

Attachment
MRCA Item V(h)
November 3, 2010

Materials prepared by: C. Meyer 10/27/10

Construction Phases





MOORE IACOFANO GOLTSMAN, INC.

October 18, 2010

Ms. Liz Jennings
Mountains Recreation and Conservation Authority
570 West Ave. 26. Suite 100
Los Angeles, CA 90065

SUBJECT: Proposal for Geotechnical Evaluation and Agronomic Soils testing and Analysis, Compton Creek Natural Park

Dear Liz:

MIG is pleased to submit this proposal for preparation of a geotechnical report and agronomic soils testing and analysis for the proposed site improvements associated with the new Compton Creek Natural Park at Washington School.

Contents of this proposal include a Scope of Services, Project Team, and our Professional Fees.

SCOPE OF SERVICES

It is MIG's intent to produce a final work product that meets the objectives of the MRCA in terms of staff participation, resource efficiency, design quality, innovation, public safety and comfort, budget control and completion schedules. To assure achievement of this goal, adjustments to this program can be made.

Services will include the scope as outlined on the attached **Proposal for Geotechnical Evaluation** from Ninyo & Moore, dated October 19, 2010 for the Geotechnical Evaluation and as indicated below for the Agronomic Soils Testing and Analysis:

AGRONOMIC SOILS TESTING AND ANALYSIS

- A. Take soil samples and provide testing and analysis for the above mentioned project. 5 samples will be pulled from the site. A single sample will consist of several cores pulled from multiple sections of a given area.
- B. Provide analysis and recommendations for planting amendments based on existing conditions.

Deliverables:

- Two (2) wet signed copies of the Geotechnical Report and Agronomic Soils Analysis
- One (1) CD of the Geotechnical Report and Agronomic Soils Analysis.

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Offices in: Berkeley, Davis & Pasadena, CA • Eugene & Portland, OR • Green Bay, WI • Raleigh, NC

PROJECT TEAM

Steve Lang will act as the Principal in Charge. **Oscar Johnson**, will act as the **Project Manager** and will participate in the coordination of the Geotechnical Report and Agronomic Soils Testing and Analysis. **Ninyo & Moore** will provide **Geotechnical Evaluation** services. **RPW** will be providing the **Agronomic Soils Testing and Report**.

PROFESSIONAL FEES

The fee has been computed on the basis of the time required to provide the services indicated in the attached scope of services and as indicated above.

GEOTECHNICAL EVALUATION.....	\$12,880
AGRONOMIC SOILS TESTING AND ANALYSIS.....	\$ 1,250
TOTAL	\$ 14,130

ADDITIONAL SERVICES

Additional services not identified or included within this proposal will be billed, at MRCA's authorization, at the hourly rates indicated below.

MIG - hourly fee schedule for additional services*

Principal	\$195.00/hour
Project Manager	\$150.00/hour
Senior Landscape Architect	\$150.00/hour
Project Associate.....	\$115.00/hour
Project Assistant.....	\$ 95.00/hour
Clerical and Word Processing Staff.....	\$ 75.00/hour

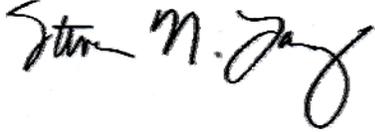
*These hourly rates will remain in effect through 2011.

MIG fees include all costs for transportation, telephone and faxes. Reproduction and delivery costs beyond what are outlined within the Scope of Services, are not included in the Professional Fees, and will be billed to the MRCA at cost. Additional meetings will be on a time and materials basis.

Thank you for the opportunity to submit this proposal.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Steven M. Lang". The signature is written in a cursive style with a large, looping "L" and "g".

Steven Lang, A.S.L.A.
Principal
Landscape Architect #1771
714-871-3638 x 404



MOORE IACOFANO GOLTSMAN, INC.

October 11, 2010

Ms. Liz Jennings
Mountains Recreation and Conservation Authority
570 West Ave. 26. Suite 100
Los Angeles, CA 90065

SUBJECT: Proposal for Landscape Architectural Design Services, Compton Creek Natural Park

Dear Liz:

MIG is pleased to submit this proposal for preparation of a design development site plan, construction documents, construction support and optional services for construction management services for the proposed site improvements associated with the new Compton Creek Natural Park at Washington School. It is our understanding from our discussions with you that our proposed scope of services will be to refine the conceptual master plan into design development site plans in two construction phases. We will also develop an opinion of probable costs for the proposed improvements at the design development phase. With approval of the design development plans we will proceed with the preparation of construction documents sufficient for public bidding for both phase 1A and 1B in two separate bid packages. The construction document phase will also include an opinion of probable construction costs at the 50%, 90% and 100% submittals. Construction bid and construction support services will be provided throughout the duration of the construction period. As requested, we have also provided fees for the optional construction management services using the multi prime delivery method for both phases of the project.

Contents of this proposal include a Scope of Services, Project Team, and our Professional Fees.

SCOPE OF SERVICES

It is MIG's intent to produce a final work product that meets the objectives of the MRCA in terms of staff participation, resource efficiency, design quality, innovation, public safety and comfort, budget control and completion schedules. To assure achievement of this goal, adjustments to this program can be made.

Services will include, but are not limited to, the following:

PHASE I – DESIGN DEVELOPMENT SITE PLANS

- A. Utilizing the approved final conceptual plan, the MIG team will prepare the Design Development Site Plan indicating the approved design program elements at an enlarged 1" = 20' scale.

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- B. Present the Design Development Site Plan to MRCA staff for review and comments. (1 meeting)
- C. Prepare a preliminary opinion of probable cost for the Design Development Site Plan improvements.
- D. Present the Design Development Site Plan and opinion of probable cost to MRCA Director and Stakeholders for input and direction on the final site design. (2 meetings)
- E. The design team will modify the Design Development Site Plan based on MRCA and stakeholder comments into the Final Design Development Site Plan.

Meetings:

Three (3) Meetings (total) with MRCA staff.

One (1) Meeting with MRCA Director

One (1) Meeting with Stake holders to review the Design Development Site Plan.

Deliverables:

Five (5) copies of the Preliminary Design Development Site Plan and Opinion of Probable Cost.

Five (5) colored copies of the Final Design Development Site Plan and Opinion of Probable Cost.

One (1) CD of the Final Design Development Site Plan.

PHASE II - CONSTRUCTION DOCUMENTS Phase 1A and Phase 1B

- A. Based on the approved Final Design Development Site Plan, project budget and phased development program, the design team will prepare construction documents for the project improvements as indicated on the phasing plan dated July 29, 2010.
- B. Construction documents (drawings and specifications) for the park project, as identified within this proposal, will include the following improvements:

Title Sheets

Existing Conditions

Base Sheets

Grading and Drainage Plans

Floor Plans by CUSD for LACC Building (Phase 1B)

Pre-fabricated Restroom Building Plans by manuf. (Phase 1B)

Site Amenities Plan

Construction Layout / Horizontal Control Plans

Construction Details

Pre-fabricated Group Picnic Structure Plans and Details (Phase 1B)

“Math Dome” Shade Structure Plans and Details

Utility Plans; Water, Sewer, Storm Drain

Structural Plans / Details / Calculations
Exercise Equipment Plans and Details
Electrical Services Plans
Security / Pedestrian Walkway/ Parking Lot Lighting
Electrical Details / Line Diagrams
Landscape Planting Plans and Details
Irrigation Plans / Details / Water Pressure Calculations
Technical Specifications

- C. Submit 50%, 90% and 100% construction document sets to the MRCA for review and, based on the 100% construction document submittal, obtain final approval.
- D. Coordinate points of connection and services requests with the utility providers
- E. Prepare detailed construction opinion of probable costs for 50%, 90% and 100% construction document submittals.
- F. Construction documents will be submitted to MRCA and to CUSD, Flood Control, DSA (Phase 1B) to determine compliance with all applicable codes and ordinances, and to receive comments and approval.
- G. Respond to all MRCA and Agency comments, resubmit construction documents as necessary.
- H. Finalize construction opinion of probable costs.
- I. Assist the construction management team in preparing the construction documents for public bidding.

Meetings:

Two (2) review meetings total with MRCA at 50% and 90% submittals
One (1) Review meeting with DSA (Phase 1B)

Deliverables:

Provide six (6) sets of construction documents for each of the MRCA submittals.
Provide one (1) set of final construction documents and opinion of probable cost
Provide an electronic file of construction documents for bidding

PHASE III– BID SUPPORT SERVICES

The project design team will be available during the bidding process to assist in providing clarification and information as required during the bidding phase.

- A. Assist the construction management team in obtaining public bids

- B. Respond to technical questions during the bidding process.
- C. Prepare drawing clarifications or addenda as required.
- D. Participate in pre-bid conference.
- E. Review experience of bidders and subcontractors and provide opinion to the CM team.
- F. Assist the CM team in evaluating the reasonableness of the bids.

Meetings:

Attend the pre-bid conference

PHASE IV– CONSTRUCTION SUPPORT SERVICES

- A. Attend two (2) construction meetings per month during the 4 month construction phase for Phase 1A and 6 month construction period for Phase 1B.
- B. Respond in writing to Requests for Information (RFI's) by contractors on the construction documents.
- C. Review and approve the contractor's materials submittals, shop drawings, clarifications to plans and specifications.
- D. Maintain log of all contractor change orders and RFI's (Requests for Information) and RFC's (Requests for Clarification)
- E. Review the contractor's work for compliance with construction documents.
- F. Recommend to CM team in Notice of Completion as to compliance that contract documents and punch list / correction list have been accomplished.
- G. Review record drawings where plans are revised or modified, based on site record drawings prepared by and provided by the project contractor.
- H. Assist the MRCA in selection of colors and materials.

Exclusions:

The following services are not included in MIG's scope of services identified in the proposal:

- Surveying and construction staking services
- Topographic survey map
- Record boundary survey
- As Built Survey
- Traffic Studies

- Off-site hydrology and storm drainage design *
- Off-site improvements
- Off-site storm drain calculations beyond the connection point*
- WQMP Water Quality Management Plan
- Stormwater, sanitary sewer, domestic water line profiles (Geometrics, pipe sizes and appropriate elevation data will be provided)
- “As-Built” drawings
- Reproduction and delivery beyond the deliverables indicated within this Scope of Services
- Agency processing and/or permit fees
- Geotechnical and agronomic soil testing

* An additional service request will be provided if existing storm drain at West Cressey Street is too shallow and a separate connection is needed to tie directly into the Flood Channel, or to provide treatment storm water treatment for offsite storm drainage.

PROJECT TEAM

For this project, **Susan Goltsman**, will act as the **Principal-in-Charge** of the project. **Oscar Johnson**, will act as the **Project Manager** and will participate in the design development and construction drawing coordination with the production staff. **LRA** will provide **electrical engineering** design services. **Huitt Zollars** will be providing civil engineering plans. **Correia Consulting and Design** will provide structural engineering as required for Math Dome structure, security lighting and will also serve as the engineer of record for phase 1B DSA submittal. Our expert sub-consultants have successfully worked with MIG on 90% of our design projects over the past years.

PROFESSIONAL FEES

The fee has been computed on the basis of the time required to refine final site development plan, prepare construction documents and opinion of probable costs for the proposed site development improvements, and provide construction support as discussed with you and described in our Scope of Services.

PHASE I – DESIGN DEVELOPMENT SITE PLANS	\$ 75,705
PHASE II – CONSTRUCTION DOCUMENTS PHASE 1A	\$125,895
CONSTRUCTION DOCUMENTS PHASE 1B.....	\$124,485
PHASE III – BID SUPPORT SERVICES PHASE 1A.....	\$ 11,915
BID SUPPORT SERVICES PHASE 1B.....	\$ 12,330
PHASE IV – CONSTRUCTION SUPPORT SERVICES PHASE 1A	\$ 33,765
CONSTRUCTION SUPPORT SERVICES PHASE 1B.....	\$ 37,515
TOTAL	\$ 421,610

OPTIONAL SERVICES

CONSTRUCTION MANAGEMENT BY GRIFFIN STRUCTURES PHASE 1A \$ 161,670
CONSTRUCTION MANAGEMENT BY GRIFFIN STRUCTURES PHASE 1B \$ 164,270

CM TOTAL..... \$ 325,940

ADDITIONAL SERVICES

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MIG - hourly fee schedule for additional services*

Principal	\$195.00/hour
Project Manager	\$150.00/hour
Senior Landscape Architect	\$150.00/hour
Project Associate.....	\$115.00/hour
Project Assistant.....	\$ 95.00/hour
Clerical and Word Processing Staff.....	\$ 75.00/hour
LRA Electrical Engineers	
Principal Engineer	\$125.00/hour
Project/Design Engineer	\$105.00/hour
Drafting	\$ 80.00/hour
Clerical	\$ 50.00/hour
Huitt Zollars Civil Engineers	
Principal	\$200.00/hour
QA/QC Manager	\$190.00/hour
Sr. Project Manager	\$190.00/hour
Project Manager	\$165.00/hour
Sr. Civil Engineer	\$175.00/hour
Civil Engineer	\$145.00/hour
Sr. CADD Technician	\$125.00/hour
CADD Technician	\$ 90.00/hour
Administrative Sr. Project Support	\$ 95.00/hour
Administrative Project Support	\$ 60.00/hour

*These hourly rates will remain in effect through 2011.

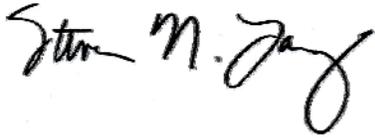
MIG fees include all costs for transportation, telephone and faxes. Reproduction and delivery costs beyond what are outlined within the Scope of Services, are not included in the Professional

Fees, and will be billed to the MRCA at cost. Additional meetings beyond those called out in the scope of services will be on a time and materials basis.

Thank you for the opportunity to submit this proposal.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Steven M. Lang". The signature is written in a cursive style with a large, looping "L" at the end.

Steven Lang, A.S.L.A.
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