

INFORMATIONAL BOARD REPORT

CITY OF LOS ANGELES  
DEPARTMENT OF RECREATION AND PARKS

May 17, 2017

TO: BOARD OF RECREATION AND PARK COMMISSIONERS  
FROM: MICHAEL A. SHULL, General Manager  
SUBJECT: VARIOUS COMMUNICATIONS



The following communications addressed to the Board have been received by the Board Office, and the action taken thereon is presented.

<u>From</u>	<u>Action Taken</u>
1) City Clerk, relative to the proposed services associated with the LA River Valley Bikeway and Greenway Design Completion Project.	Noted and Filed.
2) City Clerk, relative to amending the Vermont / Western Transit Oriented District Specific Plan for the Madison West Park and the East Hollywood Garden Achievement Center.	Noted and Filed. (Report No. 16-216)
3) City Clerk, relative to funding for services associated with the Sherman Oaks Neighborhood Council's Movie in the Park event and the 100th Annual Men's City Golf Championships event.	Referred to General Manager.
4) City Clerk, relative to funding for the maintenance of landscaped medians throughout the City.	Noted and Filed.
5) Chief Legislative Analyst, forwarding the Legislative Report for the week ending April 21, 2017.	Noted and Filed.
6) Michelle Corzantes, to Recreation Supervisor Kelly Werling, relative to Sr. Recreation Director II Juan L. Guzman at El Sereno Recreation Center.	Referred to General Manager.

BOARD OF RECREATION AND PARK COMMISSIONERS

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| 7) Derrick Allen, forwarding a communication to Golf Manager Laura Bauernfeind relative to the City's annual free 3-day golf program.               | Noted and Filed.             |
| 8) Robert Corn, to Councilmember Krekorian, relative to "Whitnall Dog Park Meeting May 8".  | Noted and Filed.             |
| 9) Thirteen residents, fourteen communications relative to Irving Schacter Park.  | Referred to General Manager. |
| 10) Friends of Griffith Park, a news release and a petition (301 signatures) relative to the closure of the Beachwood Drive entry to Griffith Park. | Noted and Filed.             |

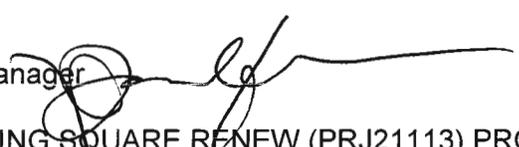
This Report was prepared by Paul Liles, Clerk Typist, Commission Office.

FOR INFORMATION ONLY

CITY OF LOS ANGELES  
DEPARTMENT OF RECREATION AND PARKS

May 17, 2017

TO: BOARD OF RECREATION AND PARKS COMMISSIONERS

FROM: MICHAEL A SHULL, General Manager 

SUBJECT: PERSHING SQUARE – PERSHING SQUARE RENEW (PRJ21113) PROJECT

BACKGROUND

The 5.02 acre Pershing Square, owned and operated by the City's Department of Recreation and Parks (RAP), is located at 525 South Olive Street, in the Jewelry District of Downtown Los Angeles. Pershing Square began its life as a public square in 1866, and is considered the City's oldest park. The park was given its official name in 1918 to honor General John Pershing, commander of U.S. forces during World War I. In its long history from open pasture to an actively-programmed urban park, Pershing Square has gone through multiple redesigns and renovations in the last 150 years, most notably by City Engineer Frederick in 1886; by prominent Architect John Parkinson in 1910; the addition of a 3-level, 1,800-car underground parking garage in 1951; and most recently by Mexican Architect Ricardo Legorreta in 1994. Pershing Square now stands ready to pursue another clean-slate makeover.

Pershing Square (Park), which is located atop an underground public parking facility, provides a large plaza, landscaped areas, a children's play area, and community rooms, for use by the general public and the surrounding community. Pershing Square also provides space for special programming and events, such as concerts and ice skating. An estimated thirteen thousand five hundred forty-one (13,541) City residents live within a one-half (1/2) mile walking distance of the park. Due to its size and the facilities, features, and programs it provides, Pershing Square meets the standard for a Community Park, as defined in the City's Public recreation Plan.

In late 2012, Councilmember Jose Huizar of the Fourteenth Council District (CD14) began a series of public outreach forums and community meetings with the goal of gaining support, leveraging funds, and developing partners to make long-term improvements to Pershing Square. This process and effort later became the Pershing Square Task Force that, with participation from numerous Downtown Los Angeles stakeholders, organizations, businesses, residents, and workers, provided a foundational understanding of the community sentiments which influenced subsequent processes and community outreach efforts.

In 2014, the Pershing Square Task Force was formalized into a partnering organization known as Pershing Square Renew, Inc. (Renew). Renew is a non-profit public benefit corporation consisting of individuals, businesses, private foundations, and other entities with the goals of making long-term physical improvements and renovations to Pershing Square, with sustainable funding for the management and maintenance of the facility. Renew continues to gather support and input on future plans for Pershing Square through workshops, targeted outreach, and stakeholder meetings.

The Board of Recreation and Park Commissioners (Board) approved an Agreement with Renew (Agreement) for the design and renovation of Pershing Square Park (Project) (Report No. 15-171). The Agreement between RAP and Renew proposed proceeding with the renovation of Pershing Square Park in four phases. In Phase 1, Renew is responsible for delivering to RAP a project proposal, as defined in the Agreement, for the renovation of the Park. Report No. 15-171 noted that, in order to assist in financing the Project, Renew would raise a substantial portion of the funds necessary to complete the Project and that the City may also allocate various capital improvement funds, if available, for renovations and/or improvements at the Park.

In the summer of 2015, with support from CD14 and RAP, Renew launched an ambitious international design competition to reimagine Pershing Square. Approximately 80 design firms submitted their qualifications, of which ten firms were short-listed. Eventually, four finalists were selected in late 2015 to enter the design competition, which included urban design and landscape architectural firm Agence Ter; landscape architectural firm James Corner Field Operations teamed with Architect Frederick Fisher; urban design and landscape architectural firm SWA Group teamed with architecture firm Morphosis; and architectural firm wHY teamed with landscape architectural firm Civitas.

In early 2016, Renew organized a series of community presentations of the four design competition entries prior to the final deliberation by a nine-member jury. On May 12, 2016, CD14 held a press event to formally announce Agence Ter as the winner of the design competition. On June 15, 2016, Renew and Agence Ter presented the competition winning design to the Commission Task Force on Facility Repair and Maintenance.

#### SOLE SOURCE JUSTIFICATION

As winner of the design competition, Agence Ter is given an opportunity to submit a proposal to provide full design services for the Project. Agence Ter is a Paris-based design firm that is prolific in Europe but hardly known in the U.S.; and therefore, is seeking a local architectural firm to partner with who is familiar with City's contracting requirements for professional services, experienced in applicable local, State and Federal code compliances, and knowledgeable of delivery of public works capital projects.

For reference purposes, Agence Ter was provided with the current Pre-Qualified On-Call Consultant (PQOC) list of architectural firms that are on contract with the Department of Public Works, Bureau of Engineering (BOE). In late 2016, Agence Ter conducted its own independent review and selection process, and decided to partner with Los Angeles-based Gruen, who will act as the Executive Architect of the Project. Since Gruen is already on contract with the City through BOE's PQOC list of architectural firms, CD14, RAP and Renew requested that a sole-

source Task Order be issued to Gruen in order to expedite design start. Gruen, in turn, will hire Agence Ter and other members of the design competition team as the sub-consultants, to provide complete design services to complete the current project scope under Phase-1A, as summarized below:

- (1) Identify deficiencies in the existing built conditions of the underground parking garage (such as structural and seismic strength; compliance with the Americans with Disabilities Act; conditions of elevators, escalators, emergency generator and fire-life-safety components; mechanical, plumbing and electrical systems; etc.), and provide preliminary design solutions and cost estimates to address the deficiencies.
- (2) Identify challenges anticipated in executing the design competition scheme to validate key design features as proposed (such as flattening the raised deck; structural support for the proposed pergola, tree planter boxes and water feature; roadway narrowing; reconfiguring the garage access ramps; etc.), and provide preliminary design solutions and cost estimates to address the challenges.
- (3) Produce preliminary project budget, schedule, and phasing plan for the park development.

A Task Order Brief (Transmittal No. 1) was provided to Gruen and Agence Ter on February 22, 2017 to finalize scope of services and initiate fee negotiations, based on which Gruen and Agence Ter submitted a final fee proposal for Phase 1-A on March 30, 2017 (Transmittal No. 2).

BOE has prepared a Board Report for the Board of Public Works Commission requesting to authorize the City Engineer to issue a Sole Source Task Order Solicitation (TOS) to Gruen, Contract No. C-124702, from the PQOC Architectural Consultants List, to provide architectural design services with a budget authority not to exceed One Million, Five Hundred Thousand Dollars (\$1,500,000), which includes contingency.

The Consultant is expected to submit a proposal for Phase 1-B before the conclusion of Phase 1-A work. The scope for Phase 1-B will mainly include production of complete construction documents and permit approval associated with aforementioned Item (1). Once the proposal for Phase-1B is negotiated and finalized, staff will update the Board and seek Board of Public Works approval to amend the Task Order to include and authorize Phase 1-B work provided that the additional funding is allocated.

#### STATUS OF FUNDING

Funding for the BOE Task Order in the amount of One Million, Five Hundred Thousand Dollars (\$1,500,000) is proposed to be funded by Quimby Fee Interest Allocations approved by the Board on March 1, 2017 (Report No. 17-055). The total amount that was allocated in that Report was Two Million, Five Hundred Thousand Dollars (\$2,500,000.00).

A complete project scope and cost for the proposed Pershing Square – Pershing Square Renew (PRJ21113) Project has not yet been developed. Additional community outreach and design work is needed to determine the appropriate development plan for the Project.

This Report was prepared by Cathie Santo Domingo, Superintendent, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Task Order Brief
- 2) Final Fee Proposal

**PERSHING SQUARE RENEW – PHASE I**  
**TASK ORDER BRIEF**

February 22, 2017

Phase-I Project Scope, and Consultant Scope of Services

1. Phase-I Intent and Scope of Services

- (A) Identify deficiencies in the existing built conditions at Pershing Square and the underground parking garage, including but not limited to:
- Structural/seismic strength
  - ADA
  - Elevators and escalators
  - Emergency generator
  - Fire-Life-Safety components
  - Mechanical/plumbing/electrical systems
- (B) Identify challenges anticipated in executing the design scheme to validate key design features as proposed, including but not limited to:
- Remove and re-build top deck
  - Potential loss of parking spaces to accommodate water feature, tree planting, food service infrastructure, structural reinforcement, etc.
  - Structural support for pergola
  - Structural support for tree planter boxes
  - Roadway narrowing (Olive and 6<sup>th</sup>)
  - Reconfiguration of garage access ramps
  - Required infrastructure and utility service connections
- (C) Develop and produce documents that includes:
- Strategies and preliminary design to address deficiencies identified in (A), and the associated construction cost estimate
  - Strategies and preliminary design to address challenges identified in (B), and the associated construction cost estimate
  - Total project budget, schedule, and phasing of construction

2. Requirements

- (A) Confirm timelines and deliverables for each task  
(B) BIM/Autodesk Revit  
(C) Sub-consultant outreach per City's Business Inclusion Program  
(D) Professional liability insurances

3. Schedule

- (A) February 2017: Next project team coordination meeting  
(B) February-March 2017: Conference calls with Agence Ter  
(C) March 2017: Receive revised proposal from Agence Ter  
(D) March-April 2017: Coordination with Gruen to finalize proposal  
(E) May 2017: Submit RAP or BPW Board Report  
(F) May-June 2017: RAP or BPW Board approval  
(G) June 2017: Contract execution and work start



**AGENCE TER and TEAM**Feasibility & Schematic Design Proposal  
(6 months)**PERSHING SQUARE**

Phase 1 / Reimbursables estimate

CATEGORY	AMOUNT	COSTS
<b>PRODUCTION EXPENSES</b>		
Reproduction and plotting costs		\$ 12 000,00
Courrier services		\$ 2 000,00
<b>COMMUNICATION EXPENSES</b>		
telephone, fax, ...		\$ 10 000,00
<b>TRAVEL EXPENSES</b>		
Air travel intercontinental	flights from Paris for work in LA	\$ 30 000,00
Air travel USA	flights from US consultants for site visits and meetings	\$ 3 000,00
Local travel LA	local travel forfait (mileage, parking, ...)	\$ 3 000,00
<b>CONTRACT EXPENSES</b>		
legal consultant		\$ 10 000,00
<b>TOTAL</b>		<b>\$ 70 000,00</b>

**OUTSIDE OF ESTIMATE****OUTREACH EXPENSES**

Organization outreach event	1 medium-size outreach event (rent, materials, organization)	\$ 40 000,00
Exhibition	possible exhibition in DTLA to showcase the project	\$ 60 000,00
Physical model		\$ 25 000,00

**PURCHASES ON BEHALF OF CLIENT**

Any requests or purchases from the client exceeding those mentioned in the estimate will be invoiced at real cost

Hourly rates:

- project director: \$220
- project manager: \$150
- project officer: \$120
- draftsman: \$90