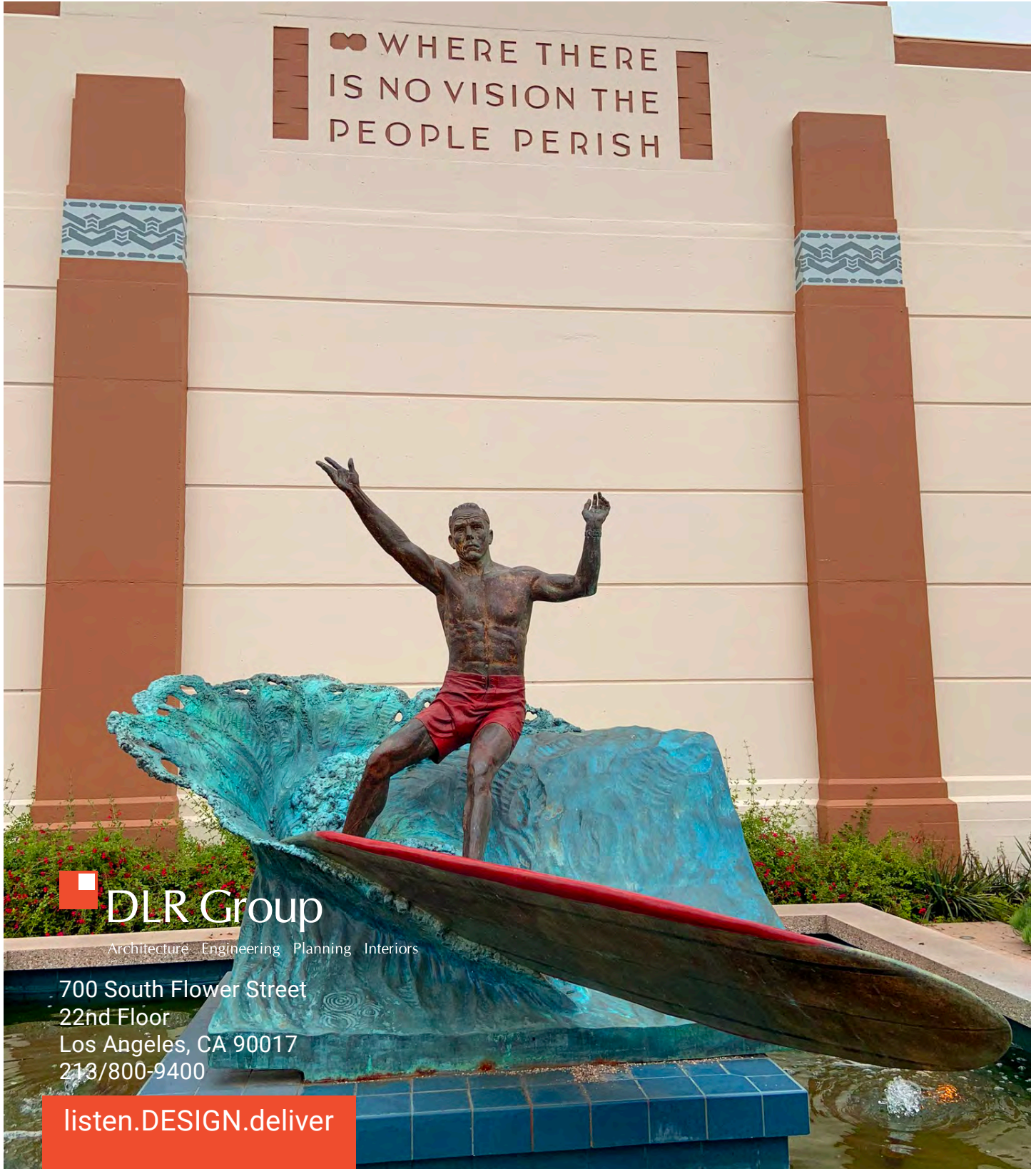


Community Theater Needs Assessment

City of Hermosa Beach | RFP#19-06



DLR Group

Architecture Engineering Planning Interiors

700 South Flower Street
22nd Floor
Los Angeles, CA 90017
213/800-9400

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***3.2.7 COST PROPOSAL** included as separate document

THE
HERMOSA BEACH
Playhouse
PRESENTS
**CREATEDANCE CO
PRESENTS
DREAMS**
7:00 PM
JUNE 20TH 2019
310-584-7357
BOX OFFICE & THEATRE ENTRANCE

3.2.1

Cover Letter





Architecture Engineering Planning Interiors

700 South Flower Street, 22nd Floor
Los Angeles, CA 90017

July 22, 2019

Lisa Nichols
Recreation Coordinator
City of Hermosa Beach
710 Pier Avenue
Hermosa Beach, California 90254

RE: City of Hermosa Beach – Community Theater Needs Assessment | RFP#19-06

Dear Lisa,

On behalf of our entire team, I am very pleased to provide our proposal for the Community Theater Needs Assessment. Based on our experience as an award-winning design firm specializing in the re-purposing and revival of historic theaters, as well as our experience in analyzing needs and market demand, I believe DLR Group is uniquely qualified to plan the future of the Community Theater. Our firm has several key attributes that qualify us for your consideration as follows:

Expertise in Performing Arts Planning and Design

Our experience in performing arts planning and design spans decades and includes work for more than 300 arts facilities from coast to coast and internationally. Additionally, we have completed approximately 100 feasibility and/or programming and planning studies for performing arts venues and arts districts. Many of these projects have been implemented by our firm, requiring careful attention to cost prediction, phasing requirements, and regulatory parameters.

Expertise in Arts Feasibility + Economic Studies

My colleague Christina Kruse leads our studio's arts economic analysis and feasibility study group. Christina has worked across the country with many non-profit and for-profit organizations to help institutions set proper and sound plans for economic success and stability. She will lead the stakeholder engagement process in concert with you, as well as lead the market analysis and business modeling.

Work with Not-For-Profit Organizations

The vast majority of our clients are not-for-profit organizations, including municipalities, especially in the realm of adapting historic theaters. We are accustomed to projects involving multiple project stakeholders, public input, and design review processes. We often collaborate with the various constituents who are the owners, users, and operators of these facilities to balance and prioritize their various needs and to support the arduous process of funding and implementing such projects.


Thank you for your consideration.

We trust that the attached submission demonstrates the value that DLR Group offers to the City of Hermosa Beach and your community. With a range of experience and talent both wide and deep, we bring collective enthusiasm, an open mind, a critical eye, and extensive expertise to the engagement, analysis, planning, and economic feasibility study process. We have a great interest in this study and look forward to the next steps of your selection process. In the meantime, if you have any questions, feel free to contact me at psimborski@dlrgroup.com or 216-623-7881 (direct) or 602-692-0444.

Sincerely,



Paul Siemborski, AIA
Principal



Paul E. Westlake, Jr., FAIA
Vice President/Authorized Signatory
DLR Group, inc.

Theatre BOX Office

3.2.2 Firm Profile

3.2.2 | Firm Profile

Official Name/Address:

DLR Group inc.
700 S. Flower Street, 22nd Floor
Los Angeles, CA 90017

Primary Point of Contact:

Mike Rudolph, AIA
6225 North 24th Street, Suite 250
Phoenix, AZ 85016
602.381.8580 | mrudolph@dlrgroup.com

Type of Business Entity:

Corporation

Federal Employer ID Number:

94-3292360

Locations:

See next page for complete listing of office locations and contact information.

Ownership:

DLR Holding Company, a 100% employee-owned entity

Years in Business Under Current Name:

4 years

Years Providing A/E Services:

DLR Group has been providing A/E services since the firm was founded 1966 (53 years). The firm has opened and acquired new offices, further extending our culture and heritage to reach back over 100 years.

Record of Completing Contracts:

DLR Group has not failed or refused to complete a contract.

By the Numbers

- **1,200** Employee Owners
- **30** Locations
- **#1** Cultural Design Firm in the World (*BD World Architecture* 2019 Rankings)
- **300** Cultural Projects
- **175+** for Design Awards for Cultural Projects

Who We Are

DLR Group is a global integrated design firm.

Our promise is to elevate the human experience through design. This inspires a culture of design and fuels the work we do around the world. **We are 100% employee owned:** every employee is literally invested in our clients' success. At the core of our firm are interdisciplinary employee-owner teams, engaged with all project life-cycle stakeholders. These teams champion true collaboration, open information sharing, shared risk and reward, value-based decision making, and proficient use of technology to elevate design.

Our clients experience this through our service model:

listen.DESIGN.deliver

ARCHITECTURE Integrated Design BIM Modeling Architecture 2030	INTERIORS Programming FF&E Branded Environments	ENGINEERING MEP Structural Energy
PLANNING Master Planning Space Planning Facilities Assessment	OPTIMIZATION Commissioning Energy Modeling Energy Master Planning	TECHNOLOGY Theatrical Audiovisual Acoustics

Cultural Arts Design Legacy

DLR Group's Cultural+Performing Arts Studio has its roots in the legacy firm Westlake Reed Leskosky, founded in 1905 and was acquired by DLR Group in September 2016. This merger added a significant practice specialty and multi-disciplinary expertise in design for the arts to the firm portfolio. Practicing as DLR Group in the Northeast, Ohio, and Arizona, and as DLR Group across the U.S. and around the globe, our professionals stand ready to provide you with an unmatched depth of integrated design services and focused market expertise.

Working together we are all better.

30 Locations Worldwide

Austin

823 Congress Ave, Ste 1015
Austin, TX 78701
o: 512/898-9090

Charlotte

121 West Trade St, Ste 2150
Charlotte, NC 28202
o: 704/594-5335
f: 704/315-2604

Chicago

333 West Wacker Dr, Ste 850
Chicago, IL 60606
o: 312/382-9980
f: 312/382-9985

Cleveland

1422 Euclid Ave, Ste 300
Cleveland, OH 44115
o: 216/522-1350
f: 216/522-1357

Colorado Springs

523 South Cascade Ave, Ste 100
Colorado Springs, CO 80903
o: 719/634-0205
f: 719/634-1842

Columbus

629 North High St, 4th Floor
Columbus, OH 43215
o: 614/230-4131

Dallas

2525 McKinnon St, Ste 800
Dallas, TX 75201
o: 214/747-2511
f: 214/855-5316

Denver

1401 Lawrence St, Ste 1000
Denver, CO 80202
o: 720/904-0440
f: 720/932-7561

Des Moines

1430 Locust St, Ste 200
Des Moines, IA 50309
o: 515/276-8097
f: 515/252-0514

Honolulu

215 Po'opo'o Place
Kailua, HI 96734
o: 808/263-4036

Houston

919 Milam, Ste 100
Houston, TX 77002
o: 713/561-3925

Las Vegas

8275 S. Eastern Ave, Ste 110
Las Vegas, NV 89123
o: 702/269-6615
f: 702/269-6625

Lincoln

1128 Lincoln Mall, Ste 103
Lincoln, NE 68508
o: 402/742-4200
f: 402/742-7100

Los Angeles

700 S. Flower St, 22nd Floor
Los Angeles, CA 90017
o: 213/800-9400
f: 213/545-2971

Minneapolis

520 Nicollet Mall, Ste 200
Minneapolis, MN 55402
o: 612/977-3500
f: 612/977-3600

New York

1201 Broadway, Ste 1006
New York, NY 10001
o: 212/564-8705
f: 212/659-0050

Omaha

6457 Frances St., Ste 200
Omaha, NE 68106
o: 402/393-4100
f: 402-393-8747

Orlando

100 East Pine St, Ste 404
Orlando, FL 32801
o: 407/648-1331
f: 407/648-1331

Overland Park

7290 West 133rd St
Overland Park, KS 66213
o: 913/897-7811
f: 913/897-8333

Phoenix

6225 North 24th St, Ste 250
Phoenix, AZ 85016
o: 602/381-8580
f: 602/956-8358

Portland

421 SW Sixth Ave, Ste 1212
Portland, OR 97204
o: 503/274-2675
f: 503/274-0313

Riverside

1650 Spruce St, Ste 300
Riverside, CA 92507
o: 951/682-0470
f: 951/682-1801

Sacramento

1050 20th St, Ste 250
Sacramento, CA 95811
o: 916/446-0206
f: 916/446-0894

San Francisco

456 Montgomery St, Ste 200
San Francisco, CA 94104
o: 415/777-4770
f: 415-777-5102

Seattle

51 University St, Ste 600
Seattle, WA 98101
o: 206/461-6000
f: 206/461-6049

Tucson

177 N. Church Ave, Ste 755
Tucson, AZ 85701
o: 520/882-0698
f: 520/882-0989

Washington, DC

419 7th St NW, 2nd Floor
Washington, DC 20004
o: 202/393-6445
f: 202/393-6497

Dubai

Dubai Design District (D3)
Building 4, Ste B401
Dubai, United Arab Emirates

Nairobi

7th Floor, Block 1,
Eden Square Complex,
Chiromo Road Westlands
P.O. Box 856-00606
Nairobi, Kenya
o: +254203673710 | d:
+254703041710

Shanghai

Ste 2509
1168 West Nanjing Road
Shanghai, China 200041
o: 011-86-21-6418-3277
f: 011-86-21-6418-2955

Performing Arts Experience

Setting the stage for cultural and economic vitality



DLR Group is passionate about designing spaces that enrich communities and empower creative expression. From performing arts centers serving the orchestras, dance, and opera companies of America’s major cities, to multi-use venues nurturing the diversity of local arts groups, facilities for the performing arts set the stage for cultural, intellectual, and economic vitality. Behind each performance or event is the interwoven backdrop of complex issues and an arduous process – a process involving collaboration, investment, and creativity.

We are committed to projects in the public interest. **The majority of our clients are not-for-profit or governmental institutions.** We pride ourselves on our ability to create innovative designs that exceed our clients’ aesthetic, cultural, functional, and economic needs.

DLR Group’s experience in design for the arts spans nearly five decades encompassing work on **more than 300 performance facilities** around the country and internationally. These include: theaters of all types and configurations, music conservatories, concert and recital halls, amphitheaters, and historic theater restorations and adaptive re-use projects.

Our firm has received 175+ awards for Cultural + Performing Arts projects.

Our award-winning portfolio includes projects in new construction and renovation as well as master planning for the arts. DLR Group has worked on four of the six largest performing arts centers in the U.S.: Playhouse Square in Cleveland, Denver Arts Center, Straz Center for the Performing Arts in Tampa, and the John F. Kennedy Center in Washington, DC, as well as facilities serving college campuses and smaller communities.

Programming & Planning

DLR Group has completed **approximately 100 needs assessments, feasibility studies and/or programming and planning studies for performing arts** venues. Many of these projects have been implemented by our firm, requiring careful attention to cost prediction, phasing requirements, and regulatory parameters. In addition, we recognize the importance of fundraising for such projects and the role of the Design Team in communicating the vision, the benefits, and the promise of any plan developed. **Christina Kruse leads our studio’s arts economic analysis and feasibility study group.** Christina has worked across the country with many non-profit and for-profit organizations to help institutions set proper and sound plans for economic success and stability.



Integrated Design, Multi-Disciplinary Practice.....>



Performance spaces require highly specialized engineering and technology and we have integrated into our firm not only architects, engineers, and interior designers who specialize in performing arts design but also in-house specialists in theater technical, audiovisual, acoustics, and lighting design. With professional backgrounds in technical directing, stage managing, sound, and theatrical lighting design, our performance systems designers understand the stage and back-of-house support technology necessary to meet expectations of today's sophisticated audiences and theater operators. Their experience and expertise informs other disciplines, so DLR Group can thus consider all aspects of a project—from the aesthetics to function to energy efficiency to equipment needs—from the very beginning. The advantage: innovative and cohesive designs, faster resolution of issues, fewer sub-consultants, better coordination of disciplines, and greater value to our clients.

Offering clients comprehensive services and specialized resources within a single firm

Engineering

DLR Group’s in-house engineers are familiar with the specialized requirements of performing arts facilities. Our structural engineers understand the design of difficult spans and the particularities of stage house design. Our electrical engineers specialize in power systems for theaters, and our mechanical engineers are experts in very low background noise ventilation and energy efficient operating systems. Our engineers’ research into comparative systems, budgeting, value analysis, and life cycle costing has resulted in efficient and time-saving designs for numerous projects.

Innovative Technology Design

DLR Group’s Innovative Technology Design Group (ITDG) offers the following design services that are vital to the success of technology immersive projects: Acoustics; Audiovisual; Building Automation Systems; Lighting Design; Life Safety and Security Systems; Theatrical Performance Systems; Information Transport; Show Control and Room Automation; and Specialty Interiors.

Acoustics

DLR Group provides integrated acoustic design solutions for music and theater spaces, museums, institutional buildings, lecture halls, meeting rooms, courtrooms, healthcare facilities and other acoustically-sensitive environments. Services include room acoustic design and analysis, internal and external acoustic isolation, and noise control of building systems.

Acoustic design services span the full length of the project, from initial

programming, space planning and room shaping, through detailed design and documentation, construction and commissioning. This approach results in built acoustics solutions that integrate with architectural form, materials, structure, building systems and production equipment, and do not draw undue attention to themselves.

Audiovisual

Our in-house audiovisual design and specification services include: performance audio; permanent and temporary performance video systems for lecture halls and auditoria; technical audio-video for the performing and cultural arts; IMAG systems, digital and 35mm film projection and audio systems design, digital signage systems; healthcare paging/background music systems; courtroom and other civic audiovisual design; classroom audiovisual design; distance learning; executive boardroom and conference room design including video and audio conferencing; and architectural room optimizing for audiovisual integration. DLR Group also performs existing conditions surveys, coordinates equipment installations, and inspects and commissions audiovisual systems.

Lighting

Lighting has one of the single most important impacts on the success of a designed space. Lighting sets the mood, atmosphere and momentum of an environment through the use of direction, color, and movement. Successful lighting can accentuate or highlight important architectural features in addition to providing the means to see the task at hand. Our team provides cost efficient solutions in general, task, and accent lighting that are both pleasing to

the senses and space defining. DLR Group provides system design and specifications, ROI life-cost analysis, control systems design, day lighting analysis, and “green” solutions.

Theatrical

DLR Group offers expertise in the performance systems that are behind the scenes of every performance venue. With professional experience in technical directing and stage managing, our performance systems designers understand the stage and back-of-house support technology that is necessary to meet expectations of today’s sophisticated audiences and theater operators. Services include the design and specification of: manual and motorized stage rigging, audiovisual systems, stage machinery, lighting, soft goods, and fixed seating. DLR Group also performs existing condition surveys and inspections as well as new equipment installation inspections and commissioning of theatre technical systems.



Select Clients and Projects

Professional + Community Performing Arts Centers

2,000 Seat Theater; Shanghai, China
 ArtsBlock; Wausau, WI
 Avalon Theatre; Grand Junction, CO
 Balboa Theatre; San Diego, CA
 Broadway Theatre District Master Plan; Los Angeles, CA
 Carolina Theatre; Charlotte, NC
 Chesterfield Center for the Arts; VA
 Clemens Center; Elmira, NY
 Coronado Theatre; Rockford, IL
 Hakka Performance and Art Center Master Plan; Hualien, Taiwan
 John F. Kennedy Center for the Performing Arts; Washington DC
 Lone Tree Arts Center; CO
 Lyric Theatre; Birmingham, AL
 Jeanne B. McCoy Community Center for the Arts; OH
 Muprhy Arts District; El Dorado, AR
 Orpheum Theatre; Phoenix, AZ
 Peoria Center for the Performing Arts; AZ
 Phoenix Symphony Hall; Phoenix, AZ
 Playhouse Square; Cleveland, OH
 Allen Theatre Complex
 Hanna Theatre
 Idea Center
 Palace Theatre
 State Theatre
 Ohio Theatre
 Players Centre for the Performing Arts; Sarasota, FL
 Sacramento Community Center Theater Expansion; Sacramento, CA
 Strand-Capitol Performing Arts Center; York, PA
 David A. Straz Jr. Center for the Performing Arts Master Plan; Tampa, FL
 Temple Hoyne Buell Theatre, Denver Performing Arts Center; CO
 Tennessee Theatre; Knoxville, TN
 Ulster Performing Arts Center (UPAC) Broadway Theatre; Poughkeepsie, NY
 Yuma Art Center (including Historic Yuma Theatre); AZ

Educational Arts Facilities

Allan Hancock College Fine Arts Building; Santa Maria, CA
 Cleveland Institute of Music; OH
 Cuyahoga Community College, Tommy LiPuma Center for the Creative Arts; OH
 Denison University Eisner Performing Arts Center; Granville, OH
 Fashion Institute of Technology, Multiple Projects; New York, NY
 George Mason University, College of Visual and Performing Arts Master Plan; Fairfax, VA
 Oberlin College & Conservatory, Multiple Projects; Oberlin, OH
 Apollo Theatre Renovation
 Bertram + Judith Kohl Building
 Bibbins Hall Renovation
 Conservatory of Music Master Plan
 Finney Chapel Renovation Study
 Green Arts District Master Plan
 Eric Baker Nord Performing Arts Annex
 Ohio State University, Arts District Master Plan and other projects; Columbus, OH
 Paradise Valley Community College Center for the Performing Arts; AZ
 Pennsylvania Academy of the Fine Arts Master Plan and Implementation; Philadelphia, PA
 Pennsylvania State University, College of Arts and Architecture Master Plan and other studies, University Park, PA
 Point Park University Pittsburgh Playhouse and Academic Center; Pittsburgh, PA
 Prince George's Community College, Rennie Forum Renovation; MD
 Slippery Rock University, Performing Arts Center; PA
 St. Ignatius High School, Breen Center for the Performing Arts; Cleveland, OH
 Texas Tech University School of Music; Lubbock TX
 University of California - Berkeley, Theater Dance and Performance Studies Master Plan; CA
 University of Mary Hardin-Baylor, Performing Arts Center; Belton, TX
 University of Mount Union, Giese Center for the Performing Arts; Alliance, OH
 University of Nevada - Reno, New Fine Arts Building; Reno, NV
 Washburn University, Recital Hall and Art Gallery; Topeka, KS

Amphitheatres

Barbara Antonsen Memorial Park Amphitheater; Sedona, AZ
 Bethel Woods Center for the Arts (1969 Woodstock festival site); Bethel, NY
 Blossom Music Center (Summer Home of the Cleveland Orchestra); Northampton Township, OH
 Cain Park Amphitheater; OH
 Coastal Arts Pavilion, Joshua Freeman Park; Selbyville, DE
 Custer - Nugent Amphitheater; Columbus, IN
 Governors' Island Amphitheater Master Planning; NY
 Levitt Pavilion; Dayton, OH
 Miller Outdoor Theater; Houston, TX
 Minhang Culture Park Amphitheater; Shanghai, China
 Murphy Arts District Amphitheater; El Dorado, AR
 Nederlander Worldwide and IDG Capital, Indoor Theatre and Amphitheater; Beijing, China
 New Albany Amphitheater; New Albany, OH
 Onondaga Lakeview Amphitheater; Geddes, NY
 Palais des Banquets and Palais des Spectacles; Libreville, Gabon
 Perici Amphitheater; Twinsburg, OH
 Project Niagara, National Arts Centre and Toronto Symphony Orchestras; Ontario, Canada
 Springfield Veteran's Park Amphitheater; OH
 Starlight Bowl Renovations; Burbank, CA
 Wolf Trap Center for the Performing Arts; Vienna, VA

Additional In-House Services

Partnering with Clients for Project Success



Fundraising Support

The funding and design processes are interrelated. The majority of DLR Group’s culture and performing arts clients are not-for-profit organizations and/or public entities that rely on careful stewardship of capital and operating expenses for project success. These projects are very often phased based on available public funding and/or private fundraising efforts.

Calibrating Project Budget to Funding Capacity

Our office understands the cumulative nature of fundraising for capital costs and endowment. We work with our clients to calibrate the project’s funding and scope at each stage. We typically establish fundraising benchmarks for each phase of design and develop alternates and strategies to tailor the project to the funding capacity.

Visualization Tools

We also support the community engagement, public advocacy, and fundraising efforts through the creation of graphic material that communicates the design. These materials include plans, renderings, models (physical and digital), simple 3D animations, virtual technology walk throughs, videos, and case study booklets.

Stakeholder Engagement

DLR Group is also available to participate in public presentations and funding requests, to provide support of grant proposals, and to interface with foundation staff, potential private donors and governmental officials who may support the project. We can also provide public relations support, identification and depiction of donor naming opportunities, and consulting related to new markets and historic tax credits (for eligible projects).



Tax Credits

For projects involving properties that are listed on the National Register of Historic Places, DLR Group is in a unique position to facilitate the Historic Preservation Certification Application process required to utilize Federal Rehabilitation Tax Credits. This can be a substantial component of a project budget. Tax credits can amount to 20% of qualifying expenditure of putting a landmark back into productive use.

The Process

Application involves verification of National Register status, detailed synopsis of the architectural aspects of the project and the impact of the proposed work, and verification that work was completed as described and that it conforms to *Secretary of the Interior's Standards for Rehabilitation*, as determined by applicable State Historic Preservation Office and National Park Service. Our firm's services include consultation regarding the development of Part 1, Part 2, and Part 3 Applications/ Nominations related to the tax credit process.

We are also associated with a tax credit financing consultant, who can assist with the accounting related to sources and uses of funds and the operating proforma that underpin the term sheet required for financing tax credits. The firm has been involved in numerous projects that utilized tax credit financing. A notable project was the Tennessee Theatre in Knoxville, which pioneered the use of "twinned" credits (a combination of Historic and New Markets credit) for historic theaters and was honored with a National Trust Award for this innovation. In projects involving a combination of Historic Tax and New Market credits, total funding from these sources may reach 59% (gross) of eligible costs.

Select Projects involving Tax Credits

Adler Theatre; Davenport, IA
Apollo Theatre; Oberlin, OH
Arts United; Fort Wayne, IN
Beck Center for the Arts; Lakewood, OH
Capitol Theatre; Cleveland, OH
Capitol Theatre; Flint, MI
Cleveland Trust Tower/Ameritrust Complex; Cleveland, OH
Cowell & Hubbard Building; Cleveland, OH
Firestone Building; Fullerton, CA
Fox Fullerton Theatre; Fullerton, CA
Fox Theatre; Tucson, AZ
Golden West Hotel; Phoenix, AZ
Hanna Building and Theatre; Cleveland, OH
Idea Center at Playhouse Square (Kinney & Levin Building); Cleveland, OH
Irvine Byrne Building; Los Angeles, CA
Malvern School; Shaker Heights, OH
Memorial Hall; Cincinnati, OH
MK Ferguson Plaza; Cleveland, OH
Mob Museum; Las Vegas, NV
Murphy Arts District; El Dorado, AR
NorShor Theatre; Duluth, MN
Ohio Theatre; Toledo, OH
Pacific Coast Stock Exchange; Los Angeles, CA
Proctor's Theatre; Schenectady, NY
Professional Building / Hotel Monroe; Phoenix, AZ
Stanley Theatre; Utica, NY
Tennessee Theater; Knoxville, TN
Terminal Tower Renovation; Cleveland, OH
Title Guarantee Building, Los Angeles, CA
Union Club of Cleveland; Cleveland, OH
Vitrolite Building / Intermuseum Conservation Association; Cleveland, OH

Sub-Consultants

DLR Group selects highly qualified sub-consultants with whom we have a long-standing, professional relationship and have seen first hand the quality of their work. Criteria we use to select sub-consultants include fit for project type, quality of past work, and demonstrated ability to work successfully within the project team. For this project, we have selected O'Connor Construction Management (OCMI) to provide Cost Estimating services. We have worked successfully with this firm on many other projects and are confident in the quality of their services and their ability to work in a collaborative, integrated process with our firm and our clients. OCMI is accustomed to our processes and expectations.

Our unique integrated practice model fosters a collaborative culture within our firm and in our relationships with clients, consultants, the constructor and project stakeholders. Our sub-consultants are brought into work sessions and meetings at the appropriate phases and are included in our Quality Assurance/Quality Control Program outlined in the following section in order to assure that the work product produced by the sub-consultants is of the high quality expected by us and our clients and that it is delivered on time and within budget.



O'Connor Construction Management, Inc. (OCMI)

COST ESTIMATOR

OCMI and DLR Group have worked together since 2003 on over 50 projects and contracts, most of which have been for performing arts and other cultural projects.

Select Experience with DLR Group:

- Albany Museum of the Arts
- American Institute of Physics - Rare Book Archive
- Bardavon Opera House
- Chesterfield Center for the Arts
- City of Tampa: Theatre Renovation
- Garrett College Continuing Education & Performing Arts Center
- Hillsdale College: Interior Renovations
- Miller Outdoor Theatre
- Mount Crested Butte Performing Arts
- Murphy Arts District
- Norfolk Chrysler Hall Theatre Renovation
- Penn State: Palmer Art Museum
- PSU CATO Park Art Storage
- Sacramento Community Center Theater
- Tampa Theatre Dewatering & Emergency
- The Wallace Theater
- UC Davis: Gorman Museum Renovation
- UT Knoxville: Carousel Theatre Programming



O'Connor Construction Management, Inc. is a valued leader of quality management solutions for the built environment that takes ownership of our clients' needs and problems, and values their resources as our own.

We are a full service, independent construction management company. O'Connor was founded in 1982 as a cost consultancy for owners and design professionals and we have offices throughout California, Las Vegas, Seattle, Dallas, Omaha, Charlotte and Washington, DC. Over the past 37 years we have broadened our scope of services to excel at every aspect of program, project, and construction management.

Our staff of 90+ personnel, most of whom hold professional certifications including Certified Construction Managers (CCM), Certified Professional Estimators (CPE), Certified Cost Professionals (CCP) and/or Certified Estimating Professionals (CEP), Planning & Scheduling Professionals (PSP), Project Management Institute – Scheduling Professionals (PMI-SP), Project Management Professionals (PMP), and LEED Accredited Professionals (LEED AP).

THE FACTS



37
YEARS IN BUSINESS



130+
THEATER & AUDITORIUM
PROJECTS



308
TOTAL CULTURAL/CIVIC
PROJECTS COMPLETED



500+
LEED PROJECTS



8,538
TOTAL PROJECTS
COMPLETED

Official Name/Address:

O'Connor Construction Management, Inc.
8851 Research Drive, Irvine, CA 92648

Primary Point of Contact:

Ciaran O'Connor, Chairman
8851 Research Drive, Irvine, CA 92628
949.476.2094

Type of Business Entity:

Corporation

Federal Employer ID Number:

33-0160220

Location:

8851 Research Drive, Irvine, CA 92628
949.476.2094 t | 949.476.8294 f

Ownership:

Individual

Years in Business Under Current Name:

37 years

Years Providing A/E Services:

37 years

Record of Completing Contracts:

OCMI has not failed or refused to complete a contract.

Theatre

3.2.3

Project Understanding +
Approach to Scope of Work

3.2.3 | Project Understanding + Approach to Scope or Work



Statement of Project Understanding

DLR Group understands historic theaters as well as trends and technologies impacting existing facilities. Our team understands the vintage and constitution of this building as well as efficient approaches to seismic upgrades. We understand how to gather and analyze market information. And we understand how to overlay the market research upon existing facilities in order to help clients make capital and utilization decisions. Therefore, we have the capabilities and experience to best service the City of Hermosa Beach.

We envision this study as a three-month investigation, commencing in mid-September and finishing by mid-December. Please see the included graphic schedule which exhibits the cadence of on-site meetings, progress calls, and probable duration of tasks.

The first month will be dedicated to significant investigation, research, and ideation. Our integrated team of architects, engineers, and theatrical specialists will investigate and assess the existing facility, building

systems, and performance systems. Concurrently, Christina Kruse and other team members will begin the community and stakeholder engagement process, gathering information about the use and needs. Again, all background data will be available to the City study team for review. This first month will culminate with the review of initial observations and market analysis, as well as initial planning approaches for the major renovation and conservative renovation options, as informed by the various assessments.

The second month of the study will be focused upon developing and refining the two options as stipulated in the Request for Proposals. Content created during this month will include drawings, diagrams, initial renderings, and design narratives.

The third month will involve cost estimating and the preparation and refining of the final report in formats as desired by the City. Our cost estimating partners will focus on the hard construction costs. Our internal theatrical specialists will provide cost estimates and options for stage drapery, stage rigging, stage lighting, dimming equipment, audio-visual equipment, and seating, in addition to any other considered theatrical technology. During this last month of the study, the final report will be created. While all the study materials will always be available via the team drop box, official drafts will be shared with the team to for comment and review.

The Final Report will be delivered to the City before Christmas in formats as desired.



Proposed Team Organizational Chart



**LEADERSHIP
+ DESIGN**

PAUL SIEMBORSKI, AIA
Principal in Charge / Project
Manager / Lead Designer

MIKE RUDOLPH, AIA
Project Architect

SPECIALTIES

CHRISTINA KRUISE
Business Planning + Fundraising
Specialist

MATT JENNINGS, AIA
Historic Preservation Architect

KASCEY HASLANGER
Theater + Specialized
Technology Designer

**IN-HOUSE
ENGINEERING**

DUANE PALIN, PE
Lead Mechanical Engineer

RADAMES COCCO,
PE, LEED AP
Lead Electrical Engineer

NASIR NAVIDPOUR, PE, SE
Lead Structural Engineer

CONSULTANTS

**O'CONNOR
CONSTRUCTION
MANAGEMENT (OCMI)**
Cost Estimator
John Mauk, LCPE, CCP, LEED AP

Approach to Work Program



Please note the following narrative approach to the study process, describing each formal engagement between the Study Team and the City of Hermosa Beach. We have broadly outlined each major on-campus meeting and interim progress call, recommending materials prepared for each meeting, goals of each meeting, and recommend participants.

We do not see the need to add options tasks in order to address all scopes of work.

A final community engagement plan will be determined in consultation with the client. At minimum, it would include 1-on-1 interviews with current facility users and stakeholders and share back sessions to update them on project status. Other community engagement efforts could include focus groups, town hall meetings, surveying, and the like.

Week of 16 September 2019: Existing Conditions Documentation (1 Day)

DLR Group architects, engineers, and specialists will complete an information gathering and existing conditions survey in order to have accurate documents for the first meetings with the City and stakeholders.

Participants:

- DLR Group
- City representatives as required for access and questions

Week of 16 September 2019: Meeting #1 @ Hermosa Beach (1 Day)

Project Kick-off + Community/Stakeholder Engagement

Materials prepared by DLR Group for meeting:

- Existing condition drawings
- Stakeholder survey (this will be issued to stakeholders as designated by the City ten days prior to engagement for their review and consideration)

Goal of Meeting:

- City and Study Teams understand project protocols, points of contact, lines of communication, project organization
- Study Team understands existing conditions
- Study Team understand challenges and obstacles presented by current facility
- Study team understand goals and program desires of the City and the stakeholders
- Study team understands the greater area market demands and utilization of the existing facility
- Establish table of contents + framework for final report

Meeting Participants:

- DLR Group
- City of Hermosa Beach Study Executive Committee
- Stakeholders designated by City of Hermosa Beach

Week of 30 September 2019: Progress Call via Zoom (1 hour)

Materials prepared by DLR Group for meeting for review:

- Initial Assessments of building, building systems, and performance systems
- Initial Assessments of market demand and utilization

Meeting Participants:

- DLR Group
- City of Hermosa Beach Study Executive Committee

Week of 14 October 2019: Meeting #2 @ Hermosa Beach (1 Day)

Review Observations, Assessments and Review Initial Planning Approaches

Materials prepared by DLR Group for meeting:

- Assessments of building, building systems, and performance systems
- Assessments of market demand and utilization
- Review of community engagement
- Initial planning approaches for a major renovation option and conservative renovation option

Goal of Meeting:

- City and Study Team agree to planning approaches to develop further

Meeting Participants:

- DLR Group
- City of Hermosa Beach Study Executive Committee
- Stakeholders designated by the City of Hermosa Beach

Week of 28 October 2019: Progress Call via Zoom (1 hour)

Materials prepared by DLR Group for meeting for review:

- Draft Option 1 Approach (Drawings + Narratives)
- Draft Option 2 Approach (Drawings + Narratives)

Meeting Participants:

- DLR Group
- City of Hermosa Beach Study Executive Committee

Week of 11 November 2019: Meeting #3 @ Hermosa Beach (1/2 Day)

Review of refined approaches

Materials prepared by DLR Group for meeting:

- Option 1 Approach (Drawings + Narratives)
- Option 2 Approach (Drawings + Narratives)

Goal of Meeting:

- City and Study Team agree on approaches and alternates to estimate

Meeting Participants:

- DLR Group
- City of Hermosa Beach Study Executive Committee
- Stakeholders designated by City of Hermosa Beach

Week of 25 November 2019: Progress Call via Zoom (1 hour)

Materials prepared by DLR Group for meeting for review:

- Cost Estimates

Meeting Participants:

- DLR Group
- City of Hermosa Beach Study Executive Committee

Week of 9 December 2019: Meeting #4 @ Hermosa Beach

95% Review

Materials prepared by DLR Group for meeting:

- Final Cost Estimates
- 95% Report

Goal of Meeting:

- City gives final approval to finish report

Meeting Participants:

- DLR Group
- City of Hermosa Beach Study Executive Committee
- Stakeholders designated by City of Hermosa Beach

Additional Meetings @ Hermosa Beach or conferencing calls as required to support the City



Summary of Deliverables

We work collaboratively with our clients to establish the final deliverables. You will know what types of images, data, and narratives will resonate with your stakeholder and satisfy the needs of the City. However, based on our understanding of the study and our extensive experience, we propose the following table of contents for a final report.

Section 1	Executive Summary + Project Team
Section 2	Use + Market Study Analysis + Recommendations
Section 3	Existing Conditions Drawings + Narratives + Images, including seismic analysis
Section 4	Option 1: Major Renovation Approach + Drawings + Design Narratives
Section 5	Option 2: Conservative Renovation Approach + Drawings + Design Narratives
Section 6	Cost Estimates for both Options
Appendix 1	Presentation Archive
Appendix 2	Meeting Notes
Appendix 3	Miscellaneous Back-up Data

We will build the report throughout the project. We will start with a framework template and insert and revise content as we progress through the study. We recommend establishing a drop box where the study team and the City can have access to the latest version of the draft report and any other supporting information.

Please note that we will provide the final report in formats as required by the city, in hard copy and digital formats, as necessary.

Roles + Responsibilities for City Staff

With our study team, we will complete each task, as stipulated in the Request for Proposal. We do not anticipate the City needing to perform additional tasks or functions beyond the seven task listed in 2.5.

3.2.4

Project Management Plan



3.2.4 | Project Management Plan

DLR Group Proposed Schedule

Task	Description	Pre-Study Research-Coordination	Week of September 16 Meeting 1 @ Hermosa Kick-Off	Week of September 23	Week of September 30 Progress Call	Week of October 7	Week of October 14 Meeting 2 @ Hermosa Initial Thoughts	Week of October 21	Week of October 28 Progress Call	Week of November 4	Week of November 11 Meeting 3 @ Hermosa Refined Thoughts	Week of November 18	Week of November 25 Progress Call - Costs	Week of December 2	Week of December 9 Meeting 4 @ Hermosa 95% Presentation	Week of December 16 Final Submission
1.a.1	Establish the parameter of the RFP and obtain a clear understanding of its goals and objectives															
1.a.2	Review earlier reports; existing drawings and facility specs; and other facility related information specific to the Community Theater															
1.a.3	Review the current facility calendar that includes the various types of performances the City currently accommodates															
1.a.4	Understand current rental processes; policies and procedures; and any existing partnerships or relationships with users															
1.a.5	Understand the relationship between the Community Theatre and its attachment to the Community Center and how that affects Community Theater bookings															
1.a.6	Understand limitations and restrictions of the facility including deed restrictions and historically significant designation															
1.b	Meet with current facility users to understand their needs, difficulties and facility improvement recommendations															
1.c	Review the current infrastructure of the facility including analysis of audience comfort; accessibility; acoustic properties; theater equipment; and patron and performer amenities															
2.a.1	Analyze current inventory of equipment including their condition, useful life expectancy, and usage practices to determine what should be updated or replaced for future programming: Stage drapery															
2.a.2	Analyze current inventory of equipment including their condition, useful life expectancy, and usage practices to determine what should be updated or replaced for future programming: Stage rigging															
2.a.3	Analyze current inventory of equipment including their condition, useful life expectancy, and usage practices to determine what should be updated or replaced for future programming: Stage lighting															
2.a.4	Analyze current inventory of equipment including their condition, useful life expectancy, and usage practices to determine what should be updated or replaced for future programming: Dimming															
2.a.5	Analyze current inventory of equipment including their condition, useful life expectancy, and usage practices to determine what should be updated or replaced for future programming: Audio/Visual															
2.a.6	Analyze current inventory of equipment including their condition, useful life expectancy, and usage practices to determine what should be updated or replaced for future programming: Seating															
3.a	Provide an existing facility assessment of the architectural (including ADA), structural, mechanical, electrical, acoustical, and audio-visual component															
3.b.1	Create concept + cost for a major renovation of the facility that would transform it into a regional performing arts center															
3.b.2	Create concept + costs for a conservative renovation maintaining the community-focus of the facility															
3.b.3	Provide visualization of both scenarios including new structural drawings															
4.a	Market Analysis: An analysis of market trends for similar theaters in the surrounding area															
4.b	Market Analysis: Recommendations for program, equipment or infrastructure improvements based on market trends															
5	Community Engagement: Meeting with current users of the Community Theater to understand their needs, difficulties, and facility improvement recommendations															
	Development of Final Report															
	Final Submission															

Communications Approach

DLR Group has assembled a talented team of architects, engineers, and specialists who will deliver a concise and clear study for the City. In order to keep the communications also concise and clear, we recommend that **Mike Rudolph of our team be the day-to-day contact** for the study. Mike has significant experience working on theaters for municipalities and projects with multiple stakeholders. His organized and methodical approach to study management will serve the City of Hermosa Beach well.

We recommend the City establish a select executive committee for the study. This group will shepherd the study and represent the City and the stakeholders, as well as make timely and informed decisions to allow the project to maintain momentum. **We also recommend that this executive group appoint a City point of contact to engage with Mike Rudolph on the day-to-day basis.**

Aside from probable day-to-day contact, we recommend a regular cadence of on-site meetings in Hermosa Beach. These **major on-site meetings will occur every four weeks**, commencing in mid-September and concluding in mid-December. In addition to these major on-site meetings, we also recommend **progress web-based calls in between each major on-site meeting**. These meetings allow the study team to review progress with the City and garner feedback, as well as preview materials and agendas for the following meeting. DLR Group utilizes Zoom for our video calls, providing the study team and the City with a reliable and stable conferencing system.

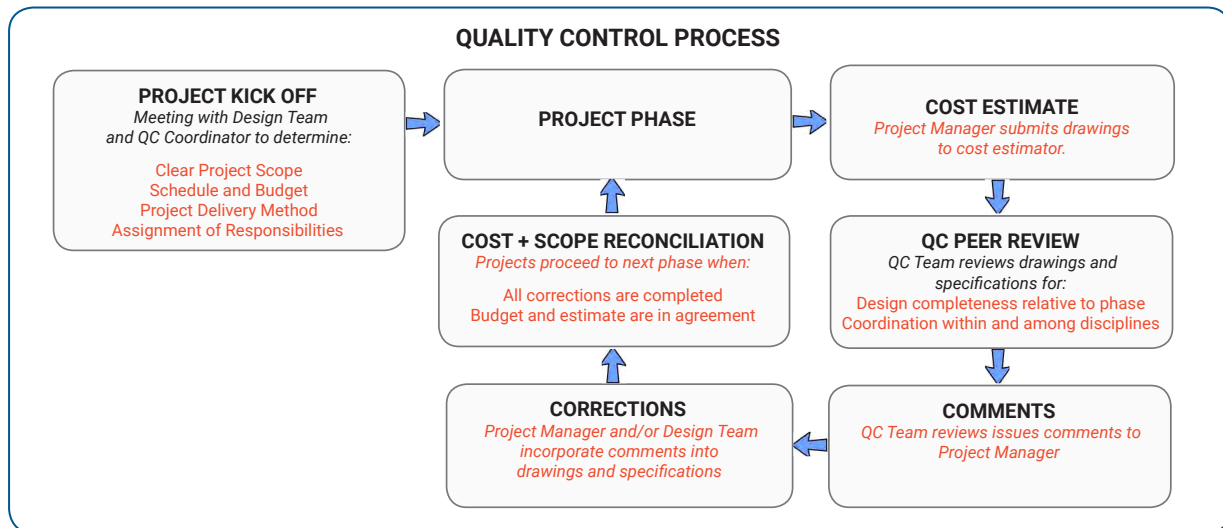
Please note the meetings and calls recommended across the top of the graphic schedule included with this proposal.

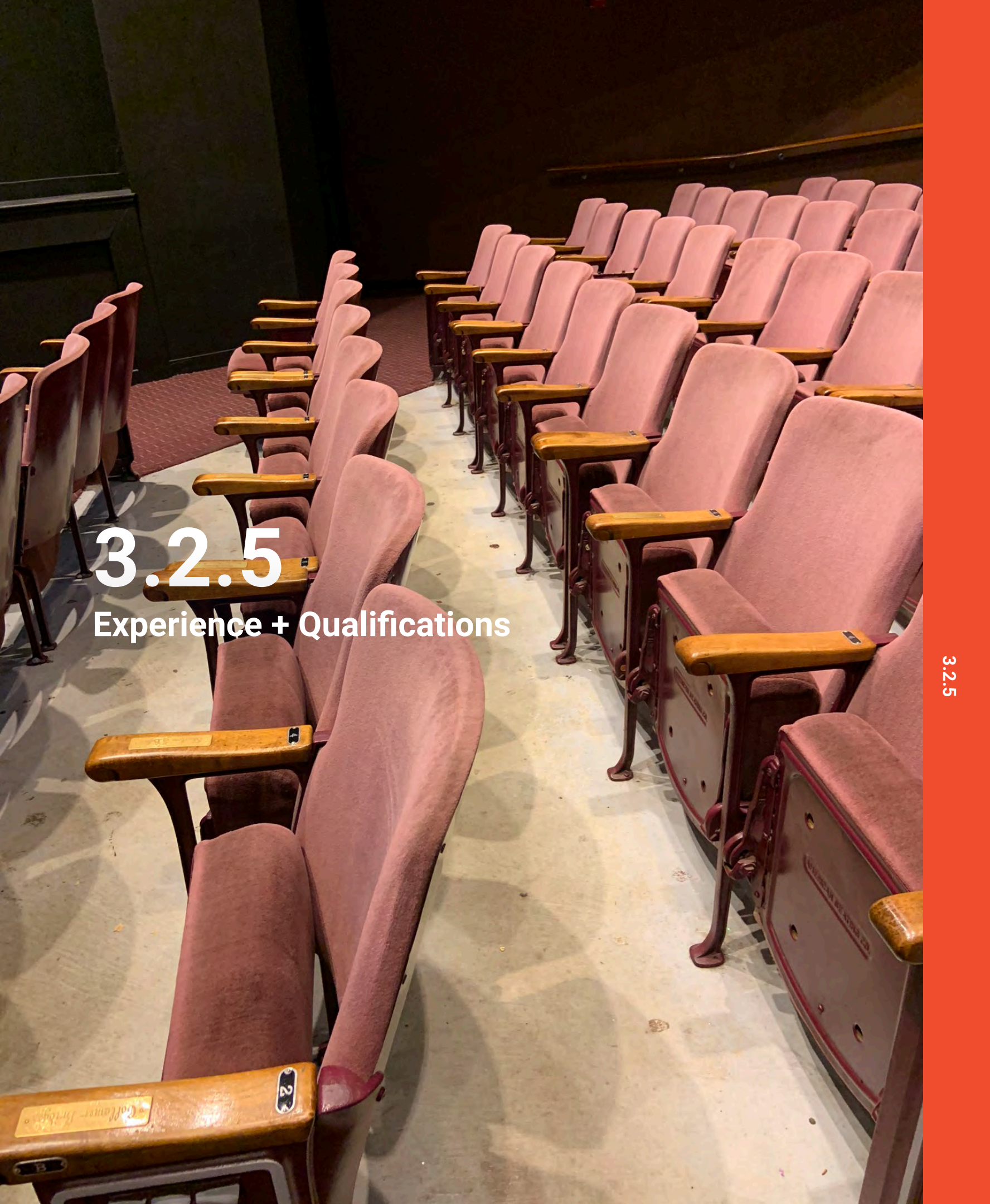
Quality Assurance/Quality Control Approach

The quality processes implemented by DLR Group are in place to manage uncertainty and to ensure the production and delivery of quality Documents. We believe in both Quality Assurance and Quality Control (QA/QC).

Quality Assurance is planned and systematic activities implemented in a system so that quality requirements are fulfilled. **Quality Control** is the observation and application of techniques and activities to fulfill requirements for quality.

Our QA/QC process is an on-going systematic approach conducted by the projects teams and 3rd party reviewers during each project phase. Utilizing a set of proprietary checklists, the QA/QC reviewer's goal is to minimize document deficiencies and maximize coordination between disciplines. We do this by evaluating design functionality, looking at technical conformance, reviewing detail constructability, and reviewing consultant coordination.





3.2.5

Experience + Qualifications

3.2.5 | Experience + Qualifications



Summary of Relevant Projects

Ranked #1 for Cultural Design in 2019 by *BD World Architecture*, DLR Group provides you with more than five decades of experience planning, programming, and designing performing arts centers for communities like the City of Hermosa Beach. As a firm, we are committed to projects in the public interest. We understand that behind each performance or event is the interwoven backdrop of complex issues and an arduous process—a process involving collaboration, investment, and creativity.

Included in our submission are a number of projects addressing the needs of this project and reflecting our expertise:

- Working with city municipalities and other stakeholders
 - Seating capacities of approximately 500 seats
 - Existing early 20th century structures
 - ADA upgrades
 - Theatrical systems
 - Seismic structural experience, including California
 - Experience with proposed sub-consultants
- Understanding of community theater needs
 - Experience providing pre-design studies, including needs assessments

Columbia Theatre Paducah, KY | Paducah Renaissance Alliance

Converting a historic theater to a three-screen cinema venue



The City of Paducah retained DLR Group to study the needs and feasibility of returning the unique 1926 Adamesque and Skouras-style Columbia Theatre to operation after being shuttered since 1987. The adaptive reuse concept is driven by the programmatic decision to focus on film rather than live theater as the primary use for the Columbia Theatre. Understanding that the need for live theater is being more than adequately met at other venues in the area, it was determined that the Columbia would focus on the under-served portions of entertainment in the area, including movies, comedy, music, various lecture series and special events. DLR Group's programmatic approach reflects the mechanical, electrical, structural, and theatrical responses to those programmatic needs. The major proposed intervention is a conversion from a two-screen to a three-screen venue with a "twinned" balcony. The addition of a third screen to the upper balcony will provide the flexibility needed to compete in the current movie marketplace. Multiple planning options were presented to accomplish those goals. The final program set a path for the theater's future primary tenant, Maiden Alley Cinema, to occupy and manage the space.

DLR Group examined the existing conditions of the theater, interviewed stakeholders and end users, and

provided concepts for the renovation of the building. The project will conform to the *Secretary of the Interior's Standards for Rehabilitation* with the goal of receiving federal and state Historic Rehabilitation Tax Credits as well as New Market Tax Credits and a variety of state and federal grants.

Relevance to the City of Hermosa Beach

- **Needs assessment/feasibility study of early 20th century theater**
- **Repurposing of facility to meet under-served local/regional entertainment areas**
- **Upgrade to MEP and Technology systems**
- **Design considers seismic issues**
- **Stakeholder engagement**
- **Historic and new market tax credits**

Completion date: 12.2013 (Study); 07.2017 (Design Development)

Construction cost: \$7,350,000 estimate

Size: 17,300 SF

DLR Group provided architecture, MEP and structural engineering, theater technical and audiovisual design services.

Miramar Theatre + Bowling Alley San Clemente, CA | Owner: City of San Clemente

Historic Structures Report



Existing

Located in San Clemente, California just off the Pacific Coastal Highway within a historic district overlooking the ocean, the Miramar Theatre opened as the San Clemente Theatre in 1938. Constructed in Spanish Colonial Revival style, the building features a distinctive 44-foot square entry tower. The Miramar Theatre is included in the City's Designated Historic Structures List and is eligible for listing in the National Register of Historic Places. The San Clemente Bowling Center occupies the western portion of the Miramar Theatre site. Constructed in 1946 and also built in the Spanish Colonial Revival style, the building has stood vacant since 1992. The Miramar Theatre and Bowling Alley Historic Structures Report examines both of these significant historic buildings that have begun to deteriorate from decades of neglect.

DLR Group was retained by the City of San Clemente in 2012 to survey the current condition of the structures and make recommendations for their rehabilitation and potential adaptive reuse of the buildings. The project is an important first step in laying the ground work for creating a cultural & community amenity in a unique southern California town that has been long known for its strong surfing culture.

Relevance to the City of Hermosa Beach

- **Study options for potential adaptive reuse**
- **Early 20th century structure**
- **Located in California**
- **Design considers seismic issues**
- **Fundraising support**

Completion date: 12.2012 (Study)
Construction cost: N/A

DLR Group provided architecture, historic preservation, and planning services.

Paramount and State Theatres Austin, TX | Owner: Austin Theatre Alliance

Renovation of two adjacent historic theaters at the heart of downtown Austin.



Set in Austin's downtown center, the Paramount and the State Theaters sit side-by-side offering a wide range of plays, concerts, and films. The Paramount Theatre, which opened in 1915, is a renovated historic vaudeville house and the grande dame of the city's theater and music scene. The 1930s-era State Theater is a stout but largely forgotten depression-era movie house that had been haphazardly renovated to allow some live performances. Responding to the need to improve and connect these two historic theaters, DLR Group's design for the Paramount surgically restores an already beautiful space, enhancing audience comfort and handicapped access; while design for the State re-imagines the theater as an equal partner and contemporary counterpoint to the Paramount. The State features an industrial aesthetic unified by a highly articulated and adaptable shell that provides a framework for technologically innovative branding and display.

Renovation of the 20,000 SF, 450-seat State Theatre completely guts and rebuilds the interior – from lobbies and bars, restrooms, and the auditorium, while maintaining the restored exterior façade/shell. The project includes all new seating in retractable sections and movable stage platforms to maximize flexibility in performances; updated technical aspects – control, rigging, and lighting; new infrastructure to host television

production; and appurtenant stage spaces – changing rooms, green room and production offices – as well as classrooms for the theater's education program.

Relevance to the City of Hermosa Beach

- **Renovation of early 20th century theaters**
- **450-seat State Theatre**
- **Flexible seating/stage platforms to accommodate a variety of performance options**
- **Upgrade to MEP and Theatrical/Technology systems**
- **New infrastructure to support back-of-house spaces**
- **Addresses accessibility issues**
- **Focus on Structural**

Completion date: 2019 (targeted)
Construction cost: \$15 million (estimated)
Size: 36,000 SF (Paramount) 20,000 SF (State)

DLR Group provided architecture, MEP and structural engineering, theatrical, audiovisual, and acoustical design services.

Fox Fullerton Theatre Fullerton, CA | Owner: City of Fullerton and Fullerton Historic Theatre Foundation

Master plan/renovation of historic early 20th century theater



Historic Photo



The Fox Fullerton project involves a complex of three buildings in downtown Fullerton, California. The historic Fox Fullerton Theatre was completed in 1925 as a vaudeville and silent movie house by prominent local businessman C. Stanley Chapman. Originally designed by Raymond M. Kennedy of Meyer and Holler, the Italian Renaissance-inspired Fox was the show place of Orange County. After a 62 year run, the Fox Fullerton closed and was abandoned in 1987. It then became a city landmark in 1990, survived a drive to demolish it in the late 1990's and was listed on the National Register of Historic Places in 2006.

DLR Group was first engaged by the Fullerton Historic Theatre Foundation in 2005 to develop a master plan to restore the entire complex to its original splendor and to design an addition for the Theatre to help bring it up to today's performance venue standards. Funding obstacles slowed the restoration process, but with the help of the City of Fullerton's Redevelopment Agency, the project has now been funded to allow seismic upgrades throughout all three buildings, exterior restoration of all three buildings and the restoration of the Tea Room and Firestone Building so they can be put back into service as leasable spaces to generate revenue so the theatre restoration can proceed in the future.

Relevance to the City of Hermosa Beach

- Master plan/renovation of early 20th century theater
- Located in California
- Design considers seismic issues

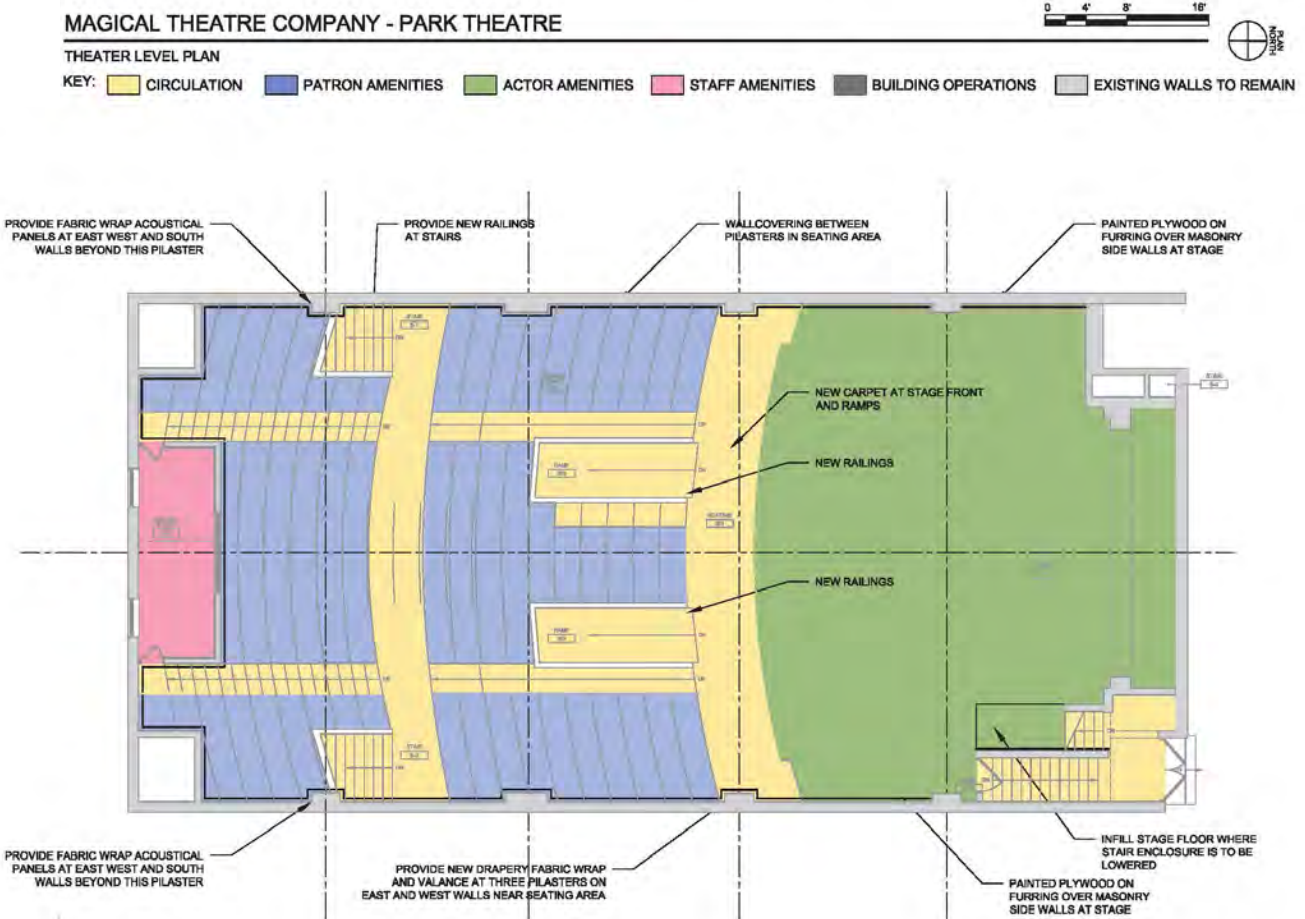
Completion date: 2012
Construction cost: \$6 million
Size: 33,064 SF

DLR Group provided architecture, historic preservation, and MEP engineering services.

Magical Theatre Company

Barberton, OH | Magical Theatre Company

Renovation of the historic 1919 Park Theater



The Magical Theatre Company is a not-for-profit, professional resident and touring company for young audiences providing educational and entertainment programming to Northeast Ohio since its founding in 1972. The Company's takes residence in the historic, 1919 Park Theatre.

DLR Group's renovation of the Park Theatre refreshes the theater to enhance the patron and performer experience. The project included updating the lobby, dressing rooms, and green room; new ADA-compliant restrooms, seats, carpet, wall coverings, and ceiling panels; installation of a catwalk, movable line sets above the stage, and laundry facilities; and upgrades to electric and plumbing systems, theater rigging, and lighting.

Relevance to the City of Hermosa Beach

- Renovation of early 20th century theater
- 500-seat theater
- Children's programming
- Refresh of interior finishes
- Upgrade to MEP and Theatrical/Technology systems
- No fly space
- Update of lobby and support spaces
- Addresses ADA accessibility issues

Completion date: 2015
Construction cost: \$2 million

DLR Group provided architecture, historic preservation, MEP engineering, and theater technical services.

Sacramento Community Center Theater

Sacramento, CA | City of Sacramento

New image, increased accessibility, superior performance systems transform this 1970s venue



Opened in 1974 and without a major renovation since, the Sacramento Community Center Theater is a professional performing arts center has aging infrastructure and needs a comprehensive modernization to meet the escalating requirements of contemporary performance. DLR Group's design opens the building to the surrounding urban fabric and brings Sacramento's rich culture of trees into the building. Contrasting with the opaque concrete of the exterior, a material palette of transparency and lightness creates a welcoming presence at the pedestrian level. Two new lobbies flank the building, with a formal, light-filled glass lobby at the south and a covered outdoor room to the north. A lacy scrim providing dappled light reminiscent of the light through a tree canopy surrounds the formal lobby and extends to the north as a canopy. Major renovations to the audience chamber transform an acoustically poor and visually confusing interior into an acoustically superior performance space.

The project scope called for improvements throughout the entire existing 98,000 SF building and the addition of 25,000 SF of needed program in the heart of Sacramento's downtown core. The work includes a complete exterior renovation; new mechanical, plumbing, electrical, and theatrical systems; and substantial updates to the interior finishes throughout the building. Providing an accessible venue to all patrons and performers is the primary goal of

the project, which entails significant modification to the external and internal circulation. The primary accessibility effort is the removal of the entire audience chamber floor and the provision of new seating and aisle ways throughout. The existing theater's acoustics represents a compromise to accommodate a wide range of performances; an electro-acoustic enhancement system will provide a tunable and acoustically superior audience chamber to meet all the needs of the resident companies.

Relevance to the City of Hermosa Beach

- **Renovation of existing theater**
- **Located in California**
- **Updates to interior finishes**
- **Upgrade to MEP and Theatrical/Technology systems**
- **Design considers seismic issues**
- **Update/addition of lobbies and support spaces**
- **Addresses ADA accessibility issues**

Completion: In Design - 06.2021 completion expected

Construction cost: \$59,740,000 (estimated)

Size: 126,309 SF (total); 55,659 SF (renovation); 27,961 SF (new)

Green building standard: LEED Silver equivalency

DLR Group is providing architecture, interiors, graphic design, mechanical, electrical, plumbing, theatrical, acoustics, audiovisual, lighting and low voltage design.

Balboa Theatre San Diego, CA | Owner: Civic San Diego (formerly CCDC)

Complex, multi-year restoration revives a long-dark Vaudeville house



Spotlights again illuminate the long-dark Balboa Theatre bordering the Gaslamp Quarter Historic District of San Diego, California. An 18-year effort returned the vaudeville-era theater and movie house to its original 1924 splendor while transforming it into a modern performing arts center. Listed on the National Register of Historic Places, the 1,339-seat venue is the most architecturally significant and ornate of San Diego’s surviving theaters. DLR Group’s design restores a piece of San Diego’s history and adapts the space to accommodate diverse performance programs—from music, theater, and dance to community, corporate, and convention gatherings. Completed in several phases, the project encompassed the restoration of the exterior rotunda, lobbies, and the entire audience chamber and balcony. New mechanical, electrical, and performance systems such as rigging, lighting, and audio were installed. An orchestra pit lift, orchestra side shell panels, and full variable acoustics were added. The lobby, box office, loading area, and public amenities were improved and expanded. In the audience chamber and balcony, new seating was provided, the decorative ceiling and walls were restored, and the Grand Drape was re-created. The structure was reinforced for seismic stability and the blade sign and marquee were recreated.

Relevance to the City of Hermosa Beach

- **Renovation of existing early 20th century theater**
- **Located in California**
- **Upgrade to MEP and Theatrical/Technology systems**
- **Design considers seismic issues**
- **O’Connor Construction Management provided cost estimating for the project**

Completion date: 01.2008

Construction cost: \$18,238,423

Size: 44,350 SF

DLR Group provided integrated architecture, interior design, MEP engineering, theater technical, and lighting design services for this project.

Allen Theatre Complex

Cleveland, OH | Playhouse Square, Cleveland Play House, Cleveland State Univ.

Three new venues in renovation and infill new construction within historic theater district



The Tony Award-winning Cleveland Play House, the nation's first professional regional theater, and Cleveland State University were both in need of new theater facilities. At the same time, the historic Allen Theatre, originally built in 1921 as a 3,080-seat movie palace, was only marginally used. DLR Group's transformative renovation/adaptive reuse and expansion of the Allen Theatre provides a new home for both the Cleveland Play House and Cleveland State University's Theatre Department. The project supports modern professional and academic theater programs, while maintaining the theater's historic features; and generates long-term economic benefits for the organizations, as well as for a central, urban district. The transformation created three new theaters within the 81,000 SF existing historic theater and a 44,000 SF addition. An intimate and contemporary 512-seat Main Stage proscenium theater with enhanced acoustical elements was designed within the volume of the existing Allen Theatre. The project also included an addition inserted between the Allen Theatre and the Ohio Theatre housing the 300-seat Outcalt Second Stage, a transformational space capable of in-the-round, three-quarter thrust, runway, or endstage configurations; and the 150-seat Helen Rosenfeld Lewis Bialosky Lab Theatre, a traditional black box.

Relevance to the City of Hermosa Beach

- Renovation of early 20th century theater
- Transformed to 512-seat theater main stage theater
- Refresh of interiors
- Upgrade to MEP and Theatrical/Technology systems
- Update of lobby and support spaces
- Addresses ADA accessibility issues

Completion date: 01.2012 | ongoing projects

Construction cost: \$26,400,000

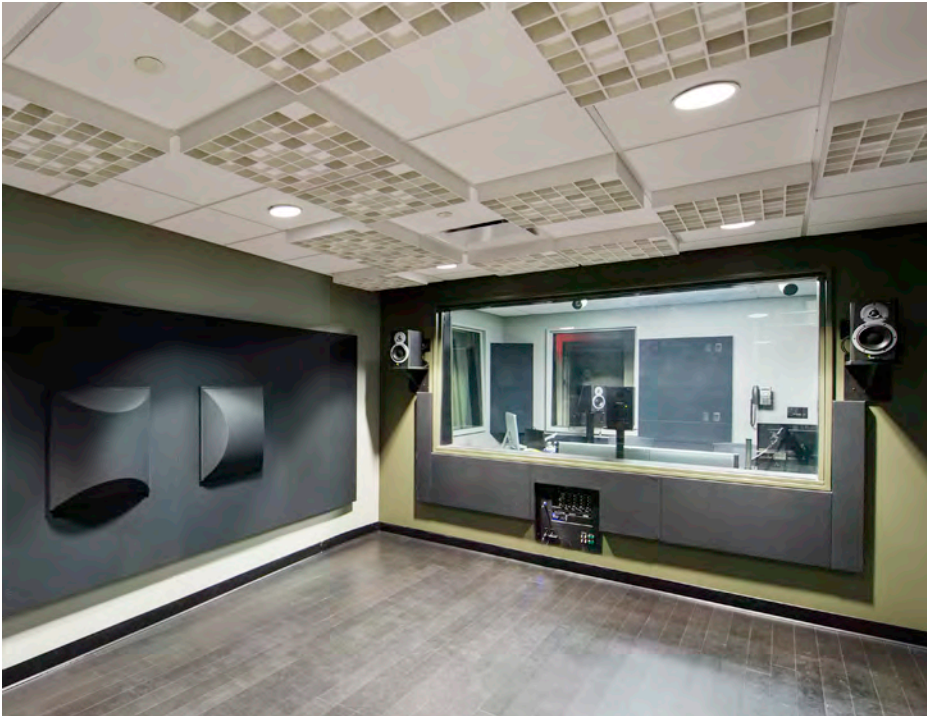
Size: 81,500 SF renovation; 44,000 SF addition

Green building standard: LEED NC certification pending

DLR Group provided master planning, architecture, interior design, MEP and structural engineering, LEED/sustainable design, theater technical, historic preservation, audiovisual, lighting design, and IT/Telecommunications design services.

Apollo Theatre / Cinema Studies Dept. Oberlin, OH | Owner: Oberlin College

State-of-the art digital cinema projection and production facilities within historic theater



Originally built in 1913 as an 840-seat, single-screen movie house, the Apollo Theatre is listed on the National Register of Historic Places as part of the Oberlin Historic Downtown District. Oberlin College purchased the property in an effort to keep the historic venue alive as a first-run movie house, while providing new space for the College's Cinema Studies Program and for community events and performances. DLR Group's design preserves the local landmark's architectural uniqueness, while providing contemporary function and amenities. Honoring the venue's status as one of the oldest existing cinemas to consistently maintain original function, the project restores and reconstructs historic details throughout.

The multi-phased renovation encompassed 20,547 SF. Phase 1 focused on meeting building code and ADA requirements, adding digital projection and sound, and expanding the lobby (reducing auditorium seating to 500). Phase 2 added a multi-media center for the College's Cinema Studies Program, including a new suite of classrooms, labs, and offices. The suite comprises: a post production lab, multi-purpose studio, video editing room, flatwork animation room, two recording isolation booths, a sound booth, and new projection rooms for both the existing main auditorium and a new smaller, 60-seat film screening room located in former retail space on the first

floor. The historic main auditorium was also upgraded with new seating and finishes, 35 mm film and 3-D cinema projection, and THX 5.2 surround sound capabilities. Audiovisual signal can be transmitted across the campus single-mode fiber system to other performance venues. Utilizing Preservation Tax Incentives and New Market Credits, the renovation was subject to review and approval of the Ohio Preservation Office and the National Park Service. The project targeted LEED Silver certification.

Relevance to the City of Hermosa Beach

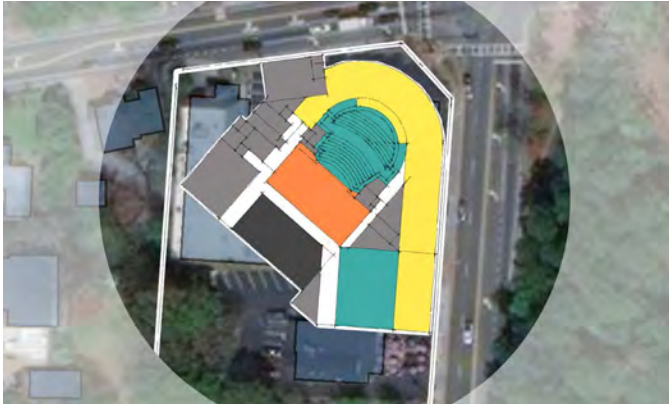
- **Renovation of early 20th century theater**
- **500-seat theater**
- **Upgrade to MEP and Theatrical/Technology systems**
- **Update of lobby and support spaces**
- **Addresses ADA accessibility issues**
- **Tax incentives**

Completion date: 10.2009 (Phase 1); 09.2012 (Phase 2)
Construction cost: \$945,000 (Phase 1); \$4,651,713 (Phase 2)
Size: 20,547 SF

DLR Group provided architecture, interior design, MEP and structural engineering, audiovisual, acoustics, security, information transport/telecommunications, historic tax credit documentation, and LEED coordination services.

References

80 percent of DLR Group's work comes from repeat clients, attesting to our commitment to design excellence and client service.



Rochelle Mucha

Chair and Founder

Roswell Arts Fund

rochellemucha@att.net | 770.367.1779

Roswell Performing Arts Center Study

Working with the City, the Arts Fund, a market analyst, and a range of stakeholders and business leaders, DLR Group created a written program of usage that captures the requirements for a new cultural performance venue.



Kevin Moore

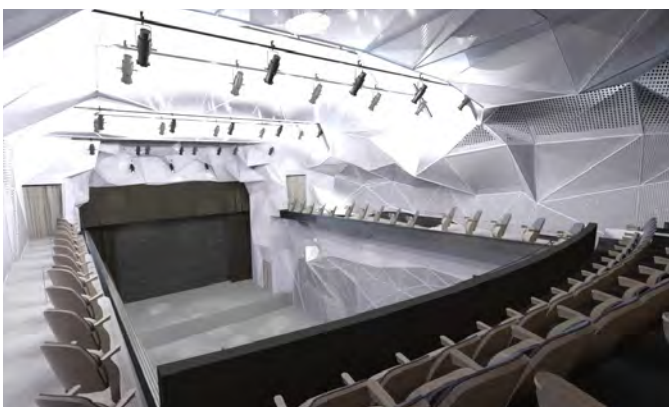
Managing Director

Cleveland Play House

kmoore@clevelandplayhouse.com | 216.795.7000 x213

Ongoing projects at Allen Theatre Complex

DLR Group has worked with Cleveland Play House continuously on projects at Allen Theatre Complex beginning the Theatre's original renovation/adaptive reuse (81,000 SF) and expansion (44,000 SF) of a historic theater creating a 512-seat proscenium main stage theater, a 300-seat transformational space, and a 150-seat black box.



Jim Ritts

CEO/Executive Director

Austin Theatre Alliance

jritts@austintheatre.org | 512.692.0522

Paramount and State Theatres

Renovation of two adjacent historic theaters: the 1915, 36,000 SF, 1,200-seat Paramount Theatre and the 1930s-era, 20,000 SF, 450-seat State Theatre.

Assignment of Key Personnel

Key personnel identified in this proposal will remain with the project during the term of the agreement.

DLR Group is a full-service architectural, engineering, and technology design firm. Our firm regularly manages the design and implementation of cultural and performing arts projects ranging from < \$1,000,000 to more than \$75,000,000 in construction costs. Our firm has recently completed several large cultural and performing arts projects, including Tampa Theatre Renovation and University of Nevada Reno Fine Arts Complex, leaving out team with excellent capacity to services this contract.

Key Personnel	Role	Availability (as percentage)
DLR Group		
Paul Siemborski, AIA	Principal in Charge/Lead Designer/Project Manager	20%
Mike Rudolph, AIA	Project Architect	50%
Christina Kruse	Business Planning + Fundraising Specialist	50%
Matt Jennings, AIA	Historic Preservation Architect	15%
Kasey Haslanger	Theater + Specialized Technology Designer	15%
Duane Palin, PE	Lead Mechanical Engineer	15%
Radames Cocco, PE, LEED AP	Lead Electrical Engineer	15%
Nasir Navidpour, PE, SE	Lead Structural Engineer	20%
O'Connor Construction Management		
John Mauk, LCPE, CCP, LEED AP	Cost Estimator	10%

Paul Siemborski

AIA, Principal, DLR Group

Principal in Charge / Project Manager / Lead Designer



About Paul

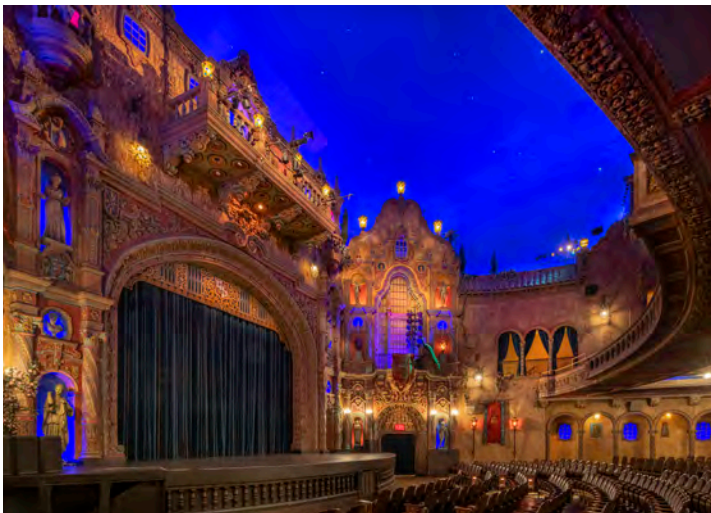
Paul is an experienced designer with more than 30 years of experience delivering successful designs for over 100 theaters from large-scale, multi-phased projects to small-scale restorations. He plays a vital role in building and maintaining relationships, assessing client needs, and planning and design and is strongly committed to serving clients by listening to their needs and by understanding their aspirations.

Paul has successfully led teams of design professionals and consultants from project inception to project completion. He works closely with project leadership and key stakeholders to determine project goals, budget, design intent, and relevant long-term impact of the facility. He is versed in organizing and leading consultants strategic to the project goals, including financial and market analysts.

38+ years experience in successful delivery of performing arts projects

50+ historic theater projects and counting

Passionate Advocate for saving America's historic theaters



“I’ve witnessed how a well-designed project can bring people together in new ways and can revitalize the local economy.”

Select Project Experience

- Miramar Theatre Feasibility Report + Historic Structures Report; San Clemente, CA
- Paramount and State Theatres; Austin, TX
- Columbia Theatre Feasibility Study; Paducah, KY
- Roswell Performing Arts Center Study; Roswell, GA
- Colonial Fox Theatre; Pittsburg, KS
- Coronado Theatre; Rockford, IL
- Karamu House Theatre Renovation; Cleveland, OH
- Paramount and State Theatres; Austin, TX
- Playhouse Square; Cleveland, OH
- Idea Center™ (LEED CI Silver)
- Roxian Theatre; McKees Rocks, PA
- Tampa Theatre; Tampa, FL
- Tennessee Theatre; Knoxville, TN
- Broadway Theatre District Master Plan; Los Angeles, CA
- Los Angeles Theatre; Los Angeles, CA
- Saban Theatre; Beverly Hills, CA

Professional Highlights

Education

M.Arch, The University of Texas at Arlington
B.S. in Architecture, The Ohio State University

Registration & Licensing

Registered Architect in OH, AZ, KY, MI, NC, NY, NCARB

Professional Affiliations

Cleveland Play House, Board Member
League of Historic American Theatres, Former Board Member

Michael Rudolph

AIA, Senior Associate, DLR Group

Project Architect



About Michael

Michael Rudolph has experience leading projects throughout all phases of design and project development from design development to contract documents and code review, through construction administration. His experience spans a variety of project types and sizes. Primarily focused on performing arts, he is also experienced in restaurants, healthcare, office and warehouse improvements. Michael enjoys working in a collaborative environment shaped by shared goals and open dialogue. He believes the practice thrives through the firm's integrated design model where problem solving is approached in a holistic manner across all disciplines.

18+ years experience
with focus on performing and cultural arts.

Collaborative leader
facilitating shared goals and open dialogue.

Deep understanding
of performing and cultural arts design.



“ When we address the true needs of the client, we are able to deliver projects that create a unique sense of place. ”

Select Project Experience

Sacramento Community Center Theater (LEED-NC Silver anticipated); Sacramento, CA

Murphy Arts District; El Dorado, AR

Rialto Theater

McWilliams Art Gallery

Allan Hancock College; Santa Maria, CA

Fine Arts Complex

Biery-Witt Center; Mt. Crested Butte, CO

University of Mary Hardin-Baylor; Belton, TX

Sue & Frank Mayborn Performing Arts Center

University of Nevada - Reno; Reno, NV

University Arts Building

Washburn University; Topeka, KS

Recital Hall, Rehearsal, and Art Gallery Addition

Barbara Antonsen Memorial Park Amphitheater; Sedona, AZ

Custer-Nugent Amphitheater and Festival Area; Columbus, IN

Heard Museum; Phoenix, AZ

Grand Gallery Renovation



Professional Highlights

Education

Bachelor of Architecture, University of Arizona

Registration & Licensing

Registered Architect in AZ

Recognition

Alpha Rho Chi Medal, 2002

Christina Kruiise

DLR Group

Business Planning + Fundraising Specialist



About Christina

Christina has a broad range of feasibility and planning expertise for the development and renovation of arts and cultural facilities and districts. Her extensive background in market analysis, quantitative and qualitative data collection and analysis, small group facilitation, and public engagement enables her to set up clients for success by providing them with sound recommendations.

Working with the integrated design team, Christina provides insight that helps deliver well-conceived projects. Her approach incorporates a commitment to environmental and operational sustainability and stewardship.

12 years of experience in the arts

Extensive **feasibility + planning** expertise

Understands importance of **listening to + engaging** clients + stakeholders



“ Working as part of an integrated design team means taking a holistic approach that exposes the whole picture and gets to the root of the question at hand. ”

Select Project Experience

Renovation Feasibility Study for the Ohio Theatre; Madison, IN*
 Renovation of the Chateau Theatre, Planning; Rochester, MN*
 Renovation of the Center Theatre, Feasibility Study; Monroe, NC*
 Fitchburg Theater Renovation Study; Fitchburg, MA*

Worked with DLR Group

Needs Assessment for the Seminole Theater; Homestead, FL*
 City-Wide Arts + Culture Plan; New Bedford, MA*
 New Downtown Facility Needs Assessment; Westminster, CO*
 National Theatre Market Study; Washington, D.C.*
 Ho-Chunk Heritage Center Feasibility Study; Madison, WI*

Needs assessment for a heritage center for the Ho-Chunk Nation, including research on repatriation, collections storage, and curation.

Goddard Center for the Arts Expansion Feasibility Center; Ardmore, OK*
Assessed potential expansion; recommendations on gallery & art center renovations.

MART125, Media Arts Facilities Feasibility Study; New York, NY*
Comprehensive research on the market, arts and cultural facilities, and organizations in Upper Manhattan, including the Hispanic Society of America.

**experience gained at other firms*

Professional Highlights

Education

Erasmus Mundus Masters in International Performance Research, University of Warwick, U.K./University of the Arts Belgrade, RS; B.A. Urban Studies and Theatre Arts, University of Pittsburgh

Volunteer Experience

Researcher at #Get Organized BK
 Prospect Park Volunteer Corps

Matthew E. Jennings

AIA, Associate, DLR Group



Professional Highlights

Education

M.S.-Environmental Planning, Urban Design emphasis, Arizona State Univ.; B.Arch-Preservation, Iowa State Univ.

Registration & Licensing

Registered Architect: AZ, DC

Historic Preservation Architect

About Matthew

Matt has a special interest in preserving the heritage of our cities and towns. He has worked on a variety of local and national projects where his responsibilities have ranged from archival research to grass roots fundraising to design and project management. As one of the firm's preservation specialists, he is a key member of the preservation and historic tax credit team. His dedication in protecting the integrity of the existing historic fabric provides a valuable asset to any project. Matt is an Architectural Fellow for the National Trust for Historic Preservation, and has performed architectural consulting to the National Trust on a number of projects.

Matt oversees and coordinates all historic preservation issues throughout the design and construction process.

Select Experience

Historic Balboa Theatre Renovation; San Diego, CA
Columbia Theatre Concept Study; Paducah, KY
Miramar Theatre Feasibility Report + Historic Structures Report; San Clemente, CA
Paramount and State Theatres; Austin, TX
Fox Fullerton Theatre; Fullerton, CA
Bob Hope Patriotic Hall (LEED NC Gold); Los Angeles, CA
Murphy Arts District; El Dorado, AK
Million Dollar Theatre Concept Study; Los Angeles, CA

Kascey Haslanger

Senior Associate, DLR Group



Professional Highlights

Education

BFA, Theatre Design & Technical Production, magna cum laude, Viterbo University

Registration & Licensing

Professional Engineer: CA, AZ, CO, NV, TX, WY; NCEES

Theater + Specialized Technology Designer

About Kascey

Kascey's experience includes specialized theatrical design for educational facilities, performing arts centers, athletic arenas, hospitality venues, houses of worship, outdoor festivals, and television studios. She remains active as a theater professional to stay abreast of the newest theater practices and equipment. She has worked in many theaters as a lighting technician, console programmer, moving lighting programmer, audio technician, and stage manager. She has worked on the research and development team for the Eos/Ion lighting control console line from Electronic Theatre Controls where she was the lead software test technician for the initial Ion product release.

As a former Electronic Theatre Controls authorized field service technician, she is proficient in several different control consoles. In previous employment, she was an installer for theatrical lighting and rigging systems.

Select Experience

Sacramento Community Center Theater (LEED-NC Silver anticipated); CA
Columbia Theatre Renovation Study; Paducah, KY
Murphy Arts District; El Dorado, AK
Lyric Theatre Renovation; Birmingham, AL
Avalon Theatre Expansion and Renovation; Grand Junction, CO
Carolina Theater Renovation; Charlotte, NC
Chesterfield Center for the Arts; Chester, VA
Starlight Bowl Renovation; Burbank, CA

Duane Palin
PE, Principal, DLR Group

Lead Mechanical Engineer



About Duane

Duane has extensive experience designing engineered systems for a variety of unique building types, including cultural+performing arts and education. He frequently manages complex projects serving as the lead mechanical engineer. His technical mechanical engineering design experience encompasses campus-wide energy management systems; chilled and heating water central plant design; constant and variable pumping systems; constant and variable volume air distribution systems; computer room systems; laboratory exhaust systems and controls; and plumbing and fire protection systems.

Professional Highlights

Education

Bachelor of Science - Aerospace Engineering, Arizona State University

Registration & Licensing

Professional Engineer: CA, AZ, CO, KY, MO, OK, TX, WY

Select Experience

Sacramento Community Center Theater (LEED-NC Silver anticipated); CA
Columbia Theatre Feasibility Study; Paducah, KY
Balboa Theatre; San Diego, CA
Lone Tree Arts Center (LEED-NC); Lone Tree, CO
Murphy Arts District; El Dorado, AR
Fox Fullerton Theatre; Fullerton, CA
Avalon Theatre; Grand Junction, CO
Lyric Theatre and Office Building; Birmingham, AL
Capitol Theatre Restoration; Flint, MI
Biery-Witt Center; Mt. Crested Butte, CO
Bob Hope Patriotic Hall (LEED-NC Gold); Los Angeles, CA

Radames Cocco
PE, LEED AP, Principal, DLR Group

Lead Electrical Engineer



About Radames

With more than 19 years of electrical design experience, Radames has worked extensively in both the new construction and renovation arenas. Together with DLR Group’s team of designers and technicians, he has developed design solutions for projects in a broad range of market sectors, including Cultural+Performing Arts, Healthcare, Workplace, Education, and Light Industrial. Radames is passionate about collaborating with architects, owners, managers, and contractors, as well as designing electrical power systems suited to clients’ current and future needs. He looks forward to a future that includes true high-performance buildings and sites that minimizing negative impact on the environment.

Professional Highlights

Education

Bachelor of Science - Electrical Engineering, Arizona State University

Registration & Licensing

Professional Engineer: CA, AZ, CO, NV, TX, WY; NCEES

Select Experience

Sacramento Community Center Theater (LEED-NC Silver anticipated); CA
Paramount & State Theatre Renovation; Austin, TX
Columbia Theatre Feasibility Study; Paducah, KY
Fox Fullerton Theatre; Fullerton, CA
Lyceum Theatre Renovation; San Diego, CA
Lyric Theater Renovation; Birmingham, AL
Murphy Arts District; El Dorado, AR
Avalon Theater; Grand Junction, CO
Lone Tree Arts Center; Lone Tree, CO
Bob Hope Patriotic Hall (LEED-NC Gold); Los Angeles, CA
Tampa Theatre; Tampa, FL
Wallace Theatre; Levelland, TX

Nasir Navidpour

PE, SE, Senior Associate, DLR Group



Professional Highlights

Education

Master of Structural Engineering, University of Ottawa

Registration & Licensing

Professional Civil Engineer: CA

Professional Structural Engineer: CA, TX

Lead Structural Engineer

About Nasir

With more than 20 years of experience, Nasir has broad experience in new construction, the integration of new works with existing structures, and the adaptive reuse and reconstruction of existing buildings. He has extensive experience working in California and has deep understanding of seismic issues in the state.

Select Experience

Allan Hancock College; Santa Maria, CA

Fine Arts Complex

LACCD - Los Angeles Southwest College; Los Angeles, CA

Student Union Programming and Project Criteria

Ocean View School District; Huntington Beach, CA

Marine View Middle School Modernization

Irvine Unified School District; Irvine, CA

Eastshore Elementary School Expansion

Compton Unified School District; Compton, CA

Compton High School

John Mauk

LCPE, CCP, LEED AP, Regional Estimating Manager, OCMI



Professional Highlights

Education

B.S. Construction Management, Cal Poly, San Luis Obispo

Registration & Licensing

Certified Cost Professional AACE

Lifetime Certified Professional Estimator ASPE

Construction Control Professional NACA

LEED Accredited Professional USGBC

Cost Estimator

About John

John Mauk has more than 30 years of cost engineering experience. He is a Vice President and supervises O'Connor's Project Estimators and their subordinates to ensure the highest quality of each project. His experience includes on-site field supervision, contract administration, change order analysis, preparing budgets, cost estimating, and claims analysis and negotiation.

With regard to estimating, John has provided estimates at all levels of design, from conceptual through construction documents. John's project experience includes every type of building and infrastructure project such as municipal projects, office buildings, commercial projects, schools, universities, hospitals, operations and maintenance centers, hotels, and utilities.

Select Experience

Murphy Arts District (in association with DLR Group)

City of Los Angeles: Vision Theater

City of Los Angeles: Wattstar Theater

Enean Theater Renovation

Festival of Arts Grounds Renovation


LA Harbor College: Theater, Drama, Speech

Livingston Court Theatre

Old Town Temecula Community Theater

Orange Coast College: Theater Arts/Music Complex

Orpheum Theater



3.2.6

Required Forms

3.2.6 | Required Forms

RFP 19-06

City of Hermosa Beach



6.3 Required Forms

6.3.1 Certification of Proposal

RFP #: 19-06

The undersigned hereby submits its proposal and agrees to be bound by the terms and conditions of this Request for Proposal (RFP).

1. Proposer declares and warrants that no elected or appointed official, officer or employee of the City has been or shall be compensated, directly or indirectly, in connection with this proposal or any work connected with this proposal. Should any agreement be approved in connection with this Request for Proposal, Proposer declares and warrants that no elected or appointed official, officer or employee of the City, during the term of his/her service with the City shall have any direct interest in that agreement, or obtain any present, anticipated or future material benefit arising therefrom.
2. By submitting the response to this request, Proposer agrees, if selected to furnish services to the City in accordance with this RFP.
3. Proposer has carefully reviewed its proposal and understands and agrees that the City is not responsible for any errors or omissions on the part of the Proposer and that the Proposer is responsible for them.
4. It is understood and agreed that the City reserves the right to accept or reject any or all proposals and to waive any informality or irregularity in any proposal received by the City.
5. The proposal response includes all of the commentary, figures and data required by the Request for Proposal
6. The proposal shall be valid for 90 days from the date of submittal.
7. Proposer acknowledges that the City may issue addendums related to this RFP and that the proposer has reviewed the following addendums which have been issued:

Addendum: No. 1 - June 27, 2019Addendum: Mandatory Pre-Proposal Sign-In Sheet- June 20, 2019Addendum: Memorandum - Responses for Request for Information - July 11, 2019

Addendum: _____

8. Proposer further acknowledges the provisions of any addendums issued have been incorporated into their proposal.

Signature of Authorized Representative:

Printed Name and Title:

Paul E. Westlake, Jr., FAIA, Vice President



City of Hermosa Beach

Community Center, 710 Pier Avenue, Hermosa Beach, CA 90254-3885

ADDENDUM NO. 1

REQUEST FOR PROPOSAL RFP 19-06 COMMUNITY THEATER NEEDS ASSESSMENT

DATE: June 27, 2019

TO: ALL PROSPECTIVE PROPOSERS

Please note the following change to the plans and specifications for the project indicated above. The bidder shall execute the certification at the end of this addendum and shall attach the executed addendum to the documents submitted with the proposal.

CHANGE: The City of Hermosa Beach would like to make the following change to the Community Theater Needs Assessment Request for Proposal (RFP) to reflect that structural drawings are no longer required for each of the two scenarios outlined in section 2.4 City Scope of Services. Conceptual drawings are now required to be provided.

Please note the following updates to the RFP, which are reflective of this change:

Page 11. Section 2.4 City Scope of Services, Number 3(b)3:

"Provide visualizations of both scenarios including conceptual drawings."

Enclose the original copy of this acknowledgement in your proposal. Failure to do so may result in disqualification of your firm's proposal.

If you have any questions or concerns, please contact Lisa Nichols, Recreation Coordinator, at lnichols@hermosabch.org.



City of Hermosa Beach

Community Center, 710 Pier Avenue, Hermosa Beach, CA 90254-3885

ACKNOWLEDGEMENT OF ADDENDUM NO. 1

REQUEST FOR PROPOSAL RFP 19-06 COMMUNITY THEATER NEEDS ASSESSMENT

Complete and sign this acknowledgement form. Enclose the original copy of the acknowledgement in your proposal. Failure to do so may result in disqualification of your firm's proposal.

The undersigned acknowledges receipt of Addendum No. 1 dated June 27, 2019.

ATTEST: 

Principal: Paul E. Westlake, Jr., FAIA

Address: 700 S. Flower Street, 22nd Floor, Los Angeles, CA 90017

By: Paul E. Westlake, Jr., FAIA

Title: Vice President

RFP 19-06

City of Hermosa Beach



6.3.2 Non-Collusion Affidavit

RFP #: 19-06

The undersigned declares states and certifies that:

1. This proposal is not made in the interest of or on behalf of any undisclosed person, partnership, company, association, organization or corporation.
2. This proposal is genuine and not collusive or sham.
3. I have not directly or indirectly induced or solicited any other Proposer to put in a false or sham proposal and I have not directly or indirectly colluded, conspired, connived, or agreed with any other Proposer or anyone else to put in a sham proposal or to refrain from submitting to this RFP.
4. I have not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the proposal price or to fix any overhead, profit or cost element of the proposal price or to secure any advantage against the City of Hermosa Beach or of anyone interested in the proposed contract.
5. All statements contained in the Proposal and related documents are true.
6. I have not directly or indirectly submitted the proposal price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any person, corporation, partnership, company, association, organization, RFP depository, or to any member or agent thereof, to effectuate a collusive or sham proposal.
7. I have not entered into any arrangement or agreement with any City of Hermosa Beach public officer in connection with this proposal.
8. I understand collusive bidding is a violation of State and Federal law and can result in fines, prison sentences, and civil damage awards.

Signature of Authorized Representative:

A handwritten signature in blue ink, appearing to read 'Paul E. Westlake, Jr.', written over a horizontal line.

Printed Name and Title:

Paul E. Westlake, Jr., FAIA, Vice President

RFP 19-06

City of Hermosa Beach



6.3.3 Compliance with Insurance Requirements

RFP #: 19-06

The selected consultant will be expected to comply with the City's insurance requirements contained within this RFP.

The undersigned declares states and certifies that:

1. Proposer agrees, acknowledges and is fully aware of the insurance requirements as specified in the Request for Proposal.
2. If selected, proposer agrees to accept all conditions and requirements as contained therein.

Signature of Authorized Representative:

A handwritten signature in blue ink, appearing to read 'Paul E. Westlake, Jr.', written over a horizontal line.

Printed Name and Title:

Paul E. Westlake, Jr., FAIA, Vice President

AGENCY CUSTOMER ID: 3299 _____

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page ____ of ____

AGENCY UNICO Group, Inc.		NAMED INSURED Los Angeles-DLR Group Inc., a CA Corp. 700 South Flower Street, 22nd Floor Los Angeles CA 90017	
POLICY NUMBER 630-9185N623-TIL-18			
CARRIER Travelers Property Casualty Co. of America A++XV	NAIC CODE 25674	EFFECTIVE DATE: 10/1/2018	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 **FORM TITLE:** Certificate of Liability (03/16)
HOLDER: City of Hermosa Beach Attn: Community Resources Department
ADDRESS: 710 Pier Avenue Hermosa Beach CA 90254

Additional Insureds include: The City, its elected or appointed officers, officials, employees, agents, and volunteers.



CERTIFICATE OF LIABILITY INSURANCE

10/1/2019 DATE (MM/DD/YYYY)
7/12/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies 444 W. 47th Street, Suite 900 Kansas City MO 64112-1906 (816) 960-9000	CONTACT NAME: PHONE (A/C, No, Ext): _____ FAX (A/C, No): _____ E-MAIL ADDRESS: _____ INSURER(S) AFFORDING COVERAGE NAIC # INSURER A: United Specialty Insurance Company 12537 INSURER B: _____ INSURER C: _____ INSURER D: _____ INSURER E: _____ INSURER F: _____
INSURED 1412072 DLR Group inc., a California corp. 700 South Flower Street, 22nd Floor Los Angeles CA 90017	

COVERAGES **CERTIFICATE NUMBER:** 16194464 **REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: _____			NOT APPLICABLE			EACH OCCURRENCE \$ XXXXXXXX DAMAGE TO RENTED PREMISES (Ea occurrence) \$ XXXXXXXX MED EXP (Any one person) \$ XXXXXXXX PERSONAL & ADV INJURY \$ XXXXXXXX GENERAL AGGREGATE \$ XXXXXXXX PRODUCTS - COMPI/OP AGG \$ XXXXXXXX \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident) \$ XXXXXXXX BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED _____ RETENTION \$ _____			NOT APPLICABLE			EACH OCCURRENCE \$ XXXXXXXX AGGREGATE \$ XXXXXXXX \$ XXXXXXXX
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	NOT APPLICABLE			PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ XXXXXXXX E.L. DISEASE - EA EMPLOYEE \$ XXXXXXXX E.L. DISEASE - POLICY LIMIT \$ XXXXXXXX
A	PROFESSIONAL LIABILITY	N	N	USA4238480	10/1/2018	10/1/2019	EACH CLAIM: \$3,000,000 AGGREGATE: \$3,000,000 DEDUCTIBLE PER CLAIM: \$25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 THIS PROFESSIONAL LIABILITY POLICY PROVIDES COVERAGE ON A CLAIMS MADE BASIS, INCLUDES COVERAGE FOR DEFENSE EXPENSES AND COVERS PRIOR ACTS RETROACTIVE TO 6/1/1986. THE FOLLOWING PROJECT INFORMATION IS REFERENCED FOR CONVENIENCE ONLY:
 RE: 00-75192-14 HERMOSA BEACH COMM. THEATER ASSESSMENT

CERTIFICATE HOLDER 16194464 CITY OF HERMOSA BEACH ATTN: COMMUNITY RESOURCES DEPARTMENT 710 PIER AVENUE HERMOSA BEACH CA 90254	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE:
---	---

RFP 19-06

City of Hermosa Beach



6.3.4 Acknowledgement of Professional Services Agreement

RFP #: 19-06

The selected consultant will be expected to comply with and sign the City's Professional Services Agreement. Proposers should identify and/or indicate any exceptions to the Sample Professional Services Agreement included in Section 6.2. The City Attorney or their designee retains the discretion to accept or reject proposed exceptions or modifications to the City's Professional Services Agreement.

1. Proposer agrees, acknowledges and is fully aware of the conditions specified in the City's Sample Professional Services Agreement.
2. Proposer agrees to accept all conditions and requirements as contained therein with exceptions noted as follows:

Signature of Authorized Representative:

Printed Name and Title:

Paul E. Westlake, Jr., FAIA, Vice President

WHERE THERE
IS NO VISION THE
PEOPLE PERISH



DLR Group

Architecture Engineering Planning Interiors

700 South Flower Street
22nd Floor
Los Angeles, CA 90017
213/800-9400

listen.DESIGN.deliver