



**THE PORT  
OF LOS ANGELES**

Executive Director's  
Report to the  
Board of Harbor Commissioners

**DATE: SEPTEMBER 9, 2015**

**FROM: ENGINEERING**

**SUBJECT: RESOLUTION NO. \_\_\_\_\_ - APPROVAL OF PERSONAL SERVICES AGREEMENT BETWEEN THE CITY OF LOS ANGELES HARBOR DEPARTMENT AND SASAKI ASSOCIATES, INC. FOR THE ENGINEERING, ARCHITECTURAL, AND LANDSCAPING DESIGN SERVICES FOR THE WILMINGTON WATERFRONT PROMENADE**

**SUMMARY:**

The Engineering Division recommends approval of a personal services agreement (Agreement) between the City of Los Angeles Harbor Department (Harbor Department) and Sasaki Associates, Inc. (Sasaki), Watertown, Massachusetts, to provide professional engineering, architectural, and landscaping design services for the Wilmington Waterfront Promenade project. The Agreement has a contract term of three years, with a not-to-exceed amount of \$3,190,000. This Agreement will be the financial responsibility of the Harbor Department.

**RECOMMENDATION:**

It is recommended that the Board of Harbor Commissioners (Board):

1. Find that in accordance with the City Charter Section 1022, work under the subject Agreement is temporary in nature and can be performed more feasibly by an independent contractor rather than by City of Los Angeles (City) employees;
2. Approve a personal services agreement with Sasaki for engineering, architectural and landscaping design services for the Wilmington Waterfront Promenade project with a not-to-exceed amount of \$3,190,000 and a term of three years;
3. Authorize the Executive Director to execute and the Board Secretary to attest to said Agreement for and on behalf of the Board; and
4. Adopt Resolution No. \_\_\_\_\_.

SUBJECT: WILMINGTON WATERFRONT PROMENADE

**DISCUSSION:**

Background and Context - The City of Los Angeles Harbor Department continues its commitment to the community to revitalize the LA Waterfront. The Wilmington Waterfront Development Project (WWDP) Environmental Impact Report (EIR), certified in June 18, 2009, has set the framework for this development focusing on the Wilmington community.

The Wilmington development is located at Berths 183 to 186 at the head of Slip 5, adjacent to the existing Banning's Landing Community Center. This project includes a waterfront promenade, pedestrian plaza, a parking court on the western end of the project, realignment of Water Street adjacent to the railroad tracks, and landscaping and parking northwest of Banning's Landing Community Center, as shown in the site map (Transmittal 1).

Scope of Services – Consultant shall provide professional engineering, architectural, and landscaping services to prepare a geotechnical report, conceptual design alternatives with comprehensive construction cost estimates, plans and specifications, and design services during construction for the Wilmington Waterfront Promenade. The attached Agreement includes design tasks and deliverables (Transmittal 2).

A notice to proceed from the Engineering Division is required prior to the consultant proceeding with each individual task. Further, there is no penalty to the Harbor Department should it decide not to proceed with any individual task.

Consultant Selection Process - A request for proposals (RFP) for both the San Pedro Waterfront – Town Square and Ports O' Call Promenade, and the Wilmington Waterfront Promenade was issued on April 14, 2015, and posted on the Los Angeles Business Assistance Virtual Network (LABAVN) and on the Port of Los Angeles (Port) website. Written proposals for the Wilmington Waterfront Promenade project were submitted by seven consultant teams on Tuesday, May 19, 2015. After a complete evaluation of the written proposals by the selection committee consisting of Harbor Department staff from the Engineering Division, Construction Division, Executive Office; and Department of Public Works (Bureau of Engineering), all seven proposing firms were invited to be interviewed on June 10 and 11, 2015:

- ARUP (Los Angeles, CA)
- Brooks + Scarpa Architects (Los Angeles, CA)
- CH2MHill Engineers, Inc. (Los Angeles, CA)
- Gruen Associates (Los Angeles, CA)
- Populous, Inc. (San Francisco, CA)
- Sasaki Associates, Inc. (Watertown, MA)
- AHBE (Los Angeles, CA)

**SUBJECT: WILMINGTON WATERFRONT PROMENADE**

During the interview, each firm presented its proposal and responded to a set of formulated and follow-up questions from the Harbor Department's selection committee. The presented proposals and responses were rated independently by each member of the selection committee and each team was given a combined score (Transmittal 3). The Harbor Department's selection committee chose Sasaki based on the design approach presented, knowledge and experience on similar projects, outstanding project team organizational format, relevant experience and expertise of the key project team members, knowledge of the Harbor Department and its community relationships, and their experience with the relevant regulatory agencies.

The Engineering Division's staff met with Sasaki and negotiated their proposed fee from \$4,038,205 to \$3,190,000. The Engineering Division will utilize in-house staff for civil and mechanical design and obtain the necessary permits associated with the project.

Contract Amount and Term - The not-to-exceed amount for The Wilmington Waterfront Promenade project Agreement is \$3,190,000. The term of the Agreement is three years.

Contract Requirements - This Agreement is in conformance with both the City Service Contract Worker Retention and Living Wage Ordinances.

Throughout the term of the Agreement, Sasaki will maintain compliance with the City's contracting requirements. Sasaki's overall sub-consultant business enterprise proposal is 25% Small Business Enterprise (SBE) and Very Small Business Enterprise combined. This represents \$672,500 in services going to these various business enterprises. Local Business Enterprise (LBE) participation is 50%.

Final 1022 Notifications to other City Departments were made and City staff is not available to assist the Harbor Department with this design project.

**ENVIRONMENTAL ASSESSMENT:**

The proposed action is approval of an Agreement with Sasaki for engineering, architectural and landscaping design services for the Wilmington Waterfront Promenade project. The promenade was assessed as part of the Wilmington Waterfront Final Environmental Impact Statement/Environmental Impact Report (EIS/EIR) which was certified by the Board on June 18, 2009. Therefore, as an activity for which the underlying project has previously been evaluated for environmental significance and processed according to the requirements of the California Environmental Quality Act (CEQA), the Director of Environmental Management has determined that the proposed action is exempt from the requirements of CEQA in accordance with Article II Section 2(i) of the Los Angeles City CEQA Guidelines.

## SUBJECT: WILMINGTON WATERFRONT PROMENADE

**ECONOMIC BENEFITS:**

Spending under the proposed Agreement will support six direct and six secondary one-year equivalent jobs for the five-county region.

**FINANCIAL IMPACT:**

Approval of the proposed three-year Agreement authorizes the total not-to-exceed amount of \$3,190,000 and will commit \$513,929 in funding for the current fiscal year. It is anticipated that funds for this Agreement will be expended as follows:

<b>FISCAL YEAR (FY)</b>		<b>AMOUNT</b>
FY 2015/2016:	\$	513,929
FY 2016/2017:	\$	1,000,000
FY 2017/2018:	\$	1,000,000
FY 2018/2019:	\$	676,071
<b>Total:</b>	<b>\$</b>	<b>3,190,000</b>

Funds for FY 2015/2016 in the amount \$513,929 are budgeted in Account 54220 Center 1040, Program 624. The Harbor Department's financial commitments for the proposed Agreement beyond the current fiscal year are contingent upon approval of funds by the Board as part of the annual budget adoption process. If any subsequent fiscal year funds are not appropriated by the Board for the work required by this Agreement, the Agreement shall be terminated. However, such termination shall not relieve the parties of liability for any obligations previously incurred. A funding out clause is included in this Agreement.

SUBJECT: WILMINGTON WATERFRONT PROMENADE


**CITY ATTORNEY:**

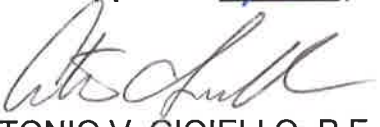
The Office of the City Attorney has prepared and approved the Agreement as to form and legality.

**TRANSMITTALS:**

1. Site Map – Wilmington Waterfront Promenade
2. Agreement between the City of Los Angeles and Sasaki Associates, Inc.
3. Final Evaluation Summary

FIS Approval: MB (initials)  
CA Approval: JW (initials)

  
DAVID M. WALSH, P.E.  
Chief Harbor Engineer

  
ANTONIO V. GIOIELLO, P.E.  
Deputy Executive Director

APPROVED:

  
FOX EUGENE D. SEROKA  
Executive Director

JC:hc:sc  
25330b1

Author: H. Cisneros