



LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

October 2, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to enter into a contract with Jon David Cicchetti Landscape Architects in an amount not to exceed \$200,000 for development and implementation of the Promenade Open Space Master Plan. (Downtown – Districts 1 and 2)

DISCUSSION

The Redevelopment Agency has entered into agreements with four developers - Lyon Realty Advisors, Inc., the Olson Company, Lennar South Coast Homebuilding, and D'Orsay International Partners, LLC - for the development of residential condominiums, apartments, retail space and a hotel along The Promenade. Each of the agreements sets forth the requirements for participation in the improvements to be constructed within The Promenade adjacent to their development site. These Promenade improvements will be designed in accordance with the Agency's Promenade Open Space Master Plan.

In early 2005, the Agency began working with Jon David Cicchetti Landscape Architects to develop a new Promenade Open Space Master Plan with design guidelines for the improvements the Promenade developers are required to perform. They submitted a Scope of Work for the project in March 2005 (Exhibit A). Several meetings were held with the developers, downtown stakeholders, and City and Agency staff to formulate a concept plan. The resulting plan was presented to the Agency Board at a study session on December 12, 2005 and to the Planning Commission on January 19, 2006.

The Promenade Open Space Master Plan incorporates the design of more than three blocks and includes elements such as public art, seating, outdoor dining, lighting, landscaping, and water features. A major component of the plan is the public art funded by the percent for public art contribution from the developers, estimated at approximately \$914,000. The scope of work for Jon David Cicchetti Landscape Architects includes working with the selected artists and the Arts Council Public Art

The mission of the Long Beach Redevelopment Agency is to enhance the quality of life by improving blighted areas of Long Beach, revitalizing neighborhoods, promoting economic development, creating jobs, providing affordable housing and encouraging citizen participation.

REDEVELOPMENT AGENCY BOARD MEMBERS

October 2, 2006

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Coordinator on the design and implementation of the public art components on The Promenade.

There have been two subsequent addendums to the Scope of Work (Exhibit B). These additional services included design development for the amphitheater, park space adjacent to Schneider Jewelers, private sector areas on the Ocean Boulevard to First Street block of The Promenade and issues pertaining to the WAP mural at the Third Street terminus of The Promenade.

Staff is proposing that the completed and future phases of the project scope be incorporated into a new three-year contract with Jon David Cicchetti Landscape Architects in an amount not to exceed \$200,000 for the following services:

Phase and Service	Amount
I. Stage 1: Site Analysis and Schematic Design	\$57,000
II. Stage 2: Design, Report and Implementation	\$55,000
III. Additions to Scope of Work	<u>\$69,000</u>
Total Services	\$181,000
Expenses	\$5,000
Contingency	<u>\$14,000</u>
Total Contract	<u>\$200,000</u>

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PHW PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:CAB:rsw

APPROVED:


GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A - Scope of Work
Exhibit B - Addendums to Scope of Work

EXHIBIT A

March 15, 2005
Page 1 of 3

REVISED PROPOSAL FOR LANDSCAPE ARCHITECTURAL SERVICES

PROJECT: THE PROMENADE MASTER PLAN UPDATE - STAGE ONE
Long Beach, CA.

CONSULTANT: JON DAVID CICCHETTI/LANDSCAPE ARCHITECTS
2760 E. Spring St., Suite 110
Long Beach, CA. 90806

CLIENT: LONG BEACH REDEVELOPMENT AGENCY
333 West Ocean Boulevard, Third Floor
Long Beach, CA 90802

ATTENTION: Ms. Barbara Kaiser

1. The services of the Consultant shall be phased and completed as noted below:

A. Programming/Site Analysis Phase

- (1) Review Master plan report, City standards, Existing Utility and Traffic plans and Developer plan proposals.
- (2) Perform site visit to observe existing conditions and critical adjacent land uses. Provide comprehensive photographic documentation in power point format.
- (3) Prepare informal study model to consist of building elevations mounted on foam core and fixed to plan view of the Promenade.
- (4) Coordinate with agency staff on overall improvement program. Assist staff in confirming scope of MTA grant (mid-block neck downs) will be acceptable to Long Beach Public Works.
- (5) Based upon research tasks above prepare a site analysis map that highlights opportunities and constraints.
- (6) Attend three (3) RDA staff/team meetings. First meeting to be a joint, working session with RDA Board members. Prepare summary memorandum of this event.
- (7) Upon completion of analysis tasks interface with developer design teams to coordinate integration of their projects with Promenade renovation concept. Develop initial ideas that address the main Promenade corridor, east/west linkages, streetscape edges (First St., Broadway and Third St. from Pine Ave. to Long Beach Blvd.) and alleys.

Deliverables:

- Photographs of existing site
- Study model
- Site Analysis Map
- Work Session Memorandum

REVISED PROPOSAL FOR LANDSCAPE ARCHITECTURAL SERVICES

The Promenade Master Plan Update - Stage One

March 15, 2005

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B. Schematic Design Phase

- (1) Prepare final conceptual landscape plan and public art environment based upon results of Programming/Site Analysis Phase and input from City staff and RDA Design Review Committee. Scope to include planting, public art opportunities, bus stops, paving and site furnishing elements. Includes input on Developer zones and frontages.

Package to include:

- a. Overall plan @ 1" = 40' scale
- b. Cross-sections and blow-ups of typical conditions
- c. Catalogue cuts and photographs illustrating trees, site furnishings, light standards, etc.

- (2) Prepare preliminary opinion of probable costs.
- (3) Attend three (3) RDA staff/team meetings. Attend two (2) RDA Committee/Board presentations.

Deliverables:

- Conceptual Plan Package
- Preliminary Opinion of Probable Costs

2. RESPONSIBILITIES OF THE CLIENT SHALL INCLUDE:

- A. Furnish site information as requested by the Consultant to include but not limited to the following:
 - (1) Record drawings, street improvement plans and aerial photo/GIS data. Provide supplemental information as required to complete work.
- B. Payment of contract fees, reimbursable expenses, and any charges for approved additional services.
- C. Payment of fees for securing approval of authorities having jurisdiction over the project.

3. COMPENSATION FOR THESE SERVICES SHALL BE AS FOLLOWS:

- A. Jon David Cicchetti, Landscape Architect
 - (1) Programming/Site Analysis Phase \$ 25,000
 - (2) Schematic Design Phase 32,000
 - Total: \$ 57,000
- B. Estimated Reimbursable Expenses \$ 2,500
- C. Payment
 - (1) Project to be invoiced monthly based on percentage of work completed.
 - (2) Invoices are due and payable upon receipt.

REVISED PROPOSAL FOR LANDSCAPE ARCHITECTURAL SERVICES

The Promenade Master Plan Update - Stage One

March 15, 2005

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4. ADDITIONAL SERVICES

- A. If, after a scheme has been approved, the Client makes a decision which, for its proper execution, involves additional services and expenses for changes to the drawings or other documents, or if the Consultant be put to labor or expense by delays caused by the Client or a Contractor, or by the delinquency or insolvency of either, the Consultant is to be equitably paid by the Client for such additional service and expense.

- B. Compensation for additional services shall be at the following rates:

Principal	\$125.00 / Hr.
Planner	105.00 / Hr.
Landscape Architect	105.00 / Hr.
Senior Staff	85.00 / Hr.
Draftsperson	65.00 / Hr.
Clerical	45.00 / Hr.

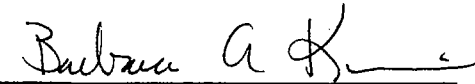
5. REIMBURSABLE EXPENSES

- A. Reproduction of all documents, including but not limited to duplication of base sheets and originals, postage and shipping charges, shall be paid for at cost.
 - Mileage at \$0.33 per mile.

If the above scope and fee meet with your approval please sign below and this document will act as authorization to proceed while the purchase order or contract is being prepared.

BY 
Jon Cicchetti, C.N
Landscape Architect

DATE 3/15/05

BY 
Long Beach Redevelopment Agency
Ms. Barbara Kaiser

DATE _____

REVISED PROPOSAL FOR LANDSCAPE ARCHITECTURAL SERVICES

PROJECT: THE PROMENADE MASTER PLAN UPDATE - STAGE TWO
Long Beach, CA.

CONSULTANT: JON DAVID CICCHETTI/LANDSCAPE ARCHITECTS
2760 E. Spring St., Suite 110
Long Beach, CA. 90806

CLIENT: LONG BEACH REDEVELOPMENT AGENCY
333 West Ocean Boulevard, Third Floor
Long Beach, CA 90802

ATTENTION: Ms. Barbara Kaiser

1. The services of the Consultant shall be phased and completed as noted below:

C. Design Development Phase

(1) Based on approved conceptual landscape plan prepare final design plan.

Package to include:

- a. 1" = 20' scale plan of each block
- b. Finalized cross-sections of typical conditions
- c. Catalogue cuts and materials specifications

(2) Coordinate with Art Consultant to select artists and refine public art environment concept.

(3) Update opinion of probable costs.

(4) Attend three (3) RDA staff/team meetings.

Deliverables:

- Final Design Package
- Design Guideline package for landscape set back area
- Final Opinion of Probable Costs

D. Report Preparation Phase

(1) Based on approved results of Task 1-C revise existing Master Plan and Schematic Design Manual.

(2) Replace graphic's and update text and appendices in similar format as current manual.

Deliverables:

- Final camera ready package of exhibits and text.

REVISED PROPOSAL FOR LANDSCAPE ARCHITECTURAL SERVICES

The Promenade Master Plan Update - Stage Two

March 15, 2005

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E. Implementation Phase

- (1) Review Developers construction document packages and artist submittals.
- (2) Monitor construction and artwork installation. This will entail periodic site visits and visits to fabricators shops and/or artist studio's.

2. RESPONSIBILITIES OF THE CLIENT SHALL INCLUDE:

- A. Furnish site information as requested by the Consultant to include but not limited to the following:
 - (1) Record drawings, street improvement plans and aerial photo/GIS data. Provide supplemental information as required to complete work.
- B. Payment of contract fees, reimbursable expenses, and any charges for approved additional services.
- C. Payment of fees for securing approval of authorities having jurisdiction over the project.

3. COMPENSATION FOR THESE SERVICES SHALL BE AS FOLLOWS:

- A. Jon David Cicchetti, Landscape Architect
 - (1) Design Development Phase 40,000
 - (2) Report Preparation Phase 15,000
 - Total: **\$ 55,000**
 - (3) Implementation Phase Time and Material Basis
- B. Estimated Reimbursable Expenses **\$ 2,500**
- C. Payment
 - (1) Project to be invoiced monthly based on percentage of work completed.
 - (2) Invoices are due and payable upon receipt.

4. ADDITIONAL SERVICES

- A. If, after a scheme has been approved, the Client makes a decision which, for its proper execution, involves additional services and expenses for changes to the drawings or other documents, or if the Consultant be put to labor or expense by delays caused by the Client or a Contractor, or by the delinquency or insolvency of either, the Consultant is to be equitably paid by the Client for such additional service and expense.

REVISED PROPOSAL FOR LANDSCAPE ARCHITECTURAL SERVICES

The Promenade Master Plan Update – Stage two

March 15, 2005

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B. Compensation for additional services shall be at the following rates:

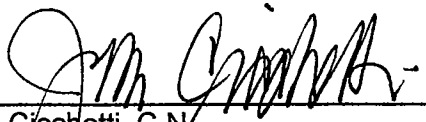
Principal	\$125.00 / Hr.
Planner	105.00 / Hr.
Landscape Architect	105.00 / Hr.
Senior Staff	85.00 / Hr.
Draftsperson	65.00 / Hr.
Clerical	45.00 / Hr.

5. REIMBURSABLE EXPENSES

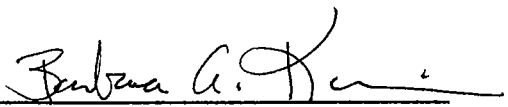
A. Reproduction of all documents, including but not limited to duplication of base sheets and originals, postage and shipping charges, shall be paid for at cost.

- Mileage at \$0.33 per mile.

If the above scope and fee meet with your approval please sign below and this document will act as authorization to proceed while the purchase order or contract is being prepared.

BY 
Jon Cicchetti, C.N.
Landscape Architect

DATE 3/15/05

BY 
Long Beach Redevelopment Agency
Ms. Barbara Kaiser

DATE _____

EXHIBIT B

JON DAVID CICHETTI
LANDSCAPE ARCHITECTS + PLANNERS
2760 E. SPRING STREET, SUITE 110
LONG BEACH, CA. 90806
PH. (562) 989-1880 FAX (562) 989-1870


MEMO

Date: July 7, 2006
To: Jae Von Klug, RDA
From: Jon D. Cicchetti, JDC/LA
cc:
Subject: Promenade Landscape
Master Plan Extra Services

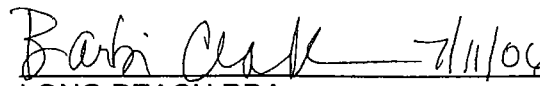
The following is the scope of work and fees for the proposed additional services.

- Attend additional presentations, team meetings and artist workshops. - \$ 5,000
 - Provide design development for areas not in original scope. - \$ 20,000
 - Amphitheatre
 - Park space adjacent to Schneider Jewelers
 - Private sector areas in Ocean to First St. Block
 - Provide schematic design and design development for: - \$ 27,000
 - South promenade / Edgewater project interface
 - Mural site
 - Civil Engineer and lighting Consultant input - \$ 10,000
- Total \$ 62,000

Please sign below and this document will constitute a notice to proceed while an addendum to our contract dated 12/14/04 is finalized. Fee proposal for construction documents will be prepared upon completion of design development.



JON DAVID CICHETTI, ASLA

 7/11/06

LONG BEACH RDA

JON DAVID CICCHETTI
LANDSCAPE ARCHITECTS + PLANNERS
2760 E. SPRING STREET, SUITE 110
LONG BEACH, CA. 90806
PH (562) 989-1880 FAX (562) 989-1870

MEMO

Date: OCTOBER 11, 2005
To: JAE VON KLUG, RDA
From: JON D. CICCHETTI, JDC/LA
cc:
Subject: PROMENADE MASTER PLAN UPDATE


PER OUR DISCUSSION THE FOLLOWING IS THE SCOPE OF WORK FOR THE PROPOSED ADDITIONAL SERVICES.

- REVIEW LIGHTING PLAN FOR PROMENADE LOFTS PROJECT.
- EVALUATE COSTS FOR POSSIBLE RELOCATION OF WPA MURAL. ENGAGE SUB-CONSULTANTS WITH EXPERTISE IN THIS AREA.

THE ESTIMATED FEE FOR JDC/LA PORTION OF WORK IS \$3,500.00. WE WILL BILL ON A TIME AND MATERIALS BASIS. SCOPE AND FEE PROPOSALS FOR SUB-CONSULTANTS ARE ATTACHED. FEES TOTAL \$7,000. PLEASE SIGN BELOW AND THIS DOCUMENT WILL BECOME AN ADDENDUM TO OUR CONTRACT DATED 3/15/05.



JON DAVID CICCHETTI, ASLA



LONG BEACH RDA

WILLIAMS ART CONSERVATION, INC.
sculpture conservation and mountmaking

PREPARED FOR: Jon Cicchetti
Landscape Architect
2760 E. Spring Street
Ste 110
Long Beach, CA 90806
(562) 989-1880

PREPARED BY: Donna Williams, Conservator.
Williams Art Conservation Inc.
5180 W. Jefferson Blvd
Los Angeles, CA 90016
Telephone: 323.936.2331
Facsimile: 323936.2359

PROJECT: "Long Beach Recreation" Designed by Henry Nord
Developed and realized by Stanton-MacDonald Wright, 1938.

DATE: August 23, 2005

Our work conforms to standards established by the American Institute for Conservation of Historic and Artistic Works as well as the United States Department of the Interior's Standards for the Treatment of Historic Properties.

SCOPE OF WORK

PHASE I Preliminary Scope Definition

- Review project goals and constraints
 - develop timeline and scope of work
 - work with client / administrative staff to outline operational needs and constraints for work
- Confirm project treatment scope with client

PHASE II Development of Treatment Plan with Cost Estimates to Remove and Relocate the Artwork "Long Beach Recreation."


- describe scope of treatment methods and options
- review options on scope of work as necessary to meet budgetary and operational constraints
- develop a list of qualified contractors to perform all aspects of proposed work

PHASE III DOCUMENTATION

- Provide written documentation of potential treatment options with preliminary cost estimates

COST ESTIMATE \$2,000.00 - \$2,500.00

Submitted by:



Donna Williams

Date:

8/23/05

August 23, 2005

MELVYN GREEN
AND ASSOCIATES INC.



Structural
Engineering
Architecture
Preservation
Materials
Conservation

August 29, 2005

Mr. Jon Cicchetti, ASLA
Landscape Architects – Planners
2760 E. Spring Street, Suite 110
Long Beach, CA 90806

Re: WPA Mural Relocation

Dear Mr. Cicchetti:

This letter will serve as our proposal to assist you and the City of Long Beach in identifying the structural issues and costs for relocating the WPA mural now at the Long Beach Plaza Mall to a new location.

Background

We assisted the city in the original installation of the mural at its current site. Our work included the design of the supporting system which consists of steel columns and bracing, a concrete foundation, anchorage to the mural and parking structure and Teflon pads for the mural to move on. The enclosing shroud was designed by the mall's architectural and engineering team.

Moving the mural would involve disassembling the enclosure and structure, almost the reverse of constructing it. Costs will be dependent on whether it is moved directly to a new location, or stored, then moved.

Proposal

We would assist in developing a cost estimate for the two scenarios; moving it to a new location near the existing, or moving it to a storage yard, then to the new site. Obviously the relocation costs are driven by distance and moving interferences such as lines, signs, etc.

Our fee for such a study and letter report would be a fixed fee of \$5000. At the completion we would meet with you and the city staff to review our findings.

Work on such a report would take about 30 days. Contact with contractors for some costs may require extending this time.

Please let me know if you have any questions or require additional information.

Yours truly,

Melvyn Green
Structural Engineer

Hawthorne
Boulevard
STE 220

Torrance
California
90503

310.793.9252

310.793.6092

www.mgreenassoc.com