

LENT / LAS FLORES: PROJECT SCOPE AND AUTHORIZATION

Project: Lent / Las Flores

Location: Malibu Ca.

CCC Contract: # 09-008

Project Manager: Joan Cardellino

Contractor: Bionic

Contractor Project #: CCC 0902

Authorization Date: 11/9/09

Las Flores/ Lent Design Process

1. Explore the issues

- find what the key issues are that will shape the project and its parameters

2. Create design options

- create conceptual ideas and test against stakeholders & parameters of the project
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The following is a description of each step of the design process

STEP 1: Explore the issues

To find what the key issues are and develop relationships with stakeholders.

Task 1A-Project Management

Throughout the project we will provide project management services in the form of the following tasks.

- contract management, scoping, scheduling, project administration
- Negotiation support for Coastal Conservancy Staff. Support tasks may include: area calculations, cost estimates, coordination with legal staff, surveyor coordination.

Exclusions/Assumptions

- n/a

Meetings

- Project management topics are anticipated as a part of all project meetings (see other meetings in scope).

Deliverables

- n/a

Task 1B- Site Analysis

We first begin with an analysis of the site's natural processes, physical characteristics and cultural influences. This begins with gathering available information including:

- Analysis of Topographic, Utility, and boundary surveys with legal descriptions of property
- Tide levels
- Existing site engineering and utility base information
- Overhead aerial photographs at controlled scale showing existing conditions
- ~~Environmental factors: existing information on erosion and littoral drift~~
- Context: existing conditions
- Site Visit-photographic documentation, ground verification of features.

Exclusions/Assumptions

- Geo technical and/or contaminated soils investigation/analysis not in scope.
- Topographic and utility surveys to be provided by owner
- Aerial photos are to be from existing sources

Meetings

- 1 site visit to Malibu.

Deliverables

- 2D base drawing in AutoCAD format

- Urban scale diagrams of existing conditions, services, systems
- Memorandum documenting the site analysis
- ~~Wave run up and coastal hazard basis of design memorandum~~

TASK 1C: Program and Stakeholder Definition

As we compile base information we will also form an understanding of the site program, viewpoints and desires of the coastal conservancy, public, and stakeholders.

We compose the information gathered to reveal the *key* issues and to develop a program for the site.

- Experience - what makes (or could make) this different & exciting?
- Boundaries - do they make sense? Are logical connections possible?
- Cultural & History - is this site significant? How can it be used?
- Urban Fabric - what will create better connections and access?
- Ownership - who owns what and how has ownership changed?
- Partners- Who are potential partners for the project?
- Program - what activities, passive recreation, & events should be anticipated and do they all fit?
- Environmental - wind, sun, noise, drainage, etc.?
- Sustainability- how can this be economically, socially, and ecologically created & maintained?
- Infrastructure - what physical improvements need to be made?
- Amenities - how to make it more comfortable to experience?
- Wayfinding - can people find their way better?
- Accessibly - can people get to and move along the Coast better?
- Compliance - what regulations need compliance?
- Integration - how can past planning efforts be learned from and built upon?
- Sea Level Rise- what are the sea rise considerations?

Meetings

- 1 meeting in Oakland with Coastal Conservancy staff

Exclusions/Assumptions

- Assume no technical consultants for this phase of work. State standards and existing information for sea level rise.

Deliverables:

- Site analysis diagrams that evaluate issues of access, context, circulation, tide limitations and general opportunities,
- Program spatial diagrams that identify space requirements, relationships and context
- Existing infrastructure review
- Draft compliance checklist

STEP 2: Create design options

Create conceptual ideas and test against stakeholders & other precedents.

Task 2A-Create Concept Ideas

Using the background information, constraints, opportunities, our impressions and experience, our team will explore what is possible by layering program and systems so one informs the other, to suggest some core ideas.

The 2-3 options will be developed as conceptual designs, including plans, sections and study models if appropriate. They will be used to put a form to ideas and perhaps elicit ideas that are unexpected. This approach enables a creative method for the project to be informed and challenged with new ideas.

In this Phase, we will look at examples proposed activities, and those that have worked elsewhere and create new possibilities for the site:

- interpretive - natural, historical, ecological
- temporal events - weekends, tides, seasons, weather conditions
- amenities & facilities - seating, shade, trash

We then layer the systems of a place and explore how the different systems work together:

- pedestrian systems for walkers? Is there equal access for those with disabilities?
- transport systems – how do you get to the site safely and how close can you park cars?
- access systems for maintenance, security & emergency – what are best routes & connections?
- utility systems – what are the existing constraints and what utilities are needed to support the program?
- quality, quantity, ownership & connections – is there enough in the right place and is are spaces defined by buildings, walls and other elements?

Meetings

- Allow 2 meetings with conservancy staff

Deliverables:

- 2- 3 Conceptual Design options with plans, sections and models as needed to convey the conceptual intent.

SCHEDULE OF FEES

The following schedule includes all professional fees, travel, and customary reimbursable expenses. Fees will be billed in accordance with the terms and conditions defined in the standard agreement between Bionic, and the State Coastal Conservancy. Contract Number 09-008, dated 9/23/2009.

	Bionic	Consultants
STEP 1: Explore the issues	5,000	
STEP 2: Create design options	8,500	

Client Authorization

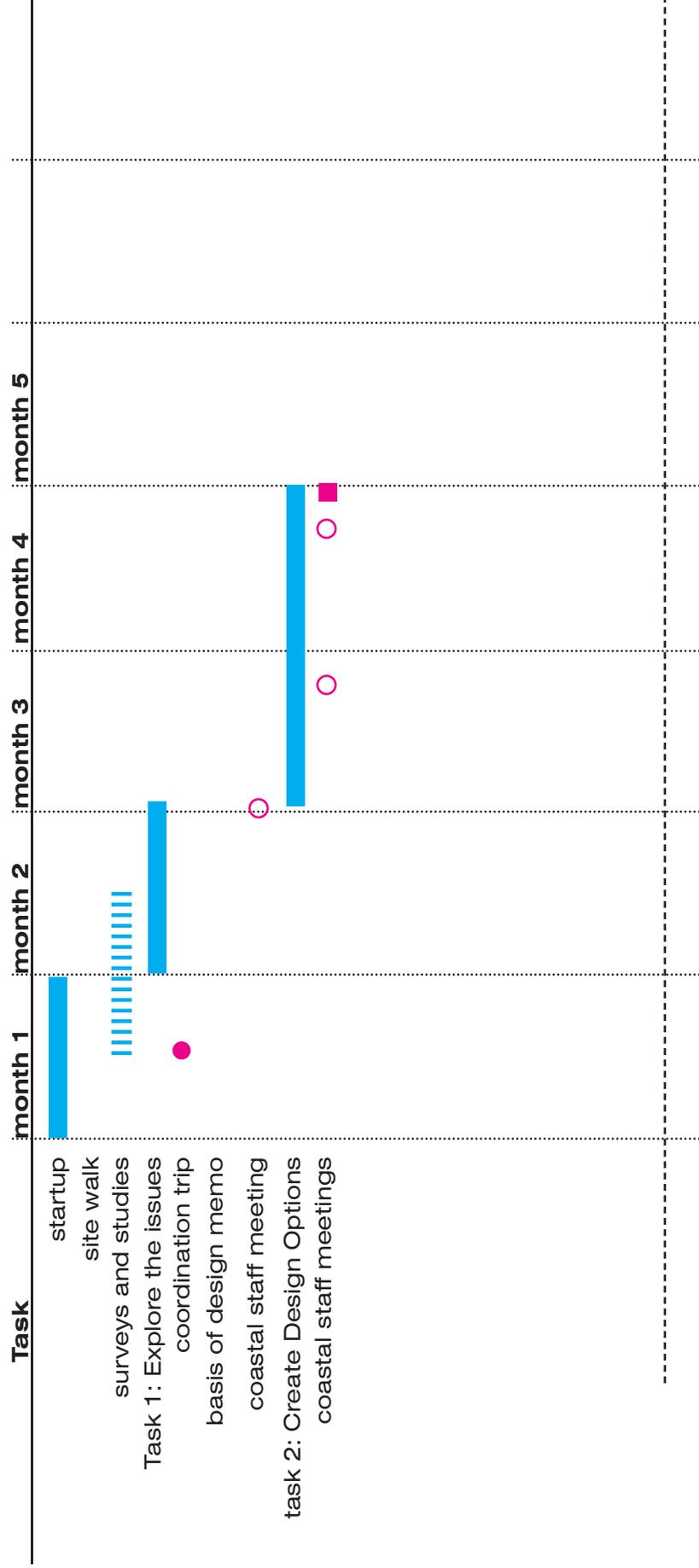
Name: _____

Signature : _____

Date : _____

LENT/ LAS FLORES SCHEDULE

version 11/09/09



Notes

- = trip
- = client/ team meeting
- █ = deliverable
- ||||| = approximate