

**CIVIC CENTER ADVISORY COMMITTEE
AGENDA REPORT**

MEETING DATE: 07/26/2018
AGENDA HEADING: Regular Business

AGENDA DESCRIPTION:

Consideration and possible action to approve Requests for Proposal (RFP) for a Civic Center Phase 1 and 2 Environmental Site Assessment.

RECOMMENDED COMMITTEE ACTION:

Direct staff to proceed with finalizing and distributing an RFP for a combined Phase 1 and 2 Environmental Site Assessment.

ORIGINATED BY: Matt Waters, Senior Administrative Analyst 

APPROVED BY: Gabriella Yap, Deputy City Manager 

ATTACHED SUPPORTING DOCUMENTS:

- A. Revised Draft Phase 1 and 2 RFP (in track change mode) (page A-1)
- B. Revised Draft Phase 1 and 2 RFP (Clean version) (page B-1)
- C. June 28, 2018, Staff Report (page C-1)
- D. June 28, 2018, Draft RFP (page D-1)
- E. Revised RFP Attachment A Civic Center Land Survey (page E-1)
- F. Revised RFP Attachment B Rancho Palos Verdes Contract Template (page F-1)
- G. [Link to RFP Attachment C LPA 2010 Civic Center Phase 1 Report](#)

BACKGROUND AND DISCUSSION:

At its May 24, 2018, meeting, the Civic Center Advisory Committee (Committee) directed Staff to request authorization from the City Council to proceed with the preparation of a Request for Proposals (RFP) for a Civic Center Phase 2 Environmental Site Assessment. The City Council, at its June 5, 2018, meeting authorized Staff to proceed with the preparation of the RFP.

Staff prepared a draft RFP for the Committee's review and approval, which was discussed at the Committee's June 28, 2018, meeting (Attachments B & C). The Committee directed Staff to refine the RFP and bring it back to the July 26, 2018, meeting for further review. The attached RFP (Attachment A) incorporates the direction provided by the Committee, including reducing the background information, opting for the recertification and consolidation of a previous 2010 Phase 1 investigation, rather

than an entirely new Phase 1, and addition of a legal description and map of property boundaries.

If approved tonight, the RFP would be reviewed by the City Attorney and then by the City Council RFP *ad hoc* Subcommittee, which is comprised of Councilmembers Ken Dyda and John Cruikshank. If no significant changes are recommended during that review process, Staff would then distribute both RFPs to appropriate companies/consulting firms. If significant changes are recommended to the RFP during that review process, Staff would bring a revised version back to the Committee for its review and approval at a future meeting, most likely on August 23, 2018.

A Phase 2 assessment of the entire flat (non-Preserve) portion of the Civic Center would provide useful information in determining what elements are appropriate (or inappropriate) throughout the Civic Center site. This is especially true given the fact that the land-use restrictions for the deed-restricted portions sections of the property are still being resolved. This assessment, usually performed after a design is finalized, would allow the Committee and Staff greater insight and flexibility in determining potential placement of both passive and active uses. Certain areas might be appropriate for buildings while others may be only appropriate for green space or trails, without a high level of remediation. This information would also prove helpful during planned outreach meetings to the community, interested parties and Homeowner Associations.

The cost range for the Phase 1 & 2 assessments for a site of this size and layout would likely range from \$30,000 to \$80,000 and would take approximately two months to complete both sampling and testing.

The last Phase 1 Environmental Assessment of the Civic Center was completed in 2010. Phase 1 assessments primarily consist of reviews of historical documents. Although Staff is not aware of any significant changes that have occurred since that time, except for the removal of asbestos and lead stabilization in the missile silos in 2015, the revised draft RFP includes a recertification and consolidation of the previous Phase 1 assessment.