

DATE: July 21, 2022

TO: WCA Governing Board

FROM: Jeremy Munns, Project Manager

THROUGH: Mark Stanley, Executive Officer

SUBJECT: Item 14: Consideration of a resolution to amend the professional services contract (WCA21511) with Page & Turnbull to provide additional A/E services for the San Gabriel River Center and Gardens project.

RECOMMENDATION: That the Watershed Conservation Authority Governing Board authorize a design services contract amendment to WCA21511 with Page & Turnbull to provide additional A/E services for the San Gabriel River Center and Gardens project for an additional \$72,750, for a new authorized not to exceed contract value of \$342,429.

PROJECT DESCRIPTION: The San Gabriel River Center and Gardens is a key component of the River Park project in the unincorporated community of Avocado Heights. The project will open new areas for public access and interaction within the River Park's 30+ acres of new river parkway and native habitat along the San Gabriel River and within the regional 17-mile Emerald Necklace Park Network.

A concept level site plan for the project is included as Exhibit A. Proposed additional design services would include the following:

Greywater System Design

Page & Turnbull's current agreement only includes the cost of schematic design services for the greywater system. Additional proposed services would include design development and construction documents as well as construction administration.

Structural Engineering

The amount of structural engineering required for new site structures in the demonstration gardens was unknown during Page & Turnbull's original proposal preparation, and only a very limited fee was provided to cover structural engineering for these elements. Additional services cover structural engineering for the following:

- Sound wall adjacent to the freeway
- Exterior wood bridge
- Discrete decks and pergolas not attached to the building
- Entry gate pilaster foundations
- Interpretive sign footings
- Concrete seat walls not attached to the building
- Structural reinforcement of the existing fountain, and bike rack anchorage details.

Farm House Second Floor Design

Architectural and MEP (mechanical, electrical and plumbing) design for the second floor of the farm house was not included in the original proposal. During the project design phase, it was determined that second floor build out—which would include living space for an on-site caretaker and potential administration offices—would be most cost effective during the main facility's construction phase. Proposed additional services would cover

schematic design, design development, construction documents and construction administration for this portion of the building. It also covers architectural design for the repair of fire damage at the south side of the building, which occurred after the initial agreement was signed.

Page & Turnbull's full proposal for these additional design services is included as Exhibit B.

BACKGROUND: The San Gabriel River Center and Gardens project is an expansion of the River Park (in Avocado Heights) which will transform the old farm house location into a community water conservation resource center and demonstration facility. On March 21, 2019, the WCA Governing Board authorized the release of a Request for Proposals for the San Gabriel River Center and Gardens. The release of the RFP was delayed until additional grant funding could be secured. The following table shows all secured funding to date for the project:

San Gabriel River Center and Gardens Funding Summary		
Source	Agency	Secured Funding
Prop 1	Rivers and Mountains Conservancy	\$891,200
Prop 68	Rivers and Mountains Conservancy	\$2,024,020
SEP	Sanitation Districts of Los Angeles County	\$2,000,132
TOTAL:		\$4,915,352

On July 28, 2021, the WCA released a Request for Proposals (RFP) for Construction Document Design Services for the San Gabriel River Center and Water Conservation Demonstration Gardens project. On September 16, 2021, the WCA Governing Board took the following actions: 1) appointed two board members to the final selection committee to select services for the San Gabriel River Center and Gardens and 2) approved the WCA Executive Officer to negotiate and enter into a contract for selected proposals. The final selection committee recommended the highest scoring proposer, Page and Turnbull/SALT Landscape Architecture, to the WCA Executive Officer to negotiate and enter into a contract. WCA entered into two contracts with Page & Turnbull for design services. Two separate contracts were necessary so design efforts could begin while line items were adjusted in existing grant funds to accommodate all proposed A&E costs. WCA21505 (for \$230,356.50) covers Site Evaluation and Analysis, Concept Plans, CEQA Evaluation, and Permitting efforts. WCA21511 (for \$269,679) covers Construction Documents, Field A&E, and Bid Support, for a total contracted amount of \$499,935.50.

FISCAL INFORMATION: The table below summarizes the costs of the proposed additional design services.

Additional Services Summary	
Element	Additional Cost
Greywater System Design	\$14,250
Structural Engineering	\$15,500
Farm House Second Floor Design	\$43,000
Current Total Under Contract	\$499,935.50
Proposed Revised Total	\$572,685.50
TOTAL INCREASE:	\$72,750

The contract amendment not to exceed \$72,750 will be funded under an existing RMC grant (RMC17023) which was amended in December 2021 to allocate a larger portion of the total available funding to A&E services.

SITE PLAN

- 1 ENTRY
- 2 VISITOR CENTER
- 3 CENTRAL PLAZA / WALKWAY
INTEGRAL COLORED CONCRETE W/
EXPOSED AGGREGATE
- 4 PERIMETER WALKING PATHS
10" STABILIZED DECOMPOSED
GRANITE
- 5 INTERNAL WALKING PATHS
STABILIZED DECOMPOSED GRANITE
- 6 VEHICULAR DRIVE
STABILIZED DECOMPOSED GRANITE
- 7 EXISTING PERGOLA / TOOL SHED
- 8 WEST PLAZA
DECOMPOSED GRANITE
- 9 EAST PLAZA
DECOMPOSED GRANITE
- 10 EDIBLE GARDEN
DECOMPOSED GRANITE
- 11 NATURE PLAY
WOOD MULCH
- 12 OPEN SIDE PERGOLA
- 13 DECK W/ ENCLOSED PERGOLA
- 14 PATIO DEMONSTRATION
RECYCLED CONCRETE
- 15 PATIO DEMONSTRATION
RECYCLED CONCRETE
- 16 DECK BALCONY
- 17 SHADED PATIO
WOOD PLANKS
- 18 SCE TOWER



ADDITIONAL SERVICES PROPOSAL

DATE	July 11, 2022	PROJECT NUMBER	21217
TO	Jeremy Munns	PROJECT	San Gabriel River Center and Gardens
OF	Watershed Conservation Authority 100 N. Old San Gabriel Canyon Rd Azusa, CA 91702	FROM	Johanna Hauser, Architect
CC		VIA	Email

Unless noted otherwise, all compensation described in this Additional Services Proposal will be provided on a percent complete basis.

PART A DEMONSTRATION GARDENS

Greywater Corps | Greywater System Design

DESCRIPTION

Due to an oversight in the original proposal preparation, Greywater Corps' contracted fee only included Schematic Design services for the greywater system. This proposal covers Design Development and Construction Documents as well as Construction Administration.

COMPENSATION

Proposed compensation for Design Development and Construction Documents services totals **\$8,250.00**. Note that these services have already been provided.

Proposed compensation for Construction Administration services would be billed on an hourly basis not-to-exceed **\$6,000.00**.

Total proposed additional compensation for Greywater Corps is **\$14,250.00**. See **Attachment 1** for Greywater Corps' breakdown of subtasks and hourly rates.

Brandow & Johnson | Site Structural Engineering

DESCRIPTION

The amount of structural engineering required for new site structures in the demonstration gardens was unknown during the original proposal preparation, and only a very limited fee was provided to cover structural engineering for these elements. This additional services proposal covers structural engineering for the following:

- Sound wall adjacent to the freeway
- Exterior wood bridge
- Discrete decks and pergolas not attached to the building
- Entry gate pilaster foundations
- Interpretive sign footings
- Concrete seat walls not attached to the building
- Structural reinforcement of the existing fountain, and bike rack anchorage details.

The proposed services include Construction Documents and Construction Administration.

COMPENSATION

Proposed compensation to prepare site structural engineering Construction Documents totals **\$11,500.00.**

Proposed compensation for Construction Administration would be billed on an hourly basis not-to-exceed **\$4,000.00.**

Total proposed additional compensation for Brandow & Johnson is **\$15,500.00.** See **Attachment 2** for Brandow & Johnson's breakdown of tasks and hours.

PART B FARM HOUSE

Page & Turnbull | Architectural and Budlong | MEP Engineering

DESCRIPTION

Architectural and MEP design for the second floor of the farm house was not included in the original proposal. This proposal covers services to prepare Schematic Design, Design Development, Construction Documents and Construction Administration for this portion of the building. It also covers architectural design for the repair of fire damage at the south side of the building, which occurred after the first contract was signed.

Additional Services Proposal 1 - San Gabriel River Center and Gardens [21217]
Exhibit D – Page 3 of 5

Compensation

Proposed compensation for the architectural and MEP engineering professional services included in this additional services proposal totals **\$39,400.00** and is distributed as follows:

PAGE & TURNBULL

Construction Documents			
Principal	\$245.00 / hour	2 hours	= \$490.00
Project Manager	\$170.00 / hour	10 hours	= \$1,700.00
Project Architect	\$130.00 / hour	32 hours	= \$4,160.00
Designer	\$110.00 / hour	38 hours	= \$4,180.00
		Subtotal	= \$10,530.00
Permitting			
Principal	\$245.00 / hour	1 hour	= \$245.00
Project Manager	\$170.00 / hour	4 hours	= \$680.00
Project Architect	\$130.00 / hour	14 hours	= \$1,820.00
Designer	\$110.00 / hour	16 hours	= \$1,760.00
		Subtotal	= \$4,505.00
Bidding			
Project Architect	\$130.00 / hour	2 hours	= \$260.00
Designer	\$110.00 / hour	2 hours	= \$220.00
		Subtotal	= \$480.00
Construction Administration			
Principal	\$245.00 / hour	2 hour	= \$490.00
Project Manager	\$170.00 / hour	6 hours	= \$1,020.00
Project Architect	\$130.00 / hour	20 hours	= \$2,600.00
Designer	\$110.00 / hour	24 hours	= \$2,640.00
		Subtotal	= \$6,750.00
Management MEP			
Principal	\$245.00 / hour	2 hour	= \$490.00
Project Manager	\$170.00 / hour	2 hours	= \$340.00
Project Architect	\$130.00 / hour	6 hours	= \$780.00
		Subtotal	= \$1,610.00
Management Structural			
Principal	\$245.00 / hour	1 hour	= \$245.00
Project Manager	\$170.00 / hour	1 hours	= \$170.00
Project Architect	\$130.00 / hour	2 hours	= \$260.00
		Subtotal	= \$675.00
TOTAL			= \$24,550.00

Additional Services Proposal 1 - San Gabriel River Center and Gardens [21217]
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BUDLONG

Construction Documents			
Mechanical Engineering			= \$3,520.00
Electrical Engineering			= \$4,520.00
Plumbing Engineering			= \$1,810.00
	Subtotal		= \$9,850.00
Construction Administration			
Lump Sum	Subtotal		= \$5,000.00
TOTAL			= \$14,850.00

Michael Krakower and Associates | House Structural Engineering

DESCRIPTION

This proposal also covers structural engineering Construction Documentation and Construction Administration for the repair of fire damage at the south side of the building.

COMPENSATION

Proposed compensation for the structural engineering services related to the farm house in this additional services proposal is as follows:

Construction Documents			
Structural Engineer	\$220.00 / hour	4 hours	= \$880.00
Drafter	\$120.00 / hour	8 hours	= \$960.00
		Subtotal	= \$1,840.00
Construction Administration			
Structural Engineer	\$220.00 / hour	8 hours	= \$1,760.00
		Subtotal	= \$1,760.00
TOTAL			= \$3,600.00

FEE & EXPENSE SUMMARY

Part A – Demonstration Gardens	
Greywater Design	\$14,250
Landscape Structural Engineering	\$15,500
Proposed Fee Increase	\$29,750
<i>Current Fee under Contract¹</i>	= \$274,292.50
Proposed Revised Fee	= \$304,042.50

¹ Current fee combines both contracts into one total.

Additional Services Proposal 1 - San Gabriel River Center and Gardens [21217]
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Part B - Farm House

Architectural Design	\$24,550.00
MEP Design	\$14,850.00
Structural Design	\$3,600.00
Proposed Fee Increase	\$43,000.00
<i>Current Fee under Contract</i>	<i>= \$225,643.00</i>
Proposed Revised Fee	= \$268,643.00

Additional services and costs are subject to the terms and conditions of the original agreement dated November 29, 2021.

PAGE & TURNBULL

By


John Lesak, Principal

California Architect License No. C26607

Dated: July 11, 2022

July 21, 2022 – Item 14

RESOLUTION 2022-30

**RESOLUTION OF THE WATERSHED CONSERVATION AUTHORITY TO
AMEND THE PROFESSIONAL SERVICES CONTRACT (WCA21511) WITH
PAGE & TURNBULL FOR THE SAN GABRIEL RIVER CENTER AND GARDENS
PROJECT**

WHEREAS, the Watershed Conservation Authority (WCA) has been established as a joint powers agency between the Rivers and Mountains Conservancy and the Los Angeles County Flood Control District; and

WHEREAS, the Watershed Conservation Authority (WCA) has further been established to focus on projects which will provide open space, habitat restoration, and watershed improvement projects in both the San Gabriel and Lower Los Angeles Rivers watershed; and

WHEREAS, this action approves a resolution to amend the professional services contract (WCA21511) with Page & Turnbull for the San Gabriel River Center and Gardens project; and

WHEREAS, the proposed action is exempt from the provisions of the California Environmental Quality Act;
NOW

Therefore be it resolved that the WCA hereby:

1. **FINDS** that this action is consistent with the purposes and objectives of the WCA.
2. **FINDS** that the actions contemplated by this resolution are exempt from the environmental impact report requirements of the California Environmental Quality Act (CEQA).
3. **ADOPTS** the staff report dated July 21, 2022.
4. **AUTHORIZES** the chair or designee to amend the professional services master agreement contract (WCA21511) with Page & Turnbull for the San Gabriel River Center and Gardens Project for a not to exceed amount of \$342,429.

~ End of Resolution ~

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Motion: _____ Second: _____

Ayes: _____ Nays: _____ Abstentions: _____

Resolution 2022-30

Passed and Adopted by the Board of the
WATERSHED CONSERVATION AUTHORITY
On July 21, 2022

Herlinda Chico, Governing Board Chair

ATTEST: _____
Elizabeth St. John
Deputy Attorney General