

Attachment  
MRCA Item V(e)  
November 5, 2008

# HUITT-ZOLIARS

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September 26, 2008

Ms. Sara Fitzsimmons  
**Mountains Recreation and Conservation Authority**  
570 West Avenue 26, Suite 100  
Los Angeles, CA 90065

**REF: How Huitt-Zollars can help with the Mentryville Park Project**

Dear Ms. Fitzsimmons,

The Huitt-Zollars team is excited to provide the requested proposal for this project and to assist the Mountains Recreation and Conservation Authority in restoring this portion of the park. As a community member and a stakeholder, your Project Manager takes personal interest in this project. This, combined with the expertise of our local office and overall company, will result in a design that will benefit the MRCA and the surrounding community. This letter shall officially confirm our interest in pursuing the design contract for the Mentryville project.

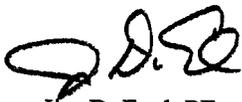
Over the past thirty (30) plus years, Huitt-Zollars has provided civil engineering, surveying, and planning services for City and County Municipal Departments of Public Works, Federal and State agencies, and private organizations within the region and across the country. These services have included the design of public park facilities, site grading and development, parking lots, bicycle paths, street surface and streetscape improvements, sewers, storm drains, culverts, utility relocations, freeway over-crossings and interchanges, highways, pedestrian bridges, flood control structures, pump stations and more.

Huitt-Zollars, Inc. is a full-service civil engineering and surveying firm ranked number 147 among the nation's Top 200 design firms by Engineering News Record. Our multidisciplinary organization has nearly 500 professionals at regional offices in Southern California (Westlake Village, Irvine, and Ontario), Washington (Seattle and Tacoma), Colorado (Denver), Arizona (Phoenix), New Mexico (Albuquerque and Rio Rancho), and Texas (Dallas, Fort Worth, Frisco, Austin, Houston, and El Paso). Our unique setup allows us to provide a personalized and local response while maintaining the resources, stability, and efficiency of a large organization.

The selected staff of Huitt-Zollars that would be involved with this project has significant experience designing, processing, and entitling projects in various cities and counties throughout California. The design team will be led by our Project Manager, Mr. Randy Chapman, P.E. who has accumulated significant design experience throughout Southern California and extensive design throughout the Santa Clarita Valley on various projects. The effort will have oversight by our Principal-in-Charge, Mr. Jim D. Faul, PE, who has worked as an engineer for a city and the federal government and has accumulated significant municipal design management experience.

Again, thank you for the opportunity to respond to this RFP, and we look forward to working with the Mountains Recreation and Conservation Authority on this exciting project.

Sincerely,  
HUITT-ZOLLARS, INC.



Jim D. Faul, PE  
Vice President / Principal-in-Charge



Randy Chapman, PE  
Project Manager

## Project Understanding

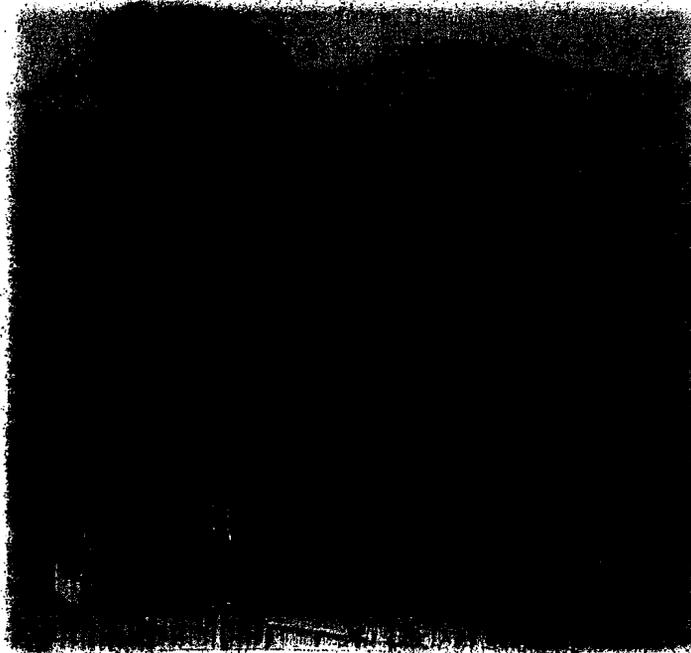
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Mentryville Park is a historic and valuable open space, rich with the history of Santa Clarita and California. The state's first commercial oil well, utilized for 112 years, provides the basis for a thriving community that represents the American Dream. Also, the region provides a look at a portion of California's storied state history, built on the heels of the gold rush, and providing an economic machine in oil that has continued into today.

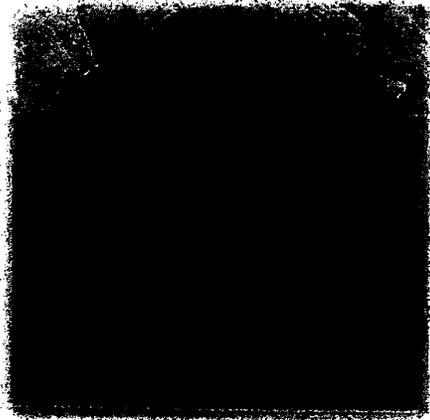
Mentryville is important. As a business committed to "constantly improving the quality of life in our world", outlined by our founders as our company's purpose, Huitt-Zollars recognizes this and brings a significant background in retaining wall and park design experience. However, technical experience alone is not sufficient. This basis needs to be rounded by an understanding of the overall project, the impacts on the surrounding neighborhoods and uses, and the cultural impacts. Our Project Manager, Randy Chapman, is very familiar with the site and the surrounding area. As a nearby resident, Mr. Chapman has spent numerous afternoons hiking in the park and enjoying the surroundings. He knows the history of the area and why Mr. Mentry's house is so important to the past, present, and future of the surrounding area and California as a whole. The Mentryville Park project certainly represents an exciting engineering opportunity; however, to this firm, it represents an opportunity to provide a valuable amenity to the millions of residents in Santa Clarita and the adjacent San Fernando Valley. Many generations have and will see this backdrop through the proliferation of various TV shows, commercials, and movies that have been filmed in the past and will be filmed in the future.

To accomplish the task of protecting the Mentry house and providing a means for permanently stabilizing the adjacent slope, we have reviewed a number of options and have included as part of this proposal some rough concepts that may be applicable to the park. We see many potential solutions to the issues for this project and understand that the first step is to identify the issues important to the Mountains Recreation and Conservation Authority (MRCA) and the community. As a client-oriented firm, we understand very clearly that our role is to assist the MRCA in realizing their vision for the area, and will focus our efforts appropriately to ensure that this is realized. As is stated very clearly in the RFP, "the MRCA is dedicated to the preservation and management of local open space and parkland, watershed lands, trails, and wildlife habitat". Additionally, another stated goal is "to provide comprehensive education and



interpretation programs for the public". Our concepts included herein and our eventual final design, developed through an iterative process with proactive communication with the MRCA, will realize all of these goals.

As part of the project team, we have entered into a teaming arrangement with Leighton Consulting and have discussed opportunities with them, and have discussed utilizing our concepts as a starting point for the forthcoming project discussion. Our two concepts involve the basic two options for the slope – a retaining wall of some sort and a grading concept that reduces or removes completely the retaining wall. Both options will involve significant drainage improvements to the top and toe of slope conditions to prevent the type of erosion that caused failure during the rainy season of 2004-2005, and both options will allow for vegetation of the slope to some degree to assist in making it look more natural – a key factor identified during the pre-proposal meeting by MRCA. As we move forward with the design, we will certainly identify and modify based on additional factors to be determined by the MRCA.

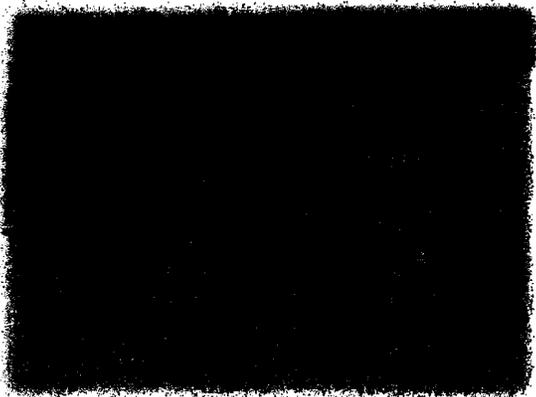


Concept "A"

Concept "A" involves the regrading of the slope behind the building and installing drainage devices to convey water safely away from the slope and towards appropriate receiving areas. Per our discussion with Leighton, who has performed various preliminary investigations in the area, the slope is stable and with the risk of erosion mitigated, will stand. Our preliminary grading investigation suggests that at a slope of 2' horizontal per 1' vertical, the "join point" will occur a minimal distance up the slope.



Existing Slope



Concept "A"

This concept, or a similar related grading concept offers the following advantages:

- Reduced cost with no wall to construct (or reduced wall as an option)
- Easier to create "natural" look as there is no wall to mask
- Minimal long-term maintenance issues

Disadvantages to the same include:

- Potential for minimal sloughing that would involve occasional cleanup at the toe of the slope
- Larger area disturbed will create visual impacts from a greater distance
- Setback from house and steepness of final slope will potentially push the top of slope back an undesirable distance

Modifications to this concept could involve adjusting the slope of the graded area to "catch" at a different point on the hill or at a different base location.

Concept "B"

Concept "B" implements the retaining wall that was designed as part of the original proposal. This is a very feasible alternative, based on our preliminary analysis, and in order to minimize visual impacts, we envision a crib wall or a similar type that will allow vegetation to grow. Should the MRCA request a more traditional wall, we will incorporate a design that will incorporate minimal wall heights, possibly even a stepped system, that will allow screening by various plants.



Existing Slope



Concept "B"

The advantages to a retaining wall system are as follows:

- Minimal visual impacts from extended distances – impacts limited to wall
- An appropriate design has the potential to provide a more aesthetically appealing final product
- A retaining wall with a brow ditch along the back of the wall will prevent potential sloughing that may occur with a slope

Disadvantages of this concept are as follows:

- Potential difficulty minimizing immediate visual impacts adjacent to the site with a larger wall
- The type of wall eventually used may involve slope removal and reconstruction, which would provide similar short-term impacts as the overall Concept "A" slope
- Drainage would be somewhat more difficult to convey
- Increased cost when compared with Concept "A"

## Scope of Work

We anticipate the following, and for this scope of work, propose the attached fee:

### 1. Phase 1: Topographic Mapping

- 1.1. Provide a topographic map prepared from Aerial Photography. The topographic map will be compiled for National Accuracy Standards for a scale of 1"=40' and a contour interval of one (1) foot. [NOTE: Huitt-Zollars is happy to provide this work as requested by the MRCA; however, from a cost standpoint we are providing an alternate field topographic survey that will provide greater accuracy at a lower cost for the relatively small area]
- 1.2. Compile record boundary and show on map.
- 1.3. Provide an ortho-rectified digital photograph prepared from aerial photography [NOTE: the alternative proposed in the proposed alternative would by nature not provide this photograph]
- 1.4. Incorporate above information into CAD format

### 2. Phase 2: Preliminary Design

- 2.1. Attend meetings as necessary. [NOTE: For purposes of this scope and to provide a cost for meetings, Huitt-Zollars anticipates a total of 4 meetings involving the Project Manager and MRCA staff]
- 2.2. Visit site as necessary [NOTE: This scope assumes that three site visits will be necessary, once by the Survey Manager and twice by the Project Manager]
- 2.3. Prepare preliminary engineering designs including retaining wall, hillside drainage, and grading plan. Three preliminary designs may be prepared to determine the most cost effective approach to the project.
- 2.4. Provide an engineer's estimate of probable costs for three preliminary plans.

### 3. Phase 3: Construction Documents (assumes a 1"=40' scale)

- 3.1. Based on an alternative selected by MRCA, prepare grading plans, with all necessary details and specifications.
- 3.2. Prepare Erosion Control Plan, with all necessary details and specifications.
- 3.3. Prepare storm drain improvement plans, if needed, with all necessary details and specifications
- 3.4. Prepare retaining wall plans, with all necessary details and specifications.

This scope of work will be priced as follows:

<b>1. Phase 1: Topographic Mapping (assuming Aerial Survey)</b>	<b>\$ 10,500</b>
1.1. Topographic Survey	
1.1.1. Aerial Mapping -or-	\$ 5,000
1.1.2. Field Topographic Survey	\$ 4,000
1.2. Record Boundary Survey	\$ 4,000
1.3. Digital Photograph	\$ (included)
1.4. Incorporate into AutoCAD format	\$ 1,500
<b>2. Phase 2: Preliminary Design</b>	<b>\$ 12,700</b>
2.1. Attend meetings as necessary	\$ 2,100
2.2. Visit site as necessary	\$ 1,600
2.3. Preliminary design plans	
2.3.1. Grading Plans	\$ 3,000
2.3.2. Hillside Drainage Plans	\$ 1,500

2.3.3. Retaining Wall Plans	\$ 3,500
2.4. Engineer's estimate of probably construction cost	\$ 1,000
<b>3. Phase 3: Construction Documents</b>	<b>\$ 12,300</b>
3.1. Grading Plans	\$ 3,500
3.2. Erosion Control Plans	\$ 1,500
3.3. Storm Drain Plans (included but optional)	\$ 2,800
3.4. Retaining Wall Plans	\$ 4,500

The total cost for all items included in this scope of work is \$35,500, and may be adjusted per negotiations based on an increased or decreased level of effort. We do not anticipate storm drain plans being needed as the drainage would be conveyed as surface drainage, and the hillside drainage plan can be scaled back accordingly if this is mutually agreed upon prior to construction kick-off.

The following optional items may be added to the contract if needed and/or requested by MRCA but are not included as part of this proposal.

4. Geotechnical Analysis (per Leighton Consulting)	\$ 26,000
5. SWPPP and NOI (if needed)	\$ 4,200

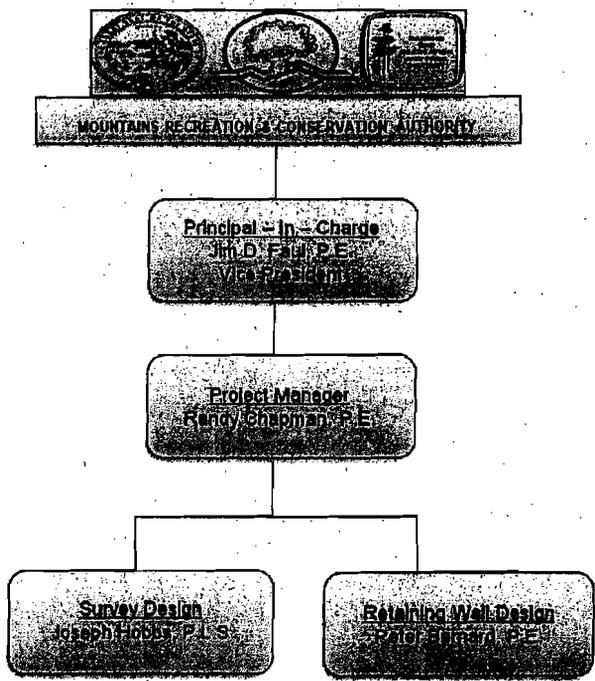
## Team Qualifications

Huitt-Zollars has provided civil engineering services for a multitude of public agencies and private clients throughout Southern California and across the nation since our founding in 1975, a period of over 30 years. We have been involved with numerous park and retaining wall designs, and our broad base of experience also includes the design of sewers, culverts, utility relocations, street and streetscape improvements, site grading

and development, as well as freeway interchange designs, transportation planning, pedestrian bridges, and more.

Huitt-Zollars currently ranks number 147 among the nation's Top 500 design firms (as ranked by Engineering News Record). Our firm has approximately 100 design-related professionals throughout our three Southern California offices (including the Westlake Village office, where this project will be managed from). As a company, we maintain a staff of approximately 500 throughout 15 offices in the states of California, Washington, Colorado, New Mexico, Arizona, and Texas.

We will manage the project out of our Westlake Village office, which is within an hour of the project site and within an hour of the MRCA's downtown Los Angeles



headquarters. Our team will be led by Project Manager Randy Chapman, P.E., who lives in the San Fernando Valley and is very familiar with the project and the Mentryville Area. Mr. Chapman had done significant grading and drainage design work throughout the Santa Clarita Valley, and has done significant watershed analyses of the Pico Canyon wash and adjacent drainage basins nearby the site. Mr. Chapman is an avid outdoor enthusiast, and with his design background is extremely qualified to provide a design that will be well-received by all stakeholders in this project.

Mr. Chapman will be overseen by our Principal-in-Charge, Mr. Jim D. Faul, P.E. Mr. Faul has worked as an employee for municipal departments of Public Works and has managed numerous public projects in his experience at Huitt-Zollars and elsewhere. Our project team is rounded out by our retaining wall designer, Peter Bernard, P.E. and our project surveyor, Joseph Hobbs, PLS.

We have included team resumes as an attachment to this proposal. We offer the following as our company's project experience and would be happy to provide references upon request:

Rodeo Grounds Berm Removal – Malibu, CA

Huitt-Zollars prepared the grading improvement plans for removal of an un-permitted berm in Topanga Creek that had been constructed by residents to redirect the flow of the creek. The earth that was used to construct the berm was contaminated and special consideration had to be made to protect the creek during construction. The design was prepared to return the channel to its historical natural condition. The Resource Conservation District of the Santa Monica Mountains directed this work in conjunction with the California State Parks Department.

Mesa Marin Sports Park – Bakersfield, CA

Huitt-Zollars is currently providing civil site engineering design services for the construction documents phase of this public works project that includes 4 baseball fields, concession and restroom facilities, and parking lots. Services include the design and preparation of grading, storm drain, and utilities improvements. Approval of the construction documents is anticipated for September 2008.

Indio Sports Park / Public Safety Complex – Indio, California

Huitt-Zollars is currently working on preliminary designs of a 52-acre site for the City of Indio. The site will hold recreational facilities for softball, soccer, basketball, swimming, and a children's aquatic center as well as new fire station and police headquarters facilities.

13th Street Sports Park, City of Yucaipa, California

Huitt-Zollars is currently providing grading and drainage design services for this active park in Yucaipa. The park will have two baseball fields and one combination baseball / soccer field. The site poses significant challenges because of the drop in elevation across the site and the City is considering the possibility of using the fields for stormwater detention. Significant retaining walls and creative walkways and ramps are challenges for this project.

Plaza Park, San Pedro, California

Huitt-Zollars is providing site civil engineering design for a 2.8 acre coastal bluff site that overlooks Los Angeles Harbor. Improvements include replacement of pathways, walls, stairways, lighting, irrigation, seating, and landscaping. The park improvements are to a key part of the California Coastal Trail. Some key issues include ADA compliance, steep gradients, and meeting City Recreation and Parks Department specifications.