



# CITY OF LONG BEACH R-16

OFFICE OF THE CITY MANAGER

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March 4, 2014

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Adopt Specifications No. RFQ CM14-020 for architectural and engineering services for the Belmont Plaza Pool Facility Rebuild/Revitalization Project; award the contract to Harley Ellis Devereaux Corporation, of Los Angeles, California (not a MBE, WBE, SBE or Local), in the amount of \$7,144,301, plus a 10% contingency of \$714,430, for a total amount not to exceed \$7,858,731; authorize the City Manager or designee to execute all documents necessary to enter into the contract, including any amendments thereto; and

Increase appropriations in the Tidelands Operations Fund (TF401) in the City Manager Department (CM) by \$7,858,731. (District 3)

## DISCUSSION

City Council approval is requested to enter into an agreement with Harley Ellis Devereaux Corporation for architectural and engineering services for the Belmont Plaza Pool Facility Rebuild / Revitalization Project (Project). The Belmont Plaza Pool is a valuable asset and icon for the City, and has a rich history of providing a wide variety of competitive swimming events and recreational activities for residents of all ages and abilities.

On January 13, 2013, the Belmont Pool was deemed seismically unsafe in the event of a moderate earthquake, and was closed permanently to protect the safety of the public. On February 12, 2013, the City Council authorized the City Manager to proceed with the entitlement phase of the proposed Project. The Architectural / Engineering (A/E) team will support the City, represent its interests, and lead the everyday efforts in the design of the Project. A/E services will be required throughout the Project's entitlement, design and construction phases while engaging in meetings, community outreach, CEQA process support, regulatory permitting and related activities during all phases of the Project.

The RFQ was advertised in the Press -Telegram on December 4, 2013, and 4,487 potential bidders specializing in architectural, engineering and related services were notified of the RFQ opportunity. Of those notified, 245 firms downloaded the RFQ via our electronic bid notification system. The RFQ document was made available from the Purchasing Division, located on the seventh floor of City Hall, and the Division's website at [www.longbeach.gov/purchasing](http://www.longbeach.gov/purchasing). A bid announcement was also included in the

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Purchasing Division's weekly update of Open Bid Opportunities, which is sent to 30 local, minority and women-owned business groups. A (non-mandatory) pre-Statements of Qualifications (SOQ) conference and tour of the existing Belmont Pool facility was conducted on December 12, 2013, with 76 individuals representing 68 firms in attendance.

On January 17, 2014, 21 firms submitted SOQs in response to the RFQ. Of those 21 firms, one is a Minority-owned Business Enterprise (MBE), one is a Women-owned Business Enterprise (WBE), one is a certified Small Business Enterprise (SBE), and none are Long Beach businesses (Local).

After an extensive review and analysis of each SOQ by an evaluation panel that included the Assistant City Manager, the Directors of Public Works, Parks, Recreation and Marine, and Development Services, as well as the Tidelands Project Officer and representatives of the project management team, there was unanimous agreement that the five firms listed below emerged with the best demonstrated creative and technical competence, substantial relevant experience on iconic, world-class aquatics and public facilities, available key personnel with very relevant expertise, documented financial stability, strong references and SOQs in substantial conformance with the RFQ (listed alphabetically):

- 1) 360° Architecture
- 2) Cannon Design
- 3) ELS
- 4) Harley Ellis Devereaux
- 5) tBP / Behnisch Architekten

After the short-listed firms were interviewed on January 28 and 29, 2014, the evaluation panel unanimously selected Harley Ellis Devereaux (HED), in association with Hastings + Chivetta, Roto Architects and Councilman Hunsaker as the top ranked team. The HED team provides an exceptional balance of demonstrated experience and technical expertise on world-class recreational and competitive indoor pool natatoriums and outdoor competitive recreational / competitive pools, competition diving facilities, along with very strong creative capabilities on iconic public facilities. HED demonstrated its long and strong track record of working together with their subconsultant team. HED and Hastings + Chivetta list experience on a combined 850 aquatics venues nationally, coupled with over 950 aquatics facilities completed by Councilman-Hunsaker.

The HED team also includes Michael Rotundi from Roto Architecture (Roto), who will lead and mentor the creative design of the project. Mr. Rotundi is a highly respected, internationally acclaimed and accomplished architect. He is a distinguished faculty member, board director and co-founder of The Southern California Institute of Architecture (SCI-Arc), as well as a professor of architecture at Arizona State University.

As required in the February 12, 2013 Council approval, the scope includes comprehensive design services for a state-of-the art recreational and competitive indoor and outdoor pool and natatorium facility, and provides for the study and feasibility determination of a separate indoor diving well and adjustable pool flooring system.

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Should those elements be deemed feasible, the Contract would provide for their incorporation into the design.

A summary of the evaluation criteria and panel analysis is attached.

#### Local Business Outreach

In an effort to align with our outreach goal, Long Beach businesses were encouraged to submit bids for City contracts. The Purchasing Division also assisted businesses with registering on Bids Online database to download the bid specifications. Through outreach, 496 Long Beach vendors were notified to submit bids, of which 66 downloaded and none submitted an SOQ. The Purchasing Division is committed to continuing to perform outreach to local vendors to expand the bidder pool.

This matter was reviewed by Deputy City Attorney Linda Vu on February 24, 2014 and by Budget Management Officer Victoria Bell on February 21, 2014.

#### SUSTAINABILITY

The scope of services for the A/E design professional services agreement includes for implementation of sustainable project features in order to achieve LEED Gold Standards. The HED team includes individuals with substantial experience in designing sustainable facility projects, including projects that have achieved various levels of LEED certification.

#### TIMING CONSIDERATIONS

City Council action on this matter is requested on March 4, 2014, in order to start the development of a conceptual plan in support of the CEQA process, and the subsequent schematic, design development and construction documents for the Project.

#### FISCAL IMPACT

The current estimated Project cost is \$62.1 million, and funding will be requested in phases as the Project moves forward. An appropriation increase is requested in the Tidelands Operations Fund (TF 401) in the City Manager Department (CM) in the amount of \$7,858,731 to move forward with the design of the Project. Approval of this recommendation will provide continued support to our local economy.

#### SUGGESTED ACTION:

Approve recommendation.

HONORABLE MAYOR AND CITY COUNCIL

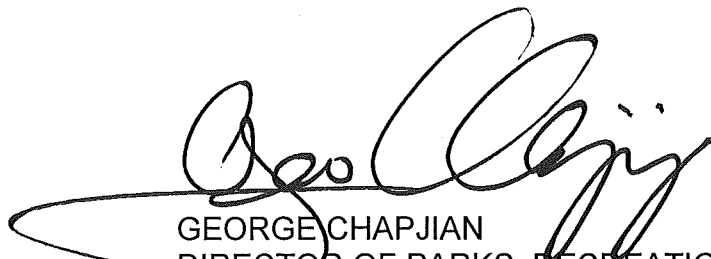
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Respectfully submitted,



PATRICK H. WEST  
CITY MANAGER



GEORGE CHAPJIAN  
DIRECTOR OF PARKS, RECREATION  
AND MARINE

PHW:EOL:DPD

ATTACHMENT

**RFQ CM14-020 - Evaluation Criteria:**

- Demonstrated competence - Demonstration of architecture, engineering and aquatics acumen and qualifications including ability to achieve consensus with diverse project stakeholders, project cost and schedule controls, Quality Assurance / Quality Control (QA/QC), quality and reliability of past projects, and effective project communication.
- Experience in performance of comparable engagements - Reference information and performance records on similar value public sector project undertakings including experience, knowledge, and understanding of local project needs
- Expertise and availability of key personnel - Firm or Firm Team’s organization, balance, depth of human resources, and expertise at the key team positions. Firm or Firm Team’s qualifications, expertise, and track record of accomplishments of similar projects
- Financial stability
- Errors & Omissions (E&O), Claims history
- Quality of References
- Conformance with the terms of this RFQ - Understanding of the Project needs, issues, and approaches in providing the required professional services as described in RFQ

**Short Listed / Interviewed Firms**

FIRM	EVALUATION
<p>Harley Ellis Devereax Corporation (HED), in Association with Hastings + Chivetta</p>	<p>Recommended based on an exceptional and best balance of demonstrated experience and technical expertise on world-class recreational and competitive indoor pool natatoriums and outdoor competitive recreational / competitive pools, competition diving facilities and aquatics facilities along with very strong creative capabilities on iconic public facilities.</p> <ul style="list-style-type: none"> <li>• HED demonstrated a long and strong track record of working together with its subconsultant team</li> <li>• HED and Hastings + Chivetta list experience on a combined 850 aquatics venues nationally, coupled with over 950 aquatics facilities completed by Counsilman-Hunsaker</li> <li>• The HED team also includes Michael Rotundi from Roto Architecture (Roto), who will lead and mentor the creative design of the project. Mr. Rotundi is a highly respected, internationally acclaimed and accomplished architect. He is a distinguished faculty member, board director and co-founder of The Southern California Institute of Architecture (SCI-Arc), as well as an architectural professor at Arizona State University</li> <li>• HED’s approach to integrate public art into functional</li> </ul>

	<p>elements of the project utilizing Made In Space for public art and environmental graphics was considered by all on the selection panel to be an additional differentiator from the other Statements of Qualification (SOQs)</p> <ul style="list-style-type: none"> <li>• HED's approach demonstrates an ability to achieve consensus on similar projects and will utilize the latest technology integrated in the three dimensional capabilities of Revit® / Building Information Modeling (BIM) computer aided drawing software. BIM is touted for empowering design and construction professionals to bring ideas from concept to construction with a coordinated and consistent model-based approach. This application includes features for architectural design, mechanical, electrical, plumbing and structural engineering, and construction</li> </ul>
360° Architecture, In association with Frank Webb Architects	<p>Semi-finalist based on impressive demonstrated aquatics and iconic architectural public projects.</p> <ul style="list-style-type: none"> <li>• Not recommended based on: <ul style="list-style-type: none"> <li>○ Demonstrated architectural designs and design team member experience were not as strong as the recommended firm</li> <li>○ Structural design capabilities and project experience was weaker than recommended team</li> </ul> </li> </ul>
CannonDesign	<p>An impressive overall architectural and aquatics team. Mechanical and electrical team with very little apparent project experience similar to the Project</p>
ELS	<p>An impressive overall architectural and aquatics team. Concerns included:</p> <ul style="list-style-type: none"> <li>• Architectural designs and design team member experience weaker than the recommended firm</li> <li>• ELS has not previously worked with Water Design (Aquatics Consultant)</li> <li>• SOQ states firm may be unable to contract for Geotechnical or hazardous materials testing / engineering</li> </ul>
tBP / Behnish Architekten	<p>Exceptional demonstrated creative projects and competent technical components. Concerns included:</p> <ul style="list-style-type: none"> <li>• tBP stated it has not previously worked with Behnish Architekten</li> <li>• An architectural team as well as a mechanical and electrical team with weaker project experience than the recommended firm</li> <li>• Team appears to have less competitive diving facility experience than other interviewed firms</li> </ul>

**Firms not Short Listed**  
**(eliminated based on evaluation details listed below)**

FIRMS	EVALUATION
49 Degrees	Submitted only environmental graphics collateral and was deemed non-responsive.
B+U	Architectural / Engineering (A/E) team appears to have very limited aquatic facility and municipal client experience. Geotechnical and hazardous materials, artist, outreach components do not appear to be included. Incomplete financial documentation was included.
Ewing Cole	Geotechnical and hazardous materials not included. Mechanical, Electrical and Plumbing (MEP) team experience on similar projects is not apparent. Cost estimating and Value Engineering approach / team members do not appear to be identified.
Gould-Evans	Architectural and aquatics team appears to have less aquatics experience than the short listed firms. MEP experience on aquatics projects is not apparent. All projects listed appear to be substantially smaller as compared with the Project.
HMC Architects	Architectural and aquatics team appears to have less aquatics experience than the short-listed firms. MEP, Structural experience on similar aquatics facilities is not apparent. SOQ indicates that several subs may be unable to obtain required E&O insurance
John Friedman Alice Kimm	Architectural team with very little aquatics experience compared to the short-listed firms. MEP, Structural experience on similar aquatics facilities is not apparent.
Langdon Wilson International	Architectural team experience appears to show primarily outdoor, relatively smaller aquatic facilities. A full comparison was not possible with the information provided as project values were not listed in the team experience examples. MEP experience on similar aquatics facilities appears to be limited. Incomplete financial documentation was included.
LARGE Architecture	Very little relevant aquatics and/or municipal project experience among architectural team members proposed. A complete comparison was not possible, as SOQ did not follow format / content instructions of RFQ.

Lorcan O’Herlihy Architects	Architectural team appears to have less aquatics experience than short listed teams. A complete comparison was not possible, as no values were listed on example projects. Structural / MEP team member experience on similar aquatics facilities was not apparent. The proposed approach appeared to be generic and did not address the specific issues of the Project when compared to the short listed firm SOQs.
Martinez Architects	Architectural team appears to have less aquatics experience than short listed teams. Architectural & aquatics experience on what appear to be much smaller projects, with no competitive diving experience shown. Structural / MEP team member experience appears to lack similar aquatic facility experience.
Nadel	Architectural team with less aquatics experience than short listed teams, geotechnical and hazardous materials not included, Structural engineer, proposed MEP staff have no apparent relevant natatorium experience.
RED Architecture Group	The prime firm appears to have fewer aquatics facilities of similar magnitude to the Project, and as compared to short-listed firms. The proposed structural subconsultant appears to have no experience on new aquatic facility projects. Incomplete financial information was provided. The prime firm does not appear to be incorporated.
SPF:a	A/E team appears to have limited aquatic facility experience and aquatics consultant appears to have less experience than short-listed teams. Also, no apparent competitive diving facility experience is apparent. Possession of appropriate Structural / MEP licensure is not clear. Hazardous materials and public art components appear to be missing. Financial information was entirely omitted.
Steinberg Architects	Architectural and aquatics team with good aquatics experience, however, on projects with less complexity and value than the Project and as compared to the experience of short-listed teams. Also no apparent competitive diving facility experience. Proposed MEP staff do not appear to have any natatorium experience. The SOQ



	<p>appeared to be generic and did not address the specific issues of the Project when compared to the short-listed firm SOQs.</p>
<p>Westberg + White</p>	<p>Architectural team experience appears to show primarily outdoor, relatively smaller aquatic facilities as compared to the Project and short listed teams. A full comparison was not possible with information provided as project values were not listed in any of the team experience examples.</p> <p>MEP team experience on similar natatorium projects is not apparent. The proposed approach and team members assigned to cost estimating and value engineering was not clearly identified.</p>
<p>WRNS Studio</p>	<p>Architectural and aquatics team appears to have good aquatics experience, on projects with less complexity and value that the Project and as compared to the experience of short-listed teams. MEP team experience on similar natatorium projects is not apparent.</p> <p>Hazardous materials was not included.</p>