



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center & Gardens
570 West Avenue Twenty-six, Suite 100
Los Angeles, California 90065
Phone (323) 221-9944

MEMORANDUM

TO: The Governing Board

FROM: 
Joseph T. Edmiston, FAICP, Hon. ASLA, Executive Officer

DATE: July 5, 2017

SUBJECT: **Agenda Item VI(b): Consideration of resolution authorizing augmentation of the professional services contract with BlueGreen Consulting for the Caballero Creek Park project.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing an augmentation of the professional services contract with BlueGreen Consulting for the Caballero Creek Park project in the amount of \$54,527.

Background: The Caballero Creek Park project is currently in the design and planning phase. The project will convert a 1.6-acre site owned by the City of Los Angeles (City) adjacent to the confluence of the Los Angeles River and Caballero Creek into a multiple benefit park. Once constructed, it will become a public parkland with educational opportunities, water quality improvements, flood protection, and habitat restoration serving a disadvantaged community. Planned improvements include native plant landscaping and irrigation, nature trails, outdoor classroom, stormwater treatment, interpretive elements, bike racks and other visitor amenities. The project is a partnership between MRCA, the City's Department of Recreation and Parks, the City's Bureau of Sanitation, and the County of Los Angeles's Department of Public Works.

In November 2014, the Governing Board of the MRCA authorized a professional services contract with BlueGreen Consulting for design and construction documents of a basic project, reflecting the limited amount of funding available at that time for construction. After additional funding for the project was secured, and Los Angeles County was brought on as a project partner, the project scope was expanded to include an outdoor shade structure, more developed park amenities, and an addition of a habitat wetland that can serve as an educational feature. The most significant change to the original concept was to develop a watershed park that would not require additional water and energy from outside sources—resulting in net-zero energy and water use. In June 2015, the Board approved an augmentation to the BlueGreen contract for this additional scope, but only the design development phase of work was authorized because the specifics of the wetland engineering had

not yet been determined.

The wetland has now been refined, making it possible to have an accurate estimate of final engineering costs. The wetland will take in dry weather runoff from Caballero Creek, which will be treated and then used to irrigate the park. The reuse of water added a County Health Department review to the project's permitting requirements. This system includes pumps, a cistern, a secure and screened enclosure for the equipment, sediment and debris filtration systems and screens, photovoltaic panels, various drainage elements for filtration and detention, and multiple vaults and manholes for maintenance access. Excess water will be put back into the creek after treatment, and the Caballero Creek wall will be penetrated twice for the water intake and outlet. These elements added an Army Corps of Engineers review to the project. All of these elements need to be completely described. At this time an augmentation to the contract is needed to develop and complete final Construction Documents for permitting, bidding and construction.

BlueGreen submitted a proposal in the amount of \$49,570 for the expanded services. Staff recommends that the Board approve 10% more than the proposal amount to allow for additional contingencies and potential services that are not known at this time.

Another augmentation may be necessary if the permitting agencies or City departments require excessive changes. Furthermore, construction supervision and post-construction monitoring for the added elements is not yet included. An inherent construction challenge for this type of project, particularly in a low-bid situation, is how to artfully use natural materials to build a wetland that looks and functions naturally. Accomplishing this requires a combination of extensive written technical specifications and extensive field supervision by consultants. Staff, consultants, and project partners are continuing to determine the best approach for this project.

Consideration: The proposed action would authorize an amendment to the BlueGreen Consulting contract in the amount not to exceed \$54,527.

Fiscal Impact: The contract augmentation will be paid for out of the existing reimbursable grants for the project, and is included in the fiscal year 17/18 budget. Staff are considering an application for Proposition 1 grant funds to further augment the project's construction budget. The proposed contract augmentation has no impact on the general fund. The project will be maintained by the City of Los Angeles.