



City of Rancho Palos Verdes

ADDENDUM #1

TO THE REQUEST FOR PROPOSALS FOR THE LADERA LINDA COMMUNITY PARK ARCHITECTURAL & ENGINEERING DESIGN SERVICES RFP

This addendum documents questions and comments addressed during the pre-proposal meeting held on August 14, 2018 at Ladera Linda Park. City responses and comments are provided below for the benefit of all who attended the pre-proposal meeting and intend to submit proposals. These and future addenda will be available at <http://www.rpvca.gov/982/Ladera-Linda-Park-Master-Plan>

This Addendum forms a part of the RFP for the above-identified project and provides additional information to assist with proposals.

- Staff Clarification: Page 8 Section IV Field Inventory A period is missing after the first sentence of this section. It should read: The Design Consultant will conduct a field inventory to create the preliminary analysis.
- Staff Clarification: Page 10 Section IV F Prepare Engineer's Estimate The engineering design budget of \$500,000 refers to the cost of services related to this RFP, not construction costs for the project. Projected estimates for construction are required as detailed in the RFP.
- Additional Design Service Element Required: Page 11 Section IV L Project Surveying Proposals should include a new 1' contour topographic survey.
- Question: Are there known seismic concerns?
 - Staff stated that they are not aware of any seismic concerns at the site but there is a known fault line within a mile or so of the park.
- What is the approval process for the final schematic design (Phase 1 of the RFP)?
 - The proposed final schematic design would be reviewed and approved by the Rancho Palos Verdes City Council. Direction provided by the Council will be incorporated into the construction design phase of the RFP.
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- Can you explain how the contingency would be determined?

- Contingency would be addressed/finalized during negotiations between the City and the selected firm.
- Why did the City not proceed directly to construction with the original design firm?
 - At Council's direction on March 20, 2018, Staff proceeded with an RFP to develop final schematic design based on the conceptual design developed by Richard Fisher Associates. This final schematic design, after review and approval by Council, will then be the basis for the second phase of the RFP-the development of construction-ready documents.
- Can you provide some background about the security concerns in the RFP?
 - Staff noted that many concerns were raised during recent public outreach efforts in the community about rising crime rates and recent criminal activities. Concerns were raised about the safety of both the park and the potential impact on surrounding neighborhoods. Staff mentioned that the City Council has significantly increased its financial support of law enforcement in recent years. The conceptual design took into account many of these concerns. Staff noted that a CPTED (crime prevention through environmental design) analysis of site was conducted.
- Can a list of all the interested companies be provided?
 - Yes, a list of companies and contacts will be provided on the City's Ladera Linda Park Master Plan web page <http://www.rpvca.gov/982/Ladera-Linda-Park-Master-Plan>
- Please explain some of the view issues that arose during the completed conceptual design process?
 - View issues ranged from concerns about sightlines to people's houses located to the west of the park as well as views into the park from houses located to the east of the park near the entrance. Concerns were raised about the potential increase of park attendees due to the quality of the views. Staff noted that almost all of the parks in the City have tremendous views. Staff also noted that restricting views to the west of the park was related to limiting access to those properties from the park.
- Can you explain how CEQA compliance will be addressed?
 - While this will be addressed at the appropriate time, CEQA compliance will likely be addressed through a Mitigated Negative Declaration (MND) or Categorical Exemption (CE).
- Will the park be a source of revenue generation?
 - While the park will likely produce some revenue through classes and rentals, policies have been established that significantly limit the number, duration, and allowable hours of revenue-generating rentals or programs at Ladera Linda Park, particularly during evening hours.