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SCHEMATIC DESIGN
August 23, 2019

MOUNTAINS RECREATION & CONSERVATION AUTHORITY
Los Angeles River Center and Gardens
570 West Avenue Twenty-Six, Suite 100
Los Angeles, CA 90065

Attention: Mario Sandoval, Project Analyst
Project: Natural Park at Ramona Gardens; Los Angeles, California
SWA Project #: MUTS901

Dear Mr. Sandoval:

We are pleased to submit the following proposal for Professional Services in connection with the project referenced above.

This Agreement is by and between SWA Group ("SWA"), a California corporation, and MOUNTAINS RECREATION & CONSERVATION AUTHORITY ("Client"), Los Angeles, California (location).

SWA shall provide professional services on the project referenced above, and described in greater detail below, under section I. Project Understanding and Assumptions.

I. PROJECT UNDERSTANDING AND ASSUMPTIONS

The site for the project is a largely undeveloped area of land in the Ramona Gardens Housing Development, approximately 176,785 sq. ft. in area, north of the Interstate 10 freeway and south of the Ramona Housing development in Boyle Heights. The site is used for a Swap Meet on the weekends and includes green and recreational areas.

1. Feldman Consulting, on behalf of MOUNTAINS RECREATION AND CONSERVATION AUTHORITY (the Client), will manage the Technical Team, and will provide design input, project direction and coordination with MOUNTAINS RECREATION AND CONSERVATION AUTHORITY. The Technical Team includes VS2 Consulting and SWA, and other sub-consultants.
2. Unknown items below are to be clarified as the project progresses based on the forthcoming, established and agreed-upon schedule:
 - Additional Swap Meet data / notes per Feldman Consulting.
 - Alternative Swap Meet location / relocation by Client and others (placeholder as part of construction cost estimation). SWA to establish general parameters that would support the Swap Meet at an alternative site.
 - Integration of requirements (if any) for job creation opportunities.
 - Integration of requirements for training (adults, teenagers).
 - LAPD Safety and Security requirements; data / notes per Feldman Consulting.



II. SCOPE OF SERVICES

The scope of services is based on Concept Design, including the Concept Report (*Concept Plan & Community Engagement Report*) and shall include:

A. SWA shall be involved in Project Launch & Team Coordination; co-developing schedule with Feldman Consulting and the Technical Team; and provide Design Consultation for the following items to be included in Deliverables:

- Illustrative Plan – updated, at 11x17.
- Hardscape / Paving Plan – to include Plaza / Swap Meet, paths, entries, Plaza, Sculpture Garden/Play Area and Recreation areas
- Planting Plan including hydrozones (in coordination with Land IQ)
- Site Furnishings (and general signage locations)
- Concept Lighting Plan. Note: SWA is not a Lighting Consultant but can suggest conceptual location of light fixtures on site.
- General Best Practice recommendations on security and landscape (i.e. planting heights) with coordination with Land IQ. Note: SWA is not a Security Consultant.
- Five types of sections to include a combination of Cross Sections and Sectional Perspectives. Intent of Sections is to illustrate use of Swap Meet; show mechanics of how walking trails, community uses, air quality and water improvements work in the Plaza and Trail.
- Update the following diagrams included in Concept Report (*Concept Plan & Community Engagement Report*):
 - Illustrative Plan
 - Urban Runoff and Stormwater Re-Use (Water)
 - Native Habitat (Planting)
 - Public Use, Art, and Recreation (Zones)

Deliverables:

1. Digital Report: 11x17 PDF (Two Draft Revisions and One Final Issue)
 - Existing, relevant content from Concept Report (including Locator and Context maps)
 - Updated images / diagrams per above.
2. Schematic Design Drawings / Sheets: CAD/PDF
 - Purpose of set: for coordination purposes and to communicate cost
 - Sheet size: 24x36
3. PowerPoint slides for possible Conservancy Board Presentation.
 - Content: slides based on revised illustratives, four sectional perspectives and cross-sections produced per Scope of Services
 - Two Presentation Revisions.

III. PROCEDURE

A. Schematic Design

Based on Concept Design, SWA shall prepare schematic design drawings defining the general concept of landscape architectural design and for cost estimating purposes, per Section II SCOPE OF SERVICES, above.

IV. DEVELOPMENT BUDGETS

Based upon the current level of information on the project, and our understanding of the present concept, SWA will refine project per items under the above scope of services. The fee quoted in this proposal is based upon our understanding of the approximate construction budget developed in Concept Design.

V. DESIGN APPROVAL

Esther Feldman from Feldman Consulting has been designated as the person responsible for design direction to SWA for this project and Mario Sandoval from MOUNTAINS RECREATION & CONSERVATION AUTHORITY has the authority for design approval. In the event that the design, as approved by MOUNTAINS RECREATION & CONSERVATION AUTHORITY is rejected by others, and re-design is required, such re-design services shall be compensated as Additional Services.

VI. MEETINGS AND SITE VISITS

This proposal includes Professional Service time for up to five (no. 5) physical (face-to-face) meetings for coordination with the Technical Team, Client, agencies, consultants or Owner and Project Team.

Additional meetings shall be billed as Additional Services. Travel expenses shall be billed as Reimbursable Expenses.

VII. EXCLUSIONS TO SCOPE OF SERVICES

Client shall provide the following information or services as required for performance of the work. SWA assumes no responsibility for the accuracy of such information or services and shall not be liable for error or omissions therein. Should SWA be required to provide services in obtaining or coordinating compilation of this information, such services shall be charged as Additional Services.

- A. Topography and boundary surveys.
- B. Legal descriptions of property.
- C. Soils testing and/or engineering.
- D. Existing site engineering and utility base information.
- E. Overhead aerial photographs at controlled scale.
- F. Engineering other than that provided within the Scope of Services.

- G. Extensive 3-D modeling.
- H. Marketing level renderings.

VIII. FEES AND TERMS

Services described above shall be provided for (the fixed sum of) \$80,000 in accordance with the terms and conditions in Appendix A attached hereto and which is incorporated and made part of this Agreement by reference. We estimate the following fee breakdown as follows:

Task	Fee
Project Launch, Team Coordination, Develop Schedule	\$2,000
Technical Design and Analysis of Project Elements	\$63,000
One (no. 1) Public Agency Coordination and Meeting / Community Workshop	\$1,000
Communication Materials, Digital Report	\$12,000
Expenses	\$2,000
Fee Total	\$80,000

Project Duration: Seven months (beginning in September 2019).

We estimate the cost of Reimbursable Expenses as identified in Appendix A will not exceed amount in above Table.