

**Elysian Valley Gateway Park Renovation
for the
Mountains Recreation and Conservation Authority**

CONSULTANT SCOPE OF WORK
FOR
DESIGN SERVICES

Prepared by:
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20948 Tulsa Street
Chatsworth, CA 91311

November 20, 2019

Elysian Valley Gateway Park November 20, 2019

A. INTRODUCTION

The Mountains Recreation and Conservation Authority (MRCA) intends to renovate the existing Elysian Valley Gateway Park per the preferred community concept design "River Deck" included at the end of this proposal, with several minor modifications discussed in a most recent meeting.

B. LOCATION

Elysian Valley Gateway Park is located at 2914 Knox Avenue, Los Angeles, immediately adjacent to the Los Angeles River and bike path.



C. PROJECT DESCRIPTION

The park would include but not be limited to: a decomposed granite deck at the bike path edge, a dry streambed with cobbles and boulders for storm water infiltration and parkway infiltration if geotechnical evaluation permits, picnic areas, box culvert crossing, bike maintenance station, ADA accessible paths, small children's play element, nature play elements, possible decorative fencing along sidewalk, low retaining walls, seat walls, trash receptacles, sign, shade trees, native plants, minimal night lighting and drinking fountain.

D. CONSULTANT SERVICES SCOPE OF WORK

The consultant services scope of work contains milestones, tasks and deliverables to be completed by the consultant team for the project described above.

MILESTONE 1 –DESIGN DEVELOPMENT

Withers & Sandgren will develop Exhibit A River Deck, schematic design into a design development submittal for review with MRCA Project Staff. The final schematic design alternative developed from the community outreach process will be developed further into a complete design with selected site furnishings that include but are not limited to, play equipment miscellaneous design elements, drinking fountain, seat wall designs, picnic tables, trash receptacles and dry streambed and infiltration areas. Utility research of record documents from serving utilities will be conducted. Incorporating Public Art ideas will be discussed and researched but actual design work is not included in this scope of work. The team will provide a cost estimate prepared in house and will identify all associated costs with the various improvements to ensure meeting the proposed budget.

Consultant Deliverables– Design Development Plans and Supporting Graphic Materials, Cost Estimate

MILESTONE 2 – MEETINGS AND PRESENTATIONS

Coordination Meetings

Withers & Sandgren will meet with MRCA Project Staff as needed to complete the above design tasks. One additional formal presentation beyond coordination meetings is included in this scope.

MILESTONE 3 – CONSTRUCTION DOCUMENTS

Prepare construction documents, cost estimates and specifications

Withers & Sandgren will prepare construction documents (demolition, grading, drainage, construction, electrical, planting and irrigation plans, construction details, cost estimates and specifications for the proposed and approved improvements to be submitted at the 60% and 90% and 100% stage. It is assumed there will be 3 submittals during the construction document phase. Public Art design element is not included in the construction documents but can be added as an additional service.

Consultant Deliverables–

3 plan set submittals, including cost estimates and specifications. Plan sets to be billed against the reimbursable expenses budget.

MILESTONE 4 – PERMITTING AND BIDDING SUPPORT AND CONSTRUCTION ADMINISTRATION

The consultant team will provide permitting support to the MRCA project team, answer questions, and respond to plan check reviewer's comments. Consultant team will respond to plan check corrections and assist in obtaining project approvals. We will obtain routine clearances for roof/site drainage to the street, and LID/SUSUMP. (Plan check and permit fees are not included in this scope)

Construction administration support on an hourly as needed basis not to exceed proposed fee, which includes reviewing submittals, answering RFI's, observations and design directives, and final inspection and punch lists as requested. As-builts are included in close out scope of work.

MILESTONE 5 – ADDITIONAL SERVICES OUTSIDE OF

Soils Management Report

Two (2) soil samples shall be taken and sent out for agricultural suitability analysis and soil management analysis for meeting MWELo requirements. Results will be compiled in report format and made available to the irrigation consultant and installation contractor.

Consultant Deliverables–

Report document, 1 hard copy and electronic

Geotechnical Evaluation

The park renovation will include construction a new view deck and associated retaining and seat walls adjacent to the river and stormwater flow is expected to be diverted from Knox Avenue into the dry stream bed at the park for infiltration. The purpose of the geotechnical services will be to evaluate the soil and groundwater conditions at Elysian Valley Gateway Park, including infiltration characteristics of the subsurface soils, in order to provide geotechnical design and construction recommendations for the project.

The site is located in a State of California Liquefaction Hazard Zone, therefore the services will include performing a quantitative liquefaction analysis to evaluate the feasibility of infiltrating stormwater at the park in accordance with City guidelines. Please see Ninyo Moore Proposal for further information regarding included scope of work. This proposal does not include Deputy Inspection work if needed.

*Consultant Deliverables–
Report document, 1 hard copy and electronic*

LID

A Low Impact Development Plan (LID) for the project incorporating implementation of permanent BMP's for runoff from the tributary street and paved areas, in accordance with City of Los Angeles requirements. Prepare calculations for sizing of permanent BMP's and provide design details and manufacturer's data for each BMP selected. Incorporate the calculations and design data in the LID report and include construction details for the BMP's on the precise grading plan.

*Consultant Deliverables–
Report document, 1 hard copy and electronic, 3 sets of plan submittals*

Erosion Control Plan (LSWPPP)

A project specific, construction phase, Local Stormwater Pollution Prevention Plan (LWSPPP) (project is anticipated to be less than 1 acre of disturbed area). The LSWPPP plan shall include location of BMP's for stormwater management (wet weather erosion control), logistics for trash dumpsters, concrete waste, etc.. as required by the City of Los Angeles Bureau of Engineering. Details for BMP improvements, such as drain protection, and construction entrance are included.

*Consultant Deliverables–
3 sets of plan submittals*



PROJECT FEE PROPOSAL FORM

PROJECT NAME: ELYSIAN VALLEY GATEWAY PARK

TOTAL CONSTRUCTION BUDGET: \$675,000.00

PROFESSIONAL SERVICES FEE BREAKDOWN:

PRELIMINARY DESIGN		completed
DESIGN DEVELOPMENT		\$15,000.00
CONSTRUCTION DOCUMENTS & SPECIFICATIONS		\$40,000.00
60% Construction Documents	\$17,000.00	
90% Construction Documents	\$13,000.00	
100% Construction Documents	\$10,000.00	
PERMIT ASSIST, CLEARANCES, BIDDING		\$7,000.00
CONSTRUCTION ADMINISTRATION		\$16,000.00
<u>TOTAL PROFESSIONAL DESIGN SERVICES FEE</u>		<u>\$78,000.00</u>

PROJECT REIMBURSABLES SHALL NOT EXCEED: plans, scans, color graphics \$2,000.00

ADDITIONAL SERVICES:

Soils Report for Water Management Plan		\$1,000.00
Geotechnical Evaluation		\$16,500.00
LID		\$6,560.00
LSWPPP		\$1,600.00

TOTAL ALL SERVICES: \$105,660.00

Withers and Sandgren LTD understands and agrees to the above fee breakdown for the subject project assignments.

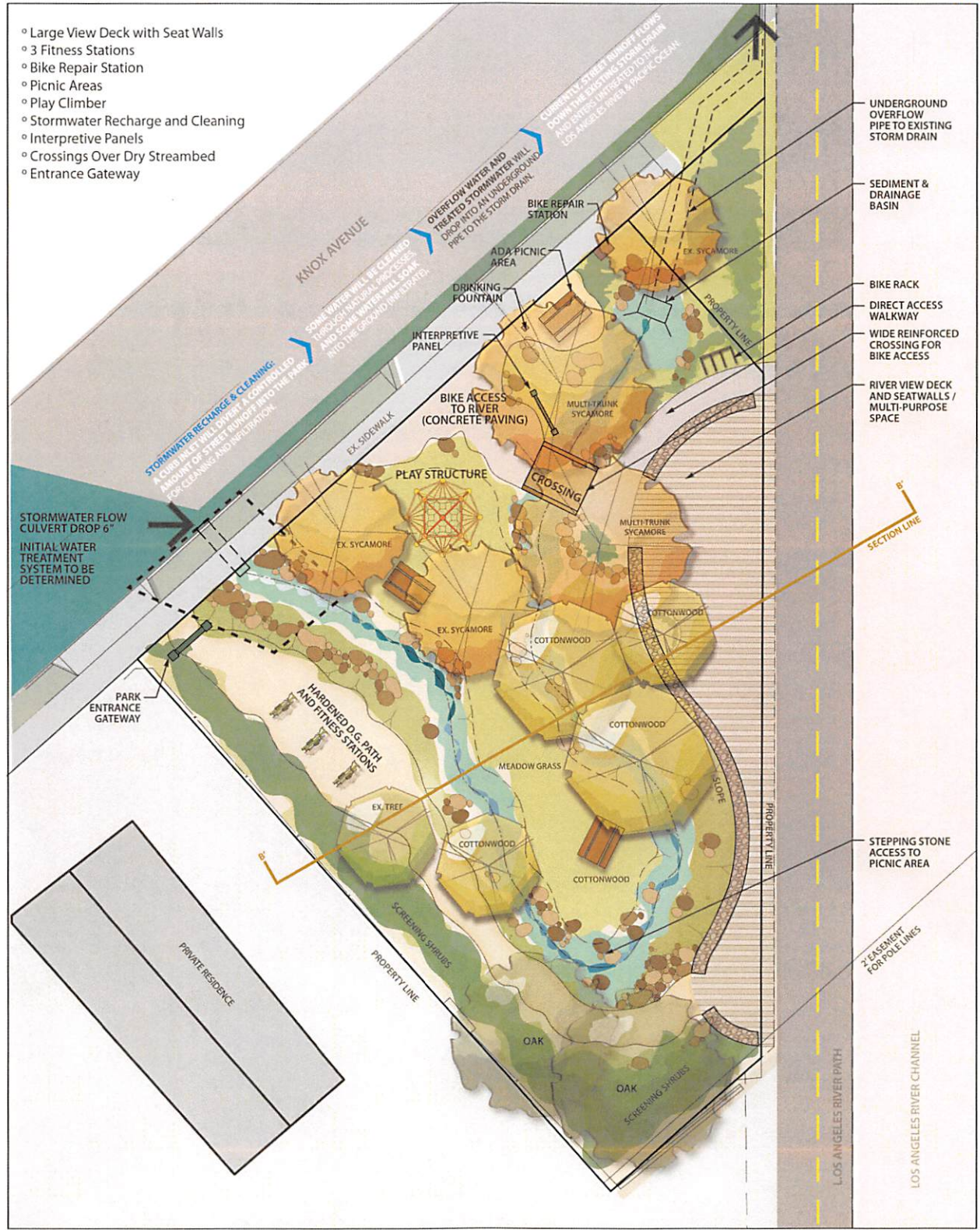
By: Name
Title

11/21/2019

Date

ELYSIAN VALLEY GATEWAY PARK

RIVER DECK PLAN



- Large View Deck with Seat Walls
- 3 Fitness Stations
- Bike Repair Station
- Picnic Areas
- Play Climber
- Stormwater Recharge and Cleaning
- Interpretive Panels
- Crossings Over Dry Streambed
- Entrance Gateway

- UNDERGROUND OVERFLOW PIPE TO EXISTING STORM DRAIN
- SEDIMENT & DRAINAGE BASIN
- BIKE RACK
- DIRECT ACCESS WALKWAY
- WIDE REINFORCED CROSSING FOR BIKE ACCESS
- RIVER VIEW DECK AND SEATWALLS / MULTI-PURPOSE SPACE
- STEPPING STONE ACCESS TO PICNIC AREA

August 2019