



STAFF REPORT

11/12/2024

AGENDA ITEM

**TO: HONORABLE MAYOR
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: THOMAS BEKELE
PUBLIC WORKS DIRECTOR**

SUBJECT: PROFESSIONAL ARCHITECTURAL AND ENGINEERING DESIGN CONSULTANT SERVICES AGREEMENT WITH SVA ARCHITECTS, INCORPORATED FOR THE CITY OF SIGNAL HILL AMPHITHEATER PROJECT

Summary:

In March 2022, City staff applied for funding for several projects, including the Signal Hill Amphitheater Project, through Senator Lena Gonzalez’s office as part of the 2022-23 Senate District 33 Budget Request within the premise of the 2022-23 Budget Act. After review and coordination with the Senator’s team, Governor Gavin Newsom approved Assembly Bill 179 on September 6, 2022, allocating five million dollars (\$5,000,000) to the Signal Hill Amphitheater Project, with the California Arts Council (CAC) designated to manage the funds.

The City’s Civic Center Master Plan, adopted by the City Council on August 27, 2024, designates the Signal Hill Amphitheater as Phase I of the implementation plan. In alignment with this plan, staff issued a Request for Proposal (RFP) on September 6, 2024, to secure architectural and engineering design services for the project. The RFP outlines several design elements, including a 1,000-square-foot stage with back-of-house facilities, a green room, storage, performer restrooms, and advanced lighting and video systems. Seating will accommodate 400 attendees with blankets and lawn chairs, expandable to 600 with additional folding chairs. The amphitheater’s design aims to integrate seamlessly with the Civic Center, enhancing aesthetics that reflect the City’s history while utilizing natural grading to blend with the surrounding landscape.

The City Council will consider entering into a Professional Consultant Services Agreement with SVA Architects, Incorporated, to provide architectural and engineering design services for the City of Signal Hill Amphitheater Project.

Strategic Plan Goal(s):

- Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.
- Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.
- Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention, system, and processes to increase the effectiveness and efficiency of City services.

Recommendations:

1. Authorize the City Manager to enter into a Professional Consultant Services Agreement with SVA Architects, Incorporated, to provide architectural and engineering design for the Signal Hill Amphitheater Project (Project No. 90.24013), for a term of eight months and a not-to-exceed contract amount of \$627,476, in a form approved by the City Attorney; and
2. Authorize the Public Works Director to utilize a project contingency of up to 10% (\$62,747.60) and approve up to a 180-calendar day term extension to accommodate additional scope of work, changes, or unforeseen conditions. The proposed contingency brings the total construction budget to \$690,223.60.

Fiscal Impact:

The City's adopted Fiscal Year 2024-25 Capital Improvement Program Budget allocates sufficient funding for this project under Project No. 90.24013, Line Account No. 400-40-5896. The proposed term for the Public Works Contract is set at eight months to complete design services, with a contract amount not-to-exceed \$627,476.

Background:

In March 2022, staff requested funding through Senator Lena Gonzalez's office under the 2022-23 Senate District 33 Budget Request, included in the 2022-23 Budget Act. Following review and collaboration with the Senator's office, Governor Gavin Newsom signed Assembly Bill 179 on September 6, 2022, directing five million dollars (\$5,000,000) to the Signal Hill Amphitheater Project, with fund management assigned to the California Arts Council (CAC). Section 19.56 of the 2022 Budget Act mandates that these funds be used by June 30, 2026. On March 28, 2023, the City Council approved a resolution for the acceptance of the grant funds for the amphitheater. The City's adoption of the resolution established a timeframe for completing the project consistent with the 2022 Budget Act. As noted below, the City has taken numerous steps to advance the project, including adopting a comprehensive Civic Center Master Plan that incorporates the project as a key component of the first phase of the effort.

The future Signal Hill Amphitheater, proposed to be centrally located within the Signal Hill Civic Center, is envisioned as an acoustically optimized outdoor performance venue capable of supporting a variety of performing arts. To ensure integration with the existing Civic Center architecture and prepare for potential future developments, the City Council approved a contract with John Kaliski Architects, Inc. (JKA) on July 25, 2023, to prepare the Signal Hill Civic Center Master Plan (CCMP). A primary goal of the CCMP is to establish a phased, long-term design framework that revitalizes the

Civic Center as a central destination for Signal Hill activities. After a year of collaboration with JKA, community outreach, and plan iterations, the City Council formally adopted the CCMP on August 27, 2024. The CCMP outlines a comprehensive conceptual design, segmented into three phases, which prioritizes significant improvements with minimal alterations to the existing surroundings, aligning with City Council priorities and funding availability. A major focus on this plan is the development of the amphitheater's design and construction, categorized within Phase I of the CCMP implementation.

Phase I of the Civic Center Master Plan includes constructing the amphitheater and adjacent elements, such as seating areas, landscaping, and expanding the 21st Street parking lot to accommodate parking and loading for amphitheater events. The amphitheater's location within the Civic Center allows the construction to proceed without impacting the Community Center, Signal Hill Library, or City Hall. The CCMP's conceptual design envisions the Signal Hill Amphitheater as a versatile outdoor performance venue designed to host various cultural and community events; and the key components of the amphitheater design include:

- Acoustically tuned design to ensure clear sound for various performances, featuring advanced sound systems and structural enhancements that meet city noise regulations.
- Seating capacity for 400 attendees with blankets and lawn chairs, expandable to a capacity of up to 600 attendees with additional folding chairs, featuring terraced arrangements and optional lawn seating for unobstructed views.
- A 1,000 square foot stage with back-of-house facilities, including a green room, storage, performers' restrooms, and advanced lighting and video systems.
- ADA-compliant pathways, connecting to park amenities and nearby parking.
- Safety features such as non-slip surfaces, clearly marked exits, appropriate lighting for evening events, and integrated security measures.
- Sustainable practices, including energy-efficient systems, eco-friendly materials, water-conserving landscape, and waste management facilities.
- Integrated design to incorporate flexible infrastructure such as removable seating, portable stage extensions, and a snack bar/café.
- The design will integrate with the Civic Center, enhancing its aesthetic, reflect the City's history, while positioned to take advantage of the natural grades in efforts to blend with the existing surrounding environment.
- Expansion of the existing 21st Street parking lot to support amphitheater events, adjacent park activities, and provide additional accessible parking spaces.

In August 2024, the Public Works Department completed preliminary engineering studies, geotechnical and environmental analysis to supplement and expedite the design process prior to the adoption of the Civic Center Master Plan.

Analysis:

RFP Circulation Process

Upon the Adoption of the Civic Center Master Plan, on September 6, 2024, staff issued a Request for Proposal (RFP) for the preparation of the architectural and engineering design for the Signal Hill Amphitheater Project. The City posted the RFP at the following locations:

- PlanetBids via the City’s online portal
- City Website
- Public notice locations as identified in Signal Hill Municipal Code Section 1.08.010

Staff sent notifications to prospective proposers through the City’s electronic bidding system; 98 prospective proposers downloaded the contract documents; the proposals were due to the City on October 10, 2024, at 5:00 pm.

Proposal Opening

The City received eight (8) proposals from the following firms by the proposal deadline.

ELS
IMEG Consultants Corp.
M. Arthur Gensler Jr. & Associates, Inc.
SVA Architects, Inc.
Lehrer Architects LA, INC.
LOC Architects
House & Robertson Architects, Inc.
T.Y. Lin International

Staff verified each proposal for completeness and compliance with City requirements and confirmed that all firms had the required certifications and experience to perform the work under this agreement.

Evaluation Process and Consultant Selection

Staff reviewed the submitted proposals based on the City requirements and the following criteria:

- A. Firm qualifications and experience
- B. Project team qualifications and experience
- C. Project Approach and Methodology

Following a comprehensive review, staff identified proposals from ELS, IMEG Consultants Corporation, M. Arthur Gensler Jr. & Associates, Incorporated and SVA Architects, Incorporated, as the four highest rated firms and invited these firms to interview. On October 21, 2024, the City’s Selection Committee (consisting of the Deputy City Manager, Public Works Director, and Associate Engineer) interviewed the four highest ranked firms to further evaluate their experience, skills, and

project approach.

Consultant Selection

Based on the technical proposal evaluations and interviews, staff determined that SVA Architects, Incorporated (SVA) met the evaluation criteria, conveyed a clear approach and methodology, and demonstrated the qualifications and competence necessary for the project. Together with its team of consultants, SVA's approach to the project scope provided relevant experience for each category in the services such as the audio visuals, acoustics, traffic and structural design. Additionally, SVA's recent work on a Civic Center Amphitheater for the City of Moreno Valley, along with similar projects for the Long Beach City College and the cities of Thousand Oaks and Cathedral, further highlighted the company's relevant experience.

Staff evaluated the proposed fee and negotiated adjustments with the consultant to ensure the completeness of the scope of services, and the reasonableness and competitiveness of the fees. Staff deemed the total not-to-exceed cost of \$627,476 reasonable based on the agreed-upon anticipated work and is consistent with the City's engineering estimates. The proposed cost for design services is consistent with staff's projected estimates and supported by the project budget.

Recommendation

Staff recommends the City Council award the Contract Services Agreement to SVA for the preparation of the architectural and engineering design for the Signal Hill Amphitheater Project for a not-to-exceed contract amount of \$627,476. If approved by the City Council, staff would issue a Notice to Proceed to SVA to commence services in December 2024. Staff anticipates a contract completion date in August 2025.

Reviewed for Fiscal Impact:

Sharon del Rosario

Attachment:

- A. Professional Consultant Agreement with SVA Architects, Incorporated