estimate will be revised. The 75% construction documents will be reviewed by MRCA, the Los Angeles County Flood Control as their full first plan check and the Bureau of Sanitation and the City of Los Angeles RAP.

Deliverables:
75% Construction Document Sheet Set
75% Specifications, Notes, and Calculations
Memorandum outlining changes from previous submittal
Revised cost estimate

3.3 Construction Documents (90%)

The design team will subsequently receive comments and requests for changes and implement these changes to create the 95% construction document package. The team will produce a memo that documents the changes that were made for further review. The 90% package will be made available to the MRCA construction manager to perform a constructability review of the plans and specifications and for verification of the cost estimate for accuracy and completeness. BlueGreen will review final plans and estimates and provide recommendations for value engineering.

In the 90% package, the designers will have all details completed and issue a complete set of specifications in final biddable format. Full engineering calculations will be completed. If necessary, the cost estimate will be revised. The 90% construction documents will be reviewed by MRCA, Los Angeles County Flood Control District (second plan check), and the City of Los Angeles (full plan check after approval by RAP).

Deliverables:
90% Construction Document Sheet Set
90% Specifications, Notes, and Calculations
Memorandum outlining changes from previous submittal
Revised cost estimate
Value Engineering Suggestions

3.4 Construction Documents (100%)

The design team will subsequently receive comments and requests for changes and implement these changes to create the final 100% construction document package. This is commonly done together with the preparation of the bid package. The team will produce a memo that documents the changes that were made. The 100% construction document package will be fully stamped and signed by all design individuals and submitted to Los Angeles County Flood Control and the City of Los Angeles for their records.

Deliverables:
Final Construction Document Sheet Set
Final Specifications, Notes, and Calculations
Memorandum outlining changes from previous submittal
Final cost estimate

4. Permitting and Plan Processing and Bidding

It is our understanding that the MRCA will cooperate with the City of Los Angeles in the planning of this project. The City of Los Angeles owns the land and the Department of Recreation and Parks and the Bureau of Sanitation may supervise or participate in the planning process. The Los Angeles County Flood Control District owns the access road and channel and may also become a project partner. At their discretion additional reviews with the USACE may be required.

4.1 Permitting and Plan Processing

BlueGreen and its sub-consultants will support the MRCA in obtaining City and County permits. However, the true nature of the permitting is unknown until the MRCA determines a final schematic design. We are submitting what we believe is an acceptable allowance that may have to be revisited, especially if the project will include more elements at a greater construction budget than the proposed $840,000.

This budget does not include any applicable permit fees, governmental fees, review fees, title company charges, taxes, or services that may be requested or required by governmental agencies in the course of permitting this project. The multi-jurisdictional nature of this project may require substantial time, cost, and effort by the MRCA to obtain various approvals, including use permits, leases, zoning checks/changes, title reports, proof of ownership, etc.

BlueGreen will be in charge of all communications and services for plan check and approval. We will coordinate the submittal and review process and receive comments from the City and agencies and distribute requests to the responsible design members. JMC^2 will handle plan check and permitting elements for the engineering which will likely focus on the BOS and City of LA final permits. In covering the Landscape Architectural approvals, BlueGreen will work closely with RAP.

We will log all proceedings in a processing log and circulate responses and comments appropriately and make sure that all plan check and review elements have been addressed. We will rely on Alan Bernstein under a review budget to provide additional architectural support and he will provide final QA/QC for plan check submittal documents. Note that review and permitting fees are not included in the cost estimate.

Deliverables:
Permitting Memos
Submittal and Completion Logs

4.2 Bid Support

Following approval of final plans BlueGreen will issue an approved and stamped by the City construction document set for all aspects of the project. MRCA will provide the “front-end” specifications. Drawings will be checked by BlueGreen so as to coordinate between disciplines and obviate conflicting features of construction or installation. Assistance will include preparing bid tables that incorporate a listing of all known work elements with the quantities and materials required to complete the project, and providing

addenda to construction documents, responding to bidder's questions, and attending a pre-bid meeting and walk through. BlueGreen will participate in bid evaluations and selection, supporting the MRCA through the recommendation of awards, and attending a bid award meeting.

5. Construction Support and Observation

5.1 Submittals

Prior to construction activities the contractor shall be required to provide submittals and shop drawings. Review and acceptance of submittals can be tedious and time consuming if the contractor is allowed to propose replacements. We are anticipating that submittals and written responses will require a minimum of 20 office hours.

5.2 General Support

This proposal includes a set of tasks that are secondary and in support of construction managers and inspectors who directly manage the construction activities for the City. The proposed hours are estimates based on a 16 week construction period with closeout and record drawings. The following tasks are included in this proposal:

- Respond to RFIs and issue clarified information, dimensions, details, and drawings as necessary
- Check and approve all shop drawings and submittals submitted by the contractor, indicating errors, omissions and deviations from the final plans and specifications and required corrections.
- Witness and report on all customary special performance tests required.
- Attend regular coordination meetings to ensure construction does not deviate from plans
- Provide a final walk-through and punch list
- Review and advise MRCA on approval of the contractor's invoice submittals.
- Observations
- Punch List and Record Drawings

Any additional weeks of support would require an estimated additional fee of $1,600 per week.

5.3 Bioswale Construction Supervision

Constructing the bioswale will require supervision by the fluvial geomorphologist in selecting boulder material and directing placement in the field to achieve a natural look. We are estimating that a minimum of 40 hrs. of staff time will be required.

Los Angeles River and Caballero Creek Confluence Park

Fee Estimate (9/9/2014)

	BlueGreen Consulting (PRIME)						JMC² Civil Engineers							Alan Bernstein AIA+ASLA		Silver Roth Associates, Electrical Engineers				TOTALS		
	Lynne Dwyer Principal	Martin Kammerer Principal	Kim Trimiew, Landscape Designer	Carlos Flores, Landscape Designer	Verna Jigour Native Plant Ecologist	FEE	Principal	Director	Project Manager	Project Engineer	Engineer III	CADD Engineer	FEE	Alan Bernstein AIA+ASLA	FEE	Project Engineer	Electrical Designer	CAD Operator	FEE	Total Hours per Task	Total Fee per Task	Total Fee per Item
Labor Rate ($/hr)	165	165	95	95	165		235	175	165	145	130	105		175		150	95	75				
Item																						
1. Schematic Design and Outreach						$ 23,510							$ 3,660		$ 2,100				$ -			$ 29,270
1 a. Kickoff and Initial Site Analysis	4	4			4		2		2											16	$ 2,780	
1 b. Schematic Design Alternatives	8	8	40	12			2		4					2						76	$ 9,060	
1 c. Three Public Outreach Meetings	12	12	24	12																	$ 7,380	
1 d. Final Schematic Design Layout	4	4	16	8	2									8						42	$ 5,330	
1 e. Basis of Design Report with Code Analysis and Permit Schedule	4	12					2	2	2	4				2						28	$ 4,720	
2. Design Development (30% CDs)						$ 23,970							$ 25,300		$ -				$ 5,050			$ 54,320
2.1 Architectural Design Development	12		40																	52	$ 5,780	
2.2 Stormwater Engineering							2	2	17	10	12	60								103	$ 12,935	
2.3 Lighting and Electrical																8	20	26		54	$ 5,050	
2.4 Civil and Structural Design Development							2		3	5		84									$ 10,510	
2.5 Signage and Interpretive Design Development	12	12	40																		$ 7,760	
2.6 Design Development Specifications and Narrative							2		4	5										11	$ 1,855	
2.7 Quantification of Sustainability Benefits		20																		20	$ 3,300	
2.8 Maintenance Manual and Cost-Benefit Analysis		30																		30	$ 4,950	
2.9 Cost Estimate		4	16																	20	$ 2,180	
3. Constructions Documents 50%, 90% & 100%						$ 25,920							$ 9,595		$ 2,100				$ 1,800			$ 39,415
3.1 Construction Documents (50%)	12		20	20																52	$ 5,780	
3.2 Construction Documents (75%)	12		20	20								20				2		4		78	$ 8,480	
3.3 Construction Documents (90%)	12	20	20									20		12		2		4		38	$ 11,980	
3.4 Construction Documents (100%)	12	20	20				2	2	15			20				2		4		97	$ 13,175	
4. Permitting, Plan Processing, and Bidding						$ 4,060							$ 9,590		$ 1,400				$ -			$ 15,050
4.1 Permitting and Plan Processing	12		8				2	16		4		44		8						94	$ 12,610	
4.2 Bid Support		8						4				4								16	$ 2,440	
5. Construction Support and Observation						$ 19,850							$ 6,020		$ -				$ -			$ 25,870
5.1 Submittals			20																	20	$ 1,900	
5.2 General Support	40		10	40			4		8		16	16								134	$ 17,370	
5.3 Bioswale Construction Supervision		40																		40	$ 6,600	
Labor Total Fee						$ 97,310							$ 54,165		$ 5,600				$ 6,850			$ 163,925.00
Direct Cost/Expenses						$ 1,500																$ 1,500.00
Plan Set Printing						$ 3,500																$ 3,500.00
Grand Total:																						$ 168,925.00

SECTION 5: SCHEDULE/TIMELINE

BlueGreen ■ Los Angeles River Center ■ 570 W. Avenue 26, Suite 700 ■ Los Angeles, CA 90065 ■ 323 221-9500