THE PORT OF LOS ANGELES

Executive Director's Report to the Board of Harbor Commissioners

DATE: **NOVEMBER 24, 2025**

FROM: **ENVIRONMENTAL MANAGEMENT**

SUBJECT: **RESOLUTION NO. _____ - PERSONAL SERVICES AGREEMENT BETWEEN THE CITY OF LOS ANGELES HARBOR DEPARTMENT AND CSDA DESIGN GROUP FOR RESIDENTIAL SOUND INSULATION MITIGATION PROGRAM**

SUMMARY:

Staff requests approval of an Agreement with CSDA Design Group (CSDA) to create and administer a new Residential Sound Insulation (RSI) Mitigation Program for a term of up to five years and a not-to-exceed amount of $1,765,000. The RSI Mitigation Program is necessary to meet the requirements of Mitigation Measure (MM) NOI-2 adopted by the Board of Harbor Commissioners (Board) when it certified the Final Environmental Impact Report (EIR) and approved the China Shipping Container Terminal Project in 2008. MM NOI-2 requires "soundproofing of impacted noise-sensitive structures" at select residences on Knoll Hill and in the W Amar Street/N Palos Verdes Street community of San Pedro. The Harbor Department will be financially responsible for all costs incurred under the proposed Agreement.

RECOMMENDATION:

It is recommended that the Board:

1. Find that the Director of Environmental Management has determined that the proposed action is administratively exempt from the requirements of the California Environmental Quality Act (CEQA) under Article II Section 2(f) of the Los Angeles City CEQA Guidelines;

2. Approve the Agreement with CSDA Design Group (San Francisco, CA) for a term of five years and a total amount not-to-exceed $1,765,000;

3. Authorize the Executive Director to execute and the Board Secretary to attest to said Agreement for and on behalf of the Board;

4. Direct the Board Secretary to transmit the Agreement to the City Council for approval pursuant to Section 373 of the Charter of the City of Los Angeles; and

5. Adopt Resolution No._____.

DISCUSSION:

Background and Context – In 2008, the Board adopted noise MM NOI-2 when it certified the Final EIR and approved the China Shipping Container Terminal Project. MM NOI-2 requires "installation of noise walls at the project site or residential property lines, if feasible, and/or soundproofing of impacted noise-sensitive structures." To implement MM NOI-2, the Harbor Department was to conduct "noise monitoring after China Shipping is operational to determine the actual noise impact and then tailor specific mitigation measures".

The Harbor Department's Environmental Management Division retained an expert noise consultant to conduct noise monitoring at residential receptors in two select areas in San Pedro that were previously studied in the 2008 Final EIR. Based on the data collected in 2014 and subsequent noise modeling performed in 2017, a noise study was completed in 2021 that confirmed select residences on Knoll Hill and in the W Amar Street/N Palos Verdes Street community of San Pedro would be significantly impacted by operational noise from the China Shipping Container Terminal Project. Potential MMs, including noise barriers and sound insulation, were considered in the noise study. However, the noise study determined that noise barriers would not be effective or feasible, and consideration of noise insulation measures for affected residential structures is therefore warranted.

Request for Proposals (RFP) – On February 26, 2025, an RFP was posted on www.rampLA.org and the Port of Los Angeles website for a solicitation of proposals to provide project management and construction management services for the RSI Mitigation Program. The opportunity was viewed and downloaded by 77 users. The Harbor Department received proposals from three firms. Proposals were reviewed using evaluation criteria published in the RFP (Transmittal 1). All three proposers were invited to oral interviews that occurred on May 19, 2025. Interview questions were set up in consultation with the Contracts and Purchasing Division (Transmittal 2). The proposal and interview evaluation panel consisted of a Marine Environmental Manager, Senior Architect, and Harbor Engineer from the Harbor Department, and a Senior Management Analyst from Los Angeles World Airports. The evaluation panel completed the scoring on the basis of the proposals and strength of the oral interview. A Local Business Preference of 8% was added to the scoring to determine the Final Score.

Interview Evaluation Summary

FIRM	1	2	3	4	AVERAGE	LBE	FINAL
1	238	240	231	246	239	20	259
2	238	224	236	234	233	20	253
3	212	204	222	209	212	20	232

Following the evaluation and selection process, CSDA was selected based on their qualifications and experience with similar programs in the region, most notably the LAX RSI program.

Scope of Work – The scope of services will require comprehensive program planning, public outreach, stakeholder management, acoustic testing, engineering, design, and construction administration for soundproofing of residential structures in the San Pedro community. Approximately 65 residences are eligible to participate in the RSI Mitigation Program.

Based upon the final selection of eligible homes and residential soundproofing options, which may include but are not limited to, windows, exterior doors, insulation, and HVAC (i.e. air conditioning) systems with electrical upgrades as necessary, separate construction contract(s) and cost estimates will be brought to the Board for future approval.

Contract Requirements – Throughout the term of the proposed Agreement (Transmittal 3), CSDA will maintain compliance with the City of Los Angeles contracting requirements. A mandatory Small Business Enterprise (SBE) participation will be 25%, including a 5% Very Small Business Enterprise (VSBE) participation. This goal can be met through the prime consultant or subconsultants. If all funds are expended in these contracts ($1,765,000), CSDA will achieve an SBE participation level of 25% or $441,250, and a VSBE participation level of 5% or $88,250.

ENVIRONMENTAL ASSESSMENT:

The proposed action is approval of an Agreement with CSDA to provide program management services for developing and implementing the RSI Mitigation Program, which is an administrative activity. Therefore, the Director of Environmental Management has determined that the proposed action is administratively exempt from the requirements of CEQA in accordance with Article II Section 2(f) of the Los Angeles City CEQA Guidelines.

FINANCIAL IMPACT:

Approval of the proposed five-year Agreement would authorize the total not-to-exceed amount of $1,765,000 to create and administer a new RSI Mitigation Program. It is anticipated that funds under the proposed Agreement will be expended as follows:

FY 2025/26	$ 98,099
FY 2026/27	$1,091,259
FY 2027/28	$ 281,839
FY 2028/29	$ 201,283
FY 2029/30	$ 0
FY 2030/31	$ 92,520
Total	**$1,765,000**

Funds for FY 2025/26 in the amount of $98,099 is available within Account 541100 (Environment Assessment Services), Division 42010 (Environmental Management). Funding needed in future fiscal years will be requested through the annual budget adoption process.

The Harbor Department's financial obligations after the current fiscal year are contingent upon the Board appropriation of funds. If any subsequent fiscal year funds are not appropriated by the Board for the work required by the Agreement, the Agreement shall be terminated. However, such termination shall not relieve the parties of liability for any obligations previously incurred.

CITY ATTORNEY:

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

SUBJECT: AGREEMENT WITH CSDA DESIGN GROUP

TRANSMITTALS:

1. Proposal Evaluation Criteria
2. Oral Interview Questions
3. Agreement with CSDA Design Group

FIS Approval: JS **(initials)**

CA Approval: SO **(initials)**

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