



**DLR Group inc.**  
a California corporation

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San Francisco, CA 94104

08/04/2023

Thomas Perez  
Assistant Director of Public Works  
City of Laguna Beach | Public Works  
505 Forest Avenue | Laguna Beach | CA | 92651

Re: Project Name: Laguna Beach - Downtown Parking Structure  
DLR Group Project No.: 00-75211-13

Dear Tom,

Thank you for this opportunity to (re)submit our proposal for the Laguna Beach - Downtown Parking Structure. As we understand there is renewed interest in exploring possibilities in the original location, as we reviewed in January 2021. Our proposal follows the same format as the original RFP yet is limited to an initial phase to explore the site's possibilities and provide adequate data for the town to make an informed decision about what will be the best next step. As such we include the scope (and inflation corrected fee) from Phase 1 of the original RFP proposal and added some partial elements of phase 2 of that same proposal. Those add-ons are recommended to provide relevant and compete information for decision making and include:

Primary:

1. Cost: cost estimating will be essential to evaluate between options and viability of the project.
2. Geotech: due to the location geotechnical conditions may be a significant cost driver and need to be understood to create and evaluate alternatives. This effort will include roughly half of the required Geotech scope, and involves some site testing, to verify alternates are viable.
3. Architecture: some of the alternates may involve more than just a simple structure and understanding the level of finishes, amenities and constructability will be necessary to evaluate project value and cost.

Secondary:

4. Environmental: the actual environmental process is not included in this phase and will need to follow in a subsequent phase (it's not something that can be done in parts). However, some proper understanding of the potential pitfalls or benefits of alternates will be researched and become part of the evaluation data.
5. Civil: underground utilities and water flow at the site need to be quantified for feasibility.
6. Landscape: due to the size of the property landscape will play an important role in the quality and appearance of the project and needs additional detail for evaluation.

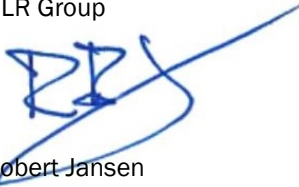
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The total lump sum fee proposed for these services is \$693,251 as shown in greater detail in the attachment, with a breakdown per task and consultants in same format as the original RFP. Reimbursables will be billed at cost, estimated not to exceed \$15,000 and included in the Cost Summary Form bottom line.

Our team's work approach will be collaborative and exploratory. We will follow a work sequence of learning and understanding the towns desired project outcome (including 1 outreach meeting); translating this in multiple alternate ideas for discussion and testing; sorting and shortlisting those into maximum 3 alternates for presentation, document the alternates and data and prepare a preferred option.

Our team is still the exact same group of consultants you have met before, and we are very excited to see this project come back. We look forward to working with you, your colleagues, and the town at large. Let me know of any questions, thank you,

Sincerely,  
DLR Group



Robert Jansen  
Architect | Principal

Encl: V.5 Cost Summary Form - GRAND TOTALS - 08/04/2023.

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