

**CITY OF LONG BEACH**

Department of Parks, Recreation and Marine

2760 Studebaker Road, Long Beach, CA 90815-1697

(562) 570-3100 • FAX (562) 570-3109

December 16, 2003

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

**SUBJECT:** Consultant Contract With Architect Milford Wayne Donaldson, FAIA, Inc. for Entryway and Landscaping Improvements, Visitor Center, and Caretaker Residence at Rancho Los Cerritos Historic Site (District 8)

**DISCUSSION**

In 2002, the City Council approved, in concept, a comprehensive master plan for the Rancho Los Cerritos Historic Site. An accompanying Environmental Impact Report was approved by the Planning Commission. The master plan also received national, state, and local awards. A "Save America's Treasures" project award was received from the White House Millennium Council and National Trust for Historic Preservation and preservation awards were received from the California Community Foundation and the Long Beach Heritage organization.

The Rancho Los Cerritos Master Plan includes reconstruction of an 1830s adobe to serve as a Visitor Center, construction of a small caretaker residence to improve site security and free up exhibit space within the historic 1844 structure, and various entryway and landscaping changes to improve aesthetics and visitor flow. These projects will provide a more accessible and appealing entrance for the public, while enhancing protection of the site and its resources. Additionally, the new Visitor Center will offer imaginative exhibits and educational videos on the site's history and will serve as the starting point for all living history tours.

As a first step in developing these master plan improvements, the Department of Parks, Recreation and Marine, in conjunction with the Department of Public Works, has identified a professional architectural, landscaping and engineering team through a competitive selection process. Services provided by the proposed consultant, Milford Wayne Donaldson, FAIA, Inc., would include the development of color renderings and preparation of detailed plans, specifications and construction cost estimates. Development of plans and specifications will aid the City and the Rancho Los Cerritos Foundation as they seek individual, foundation, corporate and public monies for implementation of the designs.

This item was reviewed by Donna Gwin, Deputy City Attorney, on December 3, 2003, and Budget Manager Michael Killbrew on December 4, 2003

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TIMING CONSIDERATIONS

City Council action on this matter is requested on December 16, 2003, so that design work may commence immediately.

FISCAL IMPACT

The professional services consultant costs are estimated in an amount not to exceed \$200,000. Of that amount, \$173,400 will be offset by Capital Improvement Project monies budgeted in Capital Improvement Project Number PW3060-03, in the Capital Projects Fund (CP), in the Department of Public Works (PW). The Rancho Los Cerritos Foundation (Rancho) is committed to covering the remaining \$26,600, pending City Council approval of the proposed consultant contract. Since the Rancho funding is currently unbudgeted, an appropriations increase is included in the recommendation below.

IT IS RECOMMENDED THAT THE CITY COUNCIL:

1. Authorize the City Manager to execute a contract with Architect Milford Wayne Donaldson, FAIA, Inc. for professional services to design entryway and landscaping improvements, a Visitor Center and caretaker residence at Rancho Los Cerritos Historic Site, at a cost not to exceed \$200,000; and
2. Increase appropriations in the Capital Projects Fund (CP) and in the Department of Public Works (PW) Capital Improvement Project Number PW3060-03 by \$26,600.

Respectfully submitted,



PHIL T. HESTER  
DIRECTOR OF PARKS, RECREATION AND MARINE



CHRISTINE F. ANDERSEN  
DIRECTOR OF PUBLIC WORKS

PTH:CFA:ec

APPROVED:



GERALD R. MILLER  
CITY MANAGER



## CITY OF LONG BEACH

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[www.lbparcs.org](http://www.lbparcs.org)

November 16, 2004

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

**SUBJECT:** First Amendment to Agreement No. 28619 With Heritage Architecture and Planning, formerly known as Architect Milford Wayne Donaldson, FAIA, Inc., for Entryway and Landscaping Improvements, Visitor Center, and Caretaker Residence at Rancho Los Cerritos Historic Site (District 8)

### DISCUSSION

On December 16, 2003, City Council approved a professional services agreement with Heritage Architecture and Planning, (formerly Architect Milford Wayne Donaldson, FAIA, Inc.), to design a visitor center, caretaker residence and various entryway and landscaping changes at Rancho Los Cerritos Historic Site. These are recommendations outlined in the Rancho Los Cerritos Master Plan, which was approved in concept by the City Council in November 2002. This work will provide a more accessible and appealing entrance for the public, while enhancing protection of the site and its resources. Additionally, the new visitor center will offer imaginative exhibits and educational videos on the site's history and will serve as the starting point for all living history tours.

The current term of the agreement with Heritage Architecture and Planning terminates on December 31, 2004. Schematic plans are finished, and drawings at 50 percent are expected in December. Due to the need to coordinate survey and designs with a concurrent, grant-funded job undertaken by a separate consultant team, the project is expected to be completed by the end of April 2005.

This extension request was reviewed by Senior Deputy City Attorney Donna Gwin and Budget Manager David Wodynski on November 5, 2004.

### TIMING CONSIDERATIONS

City Council action on this matter is requested on November 16, 2004, to provide sufficient time to extend the current agreement before its expiration on December 31, 2004.

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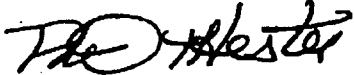
FISCAL IMPACT

The existing agreement is for an amount not to exceed \$200,000. The monies are budgeted in the Capital Projects Fund (CP) in the Department of Public Works (PW) in Capital Improvement Project Number PW3060-03. No additional funds are required for an extension of the contract.

IT IS RECOMMENDED THAT THE CITY COUNCIL:

Authorize the City Manager to execute First Amendment to Agreement No. 28619 with Heritage Architecture and Planning, formerly known as Architect Milford Wayne Donaldson, FAIA, Inc., extending the term to April 30, 2005.

Respectfully submitted,



PHIL T. HESTER  
DIRECTOR OF PARKS, RECREATION AND MARINE



CHRISTINE F. ANDERSEN  
DIRECTOR OF PUBLIC WORKS

PTH:ec

APPROVED:



GERALD R. MILLER  
CITY MANAGER



# CITY OF LONG BEACH

Department of Parks, Recreation and Marine

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May 3, 2005

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Authorize the City Manager to execute Second Amendment to Agreement No. 28619, to extend the term to April 30, 2006, with Heritage Architecture and Planning for Design of Entryway and Landscaping Improvements, Visitor Center, and Caretaker Residence at Rancho Los Cerritos Historic Site. (District 8)

## DISCUSSION

On December 16, 2003, City Council approved a professional services agreement with Heritage Architecture and Planning to design a visitor center, caretaker residence and various entry and landscaping changes at Rancho Los Cerritos Historic Site (Attachment #1). On November 16, 2004, City Council authorized the City Manager to execute a First Amendment to Agreement No. 28619 with Heritage Architecture and Planning to extend the term of the agreement to April 30, 2005 (Attachment #2).

Due to the extended amount of time needed for the site plan review process, as well as the need to coordinate work schedules with another grant-funded project undertaken at Rancho Los Cerritos by a separate consultant team, the design project is behind schedule. All design decisions are now complete, site plan review has been completed, and soils testing will soon be arranged in order to prepare final construction drawings. Final completion of all work is now expected by April 30, 2006. A second Amendment to the Agreement is requested to extend the term of the agreement to April 30, 2006.

This item was reviewed by Senior Deputy City Attorney Donna Gwin and by Budget Management Officer David Wodynski on April 20, 2005.

## TIMING CONSIDERATIONS

City Council action is requested on May 3, 2005, to provide sufficient time to extend the agreement.

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FISCAL IMPACT

The existing agreement with Heritage Architecture and Planning is for an amount not to exceed \$200,000. The monies are budgeted in the Capital Project Number PW3060 in the Capital Projects Fund (CP) in the Department of Public Works (PW). No additional funds are required for the Second Amendment.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PHIL T. HESTER  
DIRECTOR OF PARKS, RECREATION AND MARINE



CHRISTINE F. ANDERSEN  
DIRECTOR OF PUBLIC WORKS

APPROVED:



GERALD R. MILLER  
CITY MANAGER

PTH:AMM

Attachment