



studioneleven

245 east third st. long beach, CA 90802 t 562.628.8000

STUDIO-111.COM

October 19, 2023

David Johnson
Community Services Director
City of Paramount
16400 Colorado Ave., Paramount, CA 90723
DJohnson@paramountcity.com

RE: Proposal for Design Services – Paramount Greenway
Paramount, CA

Dear David:

Thank you for the opportunity to submit this design services proposal. We are pleased to support the City of Paramount (City) in the conceptual design of the park greenway space located on Century Boulevard between Merkel Avenue and Wiemer Avenue in Paramount, CA.

Project Description

The project intends to convert a linear roadway median (currently covered with turf grass and several trees) into a park space potentially with play equipment, walkways/exercise circuit, and landscape planting. The median is surrounded by Century Blvd to the north and south; Merkel Ave. to the west and Wiemer Ave. to the east. A sidewalk runs through a portion of the median connecting to Anderson Street and Merkel Avenue. The median is approximately 750 feet long and 75 feet wide at its widest and 25 feet wide at its narrowest. The Site Area equals approximately 36,500 square feet (.84 acres). Refer to Exhibit 'B' Scope of Work. The overall budget for site improvements is not currently known.

The city has referenced Lucinda Garcia Park renovation in Monrovia, CA as a comparable example project of public park space within a wide median. This site area equals approximately 64,500 square feet (1.48 acres). The park renovation budget included \$1million in grants and the design theme was connected to the history of the red car trolley.

Assumptions

The following assumptions have been made regarding project scope, workflow, and documentation.

1. There are no roadway improvements anticipated with the scope of work. The existing curbs, gutters and stormwater catch basins shall remain in place and may be supplemented with new nature-based stormwater improvements.
2. As-built documents exist for the roadway median and will be made available by the city.
3. Studio One Eleven will provide project documentation drawings at the request of the city under separate proposal.
4. There will be no community outreach.



studioneleven

STUDIO-111.COM

5. A 'theme' (color, pattern, design aesthetic) for the playground equipment and park design will be established in concept design to give the park space an identify authentic to Paramount.

Project Schedule

It is understood that the final project schedule will accommodate the appropriate time needed for all professional services to be performed in a timely process, including design, coordination, client reviews and other professional services as required by this Agreement. Prior to beginning work, the Client shall notify the Architect in writing of final project schedule and project budget. Accelerated or delayed schedules may result in additional service fees. The total project duration of the project is currently anticipated at 8 weeks. Note: client reviews and approvals timeline are not included in the project timeline. Timelines are understood to be subject to change and will be finalized prior to the start of the project.

Phase	Duration
Conceptual Design	8 weeks

Deliverables | Scope of Services

The design process will consist of the following:

I: Conceptual Design – 8 weeks

Prepare a conceptual landscape architecture package for client review.

- Attendance at one (1) kick-off meeting with client (via teleconference) to facilitate a goal setting discussion and to review constraints and opportunities for design based on the proposed site. Establish project goals, objectives, and desired outcomes to inform the design.
- One (1) site visit to physically review existing conditions, constraints and to photo document the site and adjacent conditions.
- Establish a site plan utilizing the city provided roadway plans, generating a site plan to be used as base file for concept plans.
- Review the existing conditions and configuration of the site to understand opportunities and constraints to be accounted for in the design.
- Provide narrative and imagery to describe the proposed design approach in the form of precedent/example imagery and a description of their specific purpose(s) that conveys potential design components for consideration.
- Provide a site circulation and programming diagram exploring pedestrian connectivity and spatial relationships between park programming elements and amenities.
- Prepare two (2) design concepts for the park space (via precedent imagery, plan sketches).
- Prepare preliminary design concept package (11x17 PDF) for client review and comment.
 - Existing conditions photos and circulation analysis
 - Two (2) design concept site plans with keynotes.



studioneleven

STUDIO-111.COM

- Design precedents for each concept depicting proposed park design features and interactive elements.
- Attend one (1) teleconference meeting with City of Paramount staff to review preliminary design concept options.
- Based on City feedback and selection of preferred design concept develop design package that includes:
 - Project Design Narrative and goals
 - Supporting precedent imagery to establish design intent
 - One (1) overall Illustrative Landscape Plan with keynotes
 - Up to three (3) 3D vignettes to describe design intent for the park and play space.
 - Hardscape Materials and Site Furnishings board
 - Planting palette
- Contract and coordinate with cost estimating consultant to develop ROM pricing based on preferred concept design.
- Attend one (1) teleconference meeting with City of Paramount staff to review final concept design package and ROM pricing.
- Minor revisions to conceptual design and ROM based on City feedback to receive concept approval.

Fee Summary

I. Conceptual Design and ROM Cost Estimate (fixed fee)	\$45,000
--	----------

The fee has been prepared based on the scope of the work described above. It is understood that should the Client's program or the architect's services be increased due to significant changes; additional fees shall be required. This proposal will be honored for 60 days from the date listed above. If after 60 days the Client requests services as outlined within this Proposal, it may be necessary to review the proposal for staff availability and revised pricing. If the scope of work has not been completed within six (6) months of the execution of this Agreement, through no fault of Studio One Eleven, extension of the landscape architectural services beyond that time is subject to additional compensation for the services yet to be performed.

Exclusions and Additional Services

Exclusions and additional services include but are not limited to the items listed below. Refer to scope for included services.

1. Schematic Design, Design Development, Construction Documents (including but not limited to Demolition or phasing plans), Construction Administration and Construction Observation.
2. Design associated with additional areas beyond scope of work.
3. Street or sidewalk improvement plans.
4. Attendance at design review board, City planning commission, City Council meetings/presentations or community outreach meetings.
5. Zoning or Planning entitlement submittal packages, processing, or approvals.



studioneleven

STUDIO-111.COM

6. Preparation of exhibits for variances, exceptions, and/or code modifications.
7. Arborist Services including tree identification, health evaluation, monetary valuation, and transplant potential of existing trees.
8. Water feature design, engineering or permitting.
9. Outdoor lighting design, photometric documentation, or electrical engineering.
10. Design, location, or selection of public art.
11. ADA accessibility evaluation, documentation, and analysis.
12. Storm Water Pollution Prevention Plan [SWPPP] and LID [Low Impact Development] plans and calculations.
13. Additional meetings, changes to work product at request of Client, which conflict with prior approvals, or Client's directions, or design services beyond those included in the scope of work.
14. Contracting with any consultants beyond those included in this Agreement.
15. Curation, selection, and design of public art.
16. Community event planning and programming activities.
17. Engineering design including but not limited to civil, electrical, structural, geotechnical, traffic, environmental, or civil.
18. 3D renderings or site plan marketing exhibits beyond those included in the scope of work, Lumion (3D) videos or other animations.
19. Reimbursable expenses.

City to Provide

1. ALTA survey
2. Program requirements
3. Final overall project construction budget information (necessary to establish design).
4. Written approval of Concept Design prior to proceeding to the next stage of document preparation.

We would like to thank you for giving us the opportunity to submit a proposal for design services for the City of Paramount's Greenway Park. It is understood that a formal Agreement for the above referenced services will be issued for signature should you request that we proceed with these services and the scope of services and fees are agreed upon.

Sincerely,

Kirk Keller, ASLA, CLARB, LEED AP
Principal

Studio One Eleven

California Registered Landscape Architect #6121



studioneleven

245 east third st. long beach, CA 90802 t 562.628.8000

STUDIO-111.COM

EXHIBIT "A"
SCHEDULE OF FEES
EFFECTIVE SEPTEMBER 2023

- 1. PROFESSIONAL STAFF CATEGORY**

	HOURLY FEE
Staff 12:	\$290.00
Staff 11:	\$270.00
Staff 10:	\$250.00
Staff 9:	\$240.00
Staff 8:	\$230.00
Staff 7:	\$220.00
Staff 6:	\$205.00
Staff 5:	\$195.00
Staff 4:	\$175.00
Staff 3:	\$155.00
Staff 2:	\$135.00
Staff 1:	\$ 95.00

- 2. MILEAGE AND SUBSISTENCE**

Auto Mileage:	\$0.63 per mile
Air Travel and Auto Rental:	Actual cost plus 15%
Subsistence (lodging, meals and incidentals):	Actual cost plus 15% (where the work requires that employee stay over night away from home, or travels beyond 100 miles one-way from our office).

- 3. MATERIALS AND SUPPLIES**
 - a. Office and drafting supplies are included in the hourly rate in Paragraph 1.
 - b. Cost of printing, color copies, CAD plotting and reproductions are charged at cost plus 15% from commercial reprographics companies.
 - c. Outside services i.e., messenger, Federal Express, express mail, etc., are charged at actual cost plus 15%.
 - d. Any reimbursable expenses requested by the client subsequent to the completion of our contract scope of work shall be billed on a time and material basis. This includes the cost of professional fees required to process this request.

- 4. CONSULTANTS**

Actual cost plus 15%.

In accordance with normal architectural rate review practices, we may periodically revise this Schedule of Fees in keeping with industry rate changes. We reserve the right to incorporate these changes into existing contracts and/or changes in services.



GREENWAY - APPROX.
36,500 SF

**PARAMOUNT GREENWAY -
SCOPE OF WORK AREA**