

**CITY OF LAKEWOOD
PUBLIC WORKS CONTRACT 2024-08
ARCHITECTURAL/ENGINEERING SERVICES FOR
THE CORNER LOT PARK DEVELOPMENT PROJECT**

ADDENDUM NO.1

NOTICE TO PROPOSER

Proposer shall acknowledge receipt of this addendum by detaching, signing, **and attaching to his proposal**, one (1) copy of this sheet.

I,

Consultant

Address, City, State, Zip

hereby acknowledge receipt of Addendum No.1 to the RFP, with **Attachments A & B** for the ARCHITECTURAL/ENGINEERING SERVICES FOR THE CORNER LOT PARK DEVELOPMENT PROJECT, Public Works Contract 2024-08 and have considered these revisions in the preparation of my proposal. This addendum, consisting of this acknowledgment and 7 additional pages shall become a part of any contract made pursuant hereto.

Date

Consultant's Signature

Consultant's Name

ADDENDUM NO. 1

AGENCY: CITY OF LAKEWOOD

PROJECT TITLE: **ARCHITECTURAL/ENGINEERING SERVICES FOR THE
CORNER LOT PARK DEVELOPMENT PROJECT**

PUBLIC WORKS CONTRACT NO: 2024-08

DATE: APRIL 12, 2024

PROPOSAL DUE DATE: APRIL 25, 2024 AT NOON

This Addendum forms a part of the Contract Documents for the above-mentioned Public Works Contract and modifies the original RFP as noted below. Portions of the contract not specifically mentioned in this Addendum remain in force. All trades affected shall be fully advised of these changes, deletions, and additions. Any proposal not incorporating this Addendum shall be considered as an incomplete proposal.

1. Revisions to RFP

- a. The Due date for the RFP as indicated in Sections 1.C “Due Date” and Section D. “Schedule of RFP Events” is revised to:

Noon on April 25, 2024

2. Questions and Answers

Attachment “A” of this Addendum addresses the comments and questions received during the proposal period. The responses are intended for clarification purposes and shall be considered a part of this Contract.

ATTACHMENT A – Questions and Answers

- Q1. Can you confirm the submittal date? The RFP states April 19 and April 26.
- A1. *The proposal due date is 12:00 PM (Noon) on Thursday, April 25, 2024 - Addendum 1, Item 1.a. above.*
- Q2. On Pg 8 Environmental CEQA is listed as City Consultant. Other pages of the RFP seem to list CEQA documentation as responsibility of A/E Consultant. Please clarify.
- A2. *CEQA documentation will be the responsibility of the A/E Consultant as stated on Page 10 under "Section E: Phase 1 – Conceptual/Schematic Design Phase & Deliverables".*
- Q3. Will the City be providing the Geotechnical report as part of hazardous materials / soil testing?
- A3. *Proposers shall include scope and fee to perform geotechnical investigation services necessary to inform the design.*
- Q4. Will City be providing a current title report for subject property upon NTP?
- A4. *The City will provide a current title report for the property.*
- Q5. Please confirm if design team will be responsible for all site design survey needs. Are there any existing plans of the property that you are able to share?
- A5. *The City is currently performing a topographic survey with one foot contours of the Civic Center, inclusive of the corner lot. See Attachment B of this Addendum for the scope of work. If additional information is required to properly perform the requested services, it will be the responsibility of the A/E consultant.*
- Q6. Please confirm if downstream existing utility infrastructure for sewer, water and reclaim water will not need to be analyzed.
- A6. *Proposers shall include scope and fee to perform downstream utility infrastructure analysis necessary to inform the design.*
- Q7. Please confirm new project's storm drain connection will be via parkway drain (like existing) and will not entail new connection to adjacent LA county SD facilities (thus triggering an LA County drainage report/analysis and SD connection permit.)
- A7. *The A/E Consultant shall develop recommendations for the new project's storm drain connections. Proposers should include a scope and fee to address SD Connection permit requirements should this be the preferred alternative.*

Q8. Are there any specific parking requirements for either of the two proposed lots?

A8. *Desired design elements and deliverables related to the parking lot and flex lot can be found on Page 7 under "A. Proposed Scope of Improvements", and Page 12 "Parking & Onsite Vehicle Circulation Design Deliverables". In addition, the City operates a local transit system (DASH). A/E should provide a parking study that may consider transit from city owned facilities to address overflow parking.*

Q9. Is the Christmas Tree a permanent pine tree or something that is seasonal and craned in? Is the intent to have a dedicated location to bring in a tree during the holiday season?

A9. *The Christmas tree is not a permanent fixture. The tree is a RGB LED tree that is seasonal, and assembled on site (not craned in). The intent is to have a dedicated location for the tree where it can be lit during the holiday season.*

Q10. Is there any additional programmatic information on the Children's Play Area?

A10. *The desired design elements related to the children's activity area can be found on Page 7 under "A. Proposed Scope of Improvements – Children's activity area". The City does not have any additional requirements for the Children's activity area apart from those listed in the RFP.*

Q11. Are there any additional programmatic elements associated with the Stage, i.e staff/talent restrooms, back-of-house elements, stage lighting requirements? Is there a preference for the stage to be elevated or level?

A11. *All desired design elements related to the staging area can be found on Page 7 under "A. Proposed Scope of Improvements – Stage / performance area". The City does not have any additional requirements for the Staging area apart from those listed in the RFP. The A/E Consultant shall develop the configuration and amenities of the stage in collaboration with the City.*

Q12. Is the Event Seating Area to be hardscape or softscape? Is the shading to be done per awnings and canopies rather than trees? Is there a preference or regarding type of seating desired?

A12. *The City would like to utilize turf, removable shade sails and removable seating for the audience/event seating area as specified under "A. Proposed Scope of Improvements – Stage / performance area" on Page 7 of the RFP, however alternative options can be considered. A combination of trees and shade sails are desired, we are looking for A/E firms to make recommendations to allow most feasible use of the space. The A/E Con-*

sultant shall develop the layout and configuration in collaboration with the City.

Q13. What days is the Farmer's Market typically scheduled for?

A13. *The Farmer's Market takes place every Saturday from 8:00 AM to 1:00 PM. Additional information related to the market can be found at: <https://www.lakewoodcity.org/Events/Community-Events/Farmers-Market>*

Q14. Is there any more definitive information of the 30'-40' Landscape Buffer around the entire Project? Bermed landscaping for visual and sound? Trees for visual and sound?

A14. *The A/E consultant shall develop recommendations for City approval for the landscape buffer around the project.*

Q15. Are there any portions of the project that will need to be fenced off from Public use?

A15. *Per the desired design elements listed on Page 7, the City wishes to include perimeter access controls for the entire park for use during private events. The service entry behind the staging area should also be restricted from public use. These requirements are in addition to the gate and 10' soundwalls surrounding the perimeter of the park as shown in the provided concept drawings on Pages 5 & 6. The City do not have any additional requirements apart from those specified in the RFP.*

Q16. Is there any additional programmatic requirements for the private events / weddings? "Perimeter Access Controls meaning fencing? Decorative Tubular Steel Fencing?

A16. *The A/E consultant shall develop recommendations for City approval for the perimeter access control fencing.*

Q17. At what exact milestones are the Construction Cost Estimates required?

A17. *Construction cost estimates should be submitted with each design submittal as stated on Page 10 "Cost Estimate".*

Q18. Is there a targeting duration for the Design Phases and the Construction Phases? Is there a targeted start of operation date?

A18. *Determination of the project schedule needs to be informed by the project's design. The City intends to develop the schedule collaboratively with the A/E consultant.*

Q19. RFP indicates that this project is led by architect or civil. Can this project be led by a Landscape Architect?.

- A19. *Due to the intense coordination between MEP and grading, it is required to have an Architect or Civil Engineer to lead the team, but we encourage Landscape Architects to partner with an A/E firm on the proposal.*
- Q20. “PMs may retain other consultants...may include the following: Environmental / Entitlements / CEQA” – does the A/E CONSULTANT still need to contract their own CEQA sub?
- A20. *CEQA documentation will be the responsibility of the A/E Consultant as stated on Page 10 under “Section E: Phase 1 – Conceptual/Schematic Design Phase & Deliverables”. The A/E consultant should contract a CEQA subconsultant as necessary.*
- Q21. What is meant by “commissioning?” Does this imply that this project will be pursuing LEED certification?
- A21. *In the context of this RFP, “commissioning” refers to the process of ensuring the park is fully operational and built per the final approved plans prior to handing it over to the project owner (the City) for public use. This project will not be pursuing LEED certification.*
- Q22. “City will provide...any available geotechnical reports...” The RFP also indicates that “A/E CONSULTANT will make recommendations to PMs regarding any investigations, surveys, tests, analyses and reports...and PMs consultants to properly perform the Services” – Will the City be providing a current Geotech report? Topographic survey? Or should they be included in our proposal? Does the City want underground utility scanning?
- A22. *Refer to the answer to questions 3 and 5 above.*
- Q23. Does “Concept Art Wall Sculpture” indicate that we will need an artist on our team? Or are we simply provide a space for future art?
- A23. *The A/E Consultant shall develop options for an architectural / artistic element for this feature.*
- Q24. Has the City submitted this project for environmental review?
- A24. *No.*
- Q25. Is a full traffic modeling technical study desired, or will a Vehicle Miles Travelled calculation and memorandum be sufficient? (The latter is typical).
- A25. *The A/E Consultant shall determine studies required. Proposers shall include a Vehicle Miles Travelled calculation and memorandum in the base scope and fee, and include optional scope and fee for traffic modeling study should the memorandum be insufficient to address CEQA.*
- Q26. Is a separate noise technical study requested or should noise be discussed at a high level?

A26. *The A/E Consultant shall determine studies required. Proposers shall include scope and fee for a noise technical study to address CEQA & to show the sound dampening available from the sound walls.*

Q27. Is the biological sweep exclusive to the kildeer bird or should it be more comprehensive?

A27. *The A/E Consultant shall determine the appropriate extent of the biological sweep. Proposers shall include a sweep exclusive to the kildeer bird as the base scope and fee, and include optional scope and fee for a comprehensive sweep should the memorandum be insufficient to address CEQA.*

Q28. Are 11"x17" fold-out sheets acceptable? If so, does it count as single-page or 2-pages for the overall page count?

A28. *Yes, 11" x 17" is acceptable and counts as a single page in overall page count.*

END OF ADDENDUM NO. 1

ATTACHMENT B - SURVEY SCOPE OF WORK & DELIVERABLE

See question Q5 and answer A5.

Task 1 - Site Control

Establish a site-wide network of horizontal/vertical control to serve as the basis for any subsequent boundary, topographic, or construction staking surveys that may be required throughout the course of the project. Survey will reference the City's horizontal and vertical datum.

Task 2 - Centerline/Right-of-Way Establishment/Mapping

Conduct the field measurements necessary to re-trace the centerlines and rights-of-way at Del Amo Boulevard, Clark Avenue and Civic Center Way within the project limits. This effort does not constitute a full and complete boundary survey of the adjacent land parcels. Survey monuments located and indicated on the survey shall be limited to existing, centerline monuments found to be present along the streets and all associated ties as indicated.

Task 3-Topography Survey

Perform a field topographic survey of the Civic Center located in the City of Lakewood, CA to document existing site topography and planimetrics. Substantial visible improvements will be located, including buildings, path of travel, parking lots, drainage structures, signs, trees, fencing, utility poles, catch basins, driveway openings, sidewalks, corner access ramps, fire hydrants, parkway drains, etc. Visible indications of surface utilities lying within the project limits will be located, as will accurate lid/rim elevations for sewer, water, and drainage structures present. Invert elevations for manholes will be collected as well as size and direction of flow.

This item does not include any potholing or excavation work that may be required to uncover existing facilities. Should there be concerns regarding the location of subsurface utilities, said potholing will be handled under separate cover. Deliverables will include an AutoCAD drawing file with 1' contours and DTM along with the Ascii point file of the survey points collected in the field.

