



CITY OF LAGUNA BEACH
Public Works Department
505 Forest Avenue, Laguna Beach, CA 92651

July 28, 2014

REQUEST FOR QUALIFICATIONS
FOR
ARCHITECTURAL, LANDSCAPE, CIVIL
ENGINEERING, STRUCTURAL ENGINEERING,
ENVIRONMENTAL, AND RELATED CONSULTING
SERVICES FOR THE VILLAGE ENTRANCE PROJECT

Statements of Qualifications Are Due:

Friday August 22, 2014
2:00 p.m.

Please provide six (6) copies of the Statements of Qualifications; delivered to the City of Laguna Beach, Public Works Department, Attn: Wade Brown, Project Director, City Hall, 505 Forest Avenue, Laguna Beach, CA 92651.

INTRODUCTION AND OBJECTIVE

The City of Laguna Beach, California (City) is issuing a Request for Qualifications (RFQ) for the selection of an architectural, landscape, civil engineering, structural engineering, environmental, and related consulting firm (firm), or a collaborative team of firms, for work related to the planning, design and construction of the Village Entrance Project (Project) in accordance with the terms, conditions, and requirements set forth in this RFQ.

The Project includes developing parking on an undeveloped lot and reconfiguring existing parking so as to generate space for landscaping and aesthetic improvements, re-purposing an existing structure, enhancing circulation, and other elements that are to be determined through public input.

An Environmental Impact Report (EIR) has been completed, but may need updating depending on the ultimate scope of work. A new CEQA process will be necessary for the creation of a new parking lot at 725 Laguna Canyon Road.

The City anticipates that construction could begin in 2016 with up to a two-year construction period.

The City seeks a design firm to guide the project through design, permitting, and construction.

PROJECT DESCRIPTION

The Village Entrance Project site is located near the intersection of Broadway (State Route 133) and Forest Avenue, and northerly of City Hall, 505 Forest Avenue. Currently the site is used for surface parking, facilities for City maintenance crews, storage, and an active sewer lift station.

The Project will beautify the entry to the downtown area, construct new and renovate existing surface parking, add landscaping, and create a sense of arrival to the City. The intent is to beautify and create new public space while maintaining a net zero loss of parking spaces.

On November 12, 2013, the Laguna Beach City Council conducted a special workshop to receive community input on the Project. At that meeting, Council elected to proceed with "Concept D," noted on the following page. This concept will serve as the basis for the design; however, the ultimate design solution is anticipated to evolve through collaboration between the selected firm and community input.

**Exhibit
“Concept D”**



For more information on this workshop, please visit the following web link:
http://lagunabeachcity.granicus.com/MediaPlayer.php?view_id=3&clip_id=334

In general, the Project may consist of such components as:

1. Preparing conceptual designs for budgeting purposes, which may also include structural engineering design for bridges to transition over the flood channel.
2. Conducting community workshop(s) to gather public input on design concepts.
3. Creating a landscaped pathway from Forest Avenue to the Art Festivals.
4. Designing a surface parking lot at 725 Laguna Canyon Road.
5. Preparing CEQA documents for the new parking lot at 725 Laguna Canyon Road.
6. Designing improvements within the Caltrans ROW of Laguna Canyon Road (State Route 133) near Forest Avenue as required by the EIR.
7. Preparing conceptual designs for the renovation of the historic digester building.
8. Preparing conceptual designs for the renovation of the median on Laguna Canyon Road.
9. Preparing structural upgrades for carport structure.
10. Preparing working drawings.
11. Working with the City, Cal-trans, County Flood Control and other agencies as required to obtain entitlements for the project.

Other project considerations are:

- an existing sewer lift station (approx. 1 million gallons per day) that must remain accessible and operational at all times
- a steep hillside at the easterly edge of the site that limits the usable area for the project
- design consideration of debris and drainage from the adjacent hillside
- shallow ground water beneath the site
- environmental site investigations yet to be conducted
- parking lot ingress/egress based on state highway regulations

For more information on the project, please visit the City's website (www.lagunabeachcity.net) and click on the Village Entrance Project under the "Popular Links" section.

QUALIFICATIONS

The City seeks to retain an architectural, landscape, civil engineering, structural engineering, environmental and related consulting services firm (or team) to provide design services on a continuous basis throughout the Project. The qualifications submittal should provide ample evidence of the firm's ability to provide:

- Relative experience at conducting public workshops;
- Management of the project in coordination with City staff through the entitlement process and assist the City with determining the best final design development process;
- Experience with hillside, ground water, and environmental considerations;
- Preparation of CEQA studies and other related environmental documents;
- Experience with traffic engineering and circulation patterns;
- Experience with design and construction of improvements in a State Highway right-of-way;
- Potential solutions to project challenges based on extensive experience completing similar projects;
- Experience in the restoration / renovation of historic buildings;
- An extremely high level of expertise in coordinating, developing and refining the Project budget;
- Recommendations to the City on related strategies affecting quality, cost containment, scheduling, and constructability to refine the project scope;
- Coordination with Caltrans, the County Flood Control District, and other

agencies;

- Skills and knowledge of construction to identify constructability issues and recommend alternative approaches;
- Value engineering analysis;
- Design of similar projects, including signature parks/green spaces.

The firm is encouraged to provide their preferred approach to the management of the Project that highlights the strengths of the firm. Examples of successful similar projects, references, and documents that support the approach should be included in the Statement of Qualifications.

SELECTION PROCESS

A Selection Committee comprised of City Staff and the Project Manager (Griffin Structures, Inc.) will evaluate the Statements of Qualifications and determine the most qualified firms. **Statements of Qualification are due at 2:00 p.m. Friday August 22, 2014.**

During the evaluation process, the Selection Committee may request firms to make presentations. Not all firms may be asked to make a presentation. If requested, such presentations will provide firms with an opportunity to answer any questions the Selection Committee may have regarding the firm's proposal. There is no expressed or implied obligation for the City to reimburse responding firms for any expenses incurred in making a presentation to the Selection Committee.

The selection process will primarily focus on the capabilities of the consulting firm, the individuals that are proposed to work on the project, their experience with similar types of projects in similar environments, as well as their ability to communicate effectively and present themselves professionally.

On the basis of qualifications, references, and presentations (if requested), the Selection Committee will identify the three most qualified firms. The three most qualified firms will then be invited to a scoping meeting, and will be asked to subsequently submit a cost proposal. The Selection Committee will then make a recommendation to the City Council based on a best value basis.

The firms may be requested to provide a presentation at a public meeting as part of the selection process. Once a firm is identified by the Selection Committee, City Staff will meet with the recommended firm and negotiate the final form of the contract. If good faith negotiations with the selected firm are unsuccessful, the City will terminate such negotiations and determine whether or not to initiate negotiations with another firm. The City reserves the right to terminate any or all negotiations, at its sole discretion. The contract award for the Consulting Services will be made by the Laguna Beach City Council.