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Title: CONSIDER A CONTRACT SERVICES AGREEMENT WITH ARCHITECTURAL RESOURCES GROUP OF LOS ANGELES NOT TO EXCEED \$148,724 FOR THE PREPARATION OF A HISTORIC STRUCTURE REPORT FOR CARSON CITY HALL (CITY COUNCIL)

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Attachments: 1. Contract with Architectural Resources Group, Inc., 2. RFP 23-025 - 08.01.2023, 3. Architectural Resources Group Proposal, 4. City of Carson CA Grant Agreement

Date	Ver.	Action By	Action	Result
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Report to Mayor and City Council

Tuesday, October 17, 2023

Consent

SUBJECT:

CONSIDER A CONTRACT SERVICES AGREEMENT WITH ARCHITECTURAL RESOURCES GROUP OF LOS ANGELES NOT TO EXCEED \$148,724 FOR THE PREPARATION OF A HISTORIC STRUCTURE REPORT FOR CARSON CITY HALL (CITY COUNCIL)

I. SUMMARY

In October 2022 the City of Carson was invited to apply for a \$150,000 grant under the National Trust for Historic Preservation’s Conserving Black Modernism program under its African American Cultural Heritage Action Fund Grant program. The scope of the \$150,000 grant, which was announced in June 2023, will focus on producing a Historic Structure Report which will assess the current physical condition of Carson City Hall and prepare a historical context and framework for the preservation of the building’s architectural elements, including guidance for future projects. The Grant Agreement was approved by City Council on September 19.

The Report will provide the context of the development of Carson City Hall in 1970’s Los Angeles County and the works of civic modernism built during that time, the architectural style, and the cultural and social significance of the structure, including other significant

works designed by the architectural team. It will also provide a detailed description of the building, highlighting its unique architectural features and materials, as well as the current condition of the structure, including any damage or deterioration.

A Request for Proposals (RFP) for qualified firms to produce the report was released by the City in July with an August due date. The RFP is included as Exhibit 2. Six firms responded to the RFP, three were interviewed, and Architectural Resources Group, Inc. (ARG) of Pasadena was selected as the strongest proposer. ARG's proposal and qualifications are included as Exhibit 3. The contract with ARG is included as Exhibit 1.

II. RECOMMENDATION

1. APPROVE a Contract Services Agreement with Architectural Resources Group, Inc. of Los Angeles, California, for the preparation of a Historic Structure Report on Carson City Hall for a not-to-exceed amount of \$148,724.
2. AUTHORIZE the Mayor to sign the Agreement subject to approval as to form by the City Attorney, and all related documents.

III. ALTERNATIVES

TAKE another action the City Council deems appropriate.

IV. BACKGROUND

Purpose of the Project

The purpose of the Historic Structure Report (HSR) Project is to develop a public educational program focused on Carson City Hall and its significant role in Black Modernism in the 1960s and 1970s through its lead architect, Robert Kennard. An HSR will provide the research and framework for the public education program and architectural guidance on future construction projects.

The Conserving Black Modernism Program grant awarded by the National Trust for Historic Preservation is associated with the African American Cultural Heritage Action Fund.

The RFP Process

In July, the City requested proposals from a qualified consultant or consulting team to develop a public educational program and a Historic Structure Report (HSR), which would provide a foundation of documentation and information about City Hall and its architectural team, notably Kennard, and also architectural guidance on future construction projects.

A total of six proposals were received by the Purchasing Division through the Planet Bids process by the RFP deadline. The firms included:

1. Architectural Resources Group, Inc.
2. Environmental Sciences Associates
3. Historic Resources Group
4. Loescher Meachem Architects
5. Page & Turnbull
6. Willdan Engineering

The proposals were evaluated and scored by a panel in the Community Development Department including the Assistant City Manager, the Special Projects Manager, and a Senior Planner. From the initial scoring of the written proposals, three firms were selected for interviews: Architectural Resources Group (ARG), Historic Resources Group (HRG), and Page & Turnbull. From the interviews, ARG was recommended for the contract.

All of the top firms had similar experience in preparing HSRs, but part of the edge ARG had was that they have completed extensive HSRs of governmental structures; Pasadena City Hall and Union Station in Los Angeles are the most comparable HSRs. ARG specializes in architecture/historic preservation. They have the most complete team with a strong emphasis on architectural historian background and technical expertise including a cost estimator. Their client reference list was thorough and included references for all their subconsultants. The Principal in Charge is an adjunct Assistant Professor at USC who teaches historic site documentation courses to graduate students. The architectural historian has, under another project, prepared the African American in California Multiple Property Documentation, which already touches on several properties in Carson. Their project understanding is thorough, and under the scope they will prepare material for the City-developed public education program.

The scope of the project is about 9 months, after which the City will move into the separate public education and community engagement portion of the project, using materials produced by ARG under this contract.

In the future, the City could use the HSR as a comprehensive planning tool for the proactive maintenance of and future restoration and rehabilitation of the building. The HSR will include a current condition assessment and plan for future maintenance and restoration that are appropriate for the architectural style, historic character, and period materials originally associated with the building.

V. FISCAL IMPACT

Because this is grant funded through the African American Cultural Heritage Action Fund Grant Agreement, the following revenue and expenditures accounts have been set up for the grant activities: REVENUE: 211-99-999-999-4513 and EXPENDITURES: 211-70-999-999-6000. The grant is \$150,000. The contract with ARG is a not-to-exceed amount of \$148,724.

VI. EXHIBITS

1. Contract Services Agreement with Architectural Resources Group (pgs.4-35)
2. RFP NO. 23-025 (pgs.36-47)
3. Architectural Resources Group, Inc. Proposal (pgs. 48-75)
4. National Trust Grant Agreement (pgs. 76-81)

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