
A CD was Provided and Distributed to the Council Members Regarding Proposals for RFP 1171 – Architectural Planning and Design Services for the New Donald Dungan Library and Neighborhood Community Center (**NEW BUSINESS ITEM #1 - AWARD A PROFESSIONAL SERVICES AGREEMENT FOR ARCHITECTURAL SERVICES FOR THE DONALD DUNGAN LIBRARY AND NEIGHBORHOOD COMMUNITY CENTER PRELIMINARY DESIGN PHASE/Office of the Chief Executive Officer**).

The CD Includes 479 pages and will be Made Available for Public View in the City Clerk's Office. Please Contact the City Clerk's Office for More Information at (714) 754-5225

CITY OF COSTA MESA

Department of Parks and Community Services Recreation

INTEROFFICE MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Tamara Letourneau, Assistant CEO 

DATE: January 16, 2015

SUBJECT: **LIBRARY ARCHITECT RFP (SUPPLEMENTAL INFORMATION) - PROPOSALS FOR ARCHITECTURAL PLANNING AND DESIGN SERVICES FOR THE NEW DONALD DUNGAN LIBRARY AND NEW NEIGHBORHOOD COMMUNITY CENTER.**

On June 6, 2014 the City issued a Request for Proposal (RFP) for the architectural planning and design services for the proposed Donald Dungan Library and Neighborhood Community Center (NCC).

The scope of work for the architect includes: a feasibility study; coordination with City and County staff to identify current facility uses; holding community meetings to determine needs of the users/customers and stakeholders; provide preliminary cost estimates; and, propose concept plan layouts that take into account the proposed uses utilizing current space design standards. Key strategies proposed include renovation of the existing facility for greater efficiency of the useable space, consultation with user groups, stake holders, partners, elected and appointed officials, and staff.

Further, the architect will be required to assess current open space surrounding these facilities and integrate it into a common theme that will promote a welcoming and friendly environment that Costa Mesa residents of all ages can enjoy.

The City received a total of six (6) proposals from the following firms:

- Dougherty & Dougherty Architects, LLP
- Ethos Architecture
- Johnson Favaro, LLP
- KalArchitects, Inc.
- MVE Institutional
- Thirtieth Street Architects, Inc.

The City formed an Evaluation Committee composed of four (4) members that included City and County staff and a representative from another agency with experience in library renovations. The Evaluation Committee reviewed and scored the proposals. Of the six (6) proposing firms, only four (4) were invited to the interview phase. The selected firms were:

- Dougherty & Dougherty Architects, LLP
- KalArchitects, Inc.
- Johnson Favaro, LLP

- Thirtieth Street Architects

The Evaluation Committee selected Johnson Favaro, LLP as the recommended firm to perform the architectural planning and design services. Johnson Favaro, LLP has provided architectural services to various Southern California cities, including three (3) major library projects in the cities of West Hollywood, Beverly Hills, and Manhattan Beach. Johnson Favaro, LLP was established in 1989 and has successfully completed over \$300 million worth of construction projects for communities, local governments, and institutions of higher education in Southern California in the past ten (10) years. The firm's services include:

- Planning and Design
- Master Planning
- Programming and Feasibility Studies
- Facility Assessment
- Cost Planning and Conceptual Design to Building Design
- Document Production and Construction Administration

The firm specializes in building and renovating library facilities and possess an in-depth knowledge of the function of libraries. Additionally, the firm provides special expertise in the areas of library program assessment, parks and recreation programming, facilities/utility and site survey, interiors, graphics and signage, and sustainability. More notably, the firm understand the uniqueness of this project and has demonstrated to have the expertise in crafting an inclusive and authentically collaborative planning process with the constituents of the community.

Please find enclosed, the Proposal Score sheets and a CD with the six (6) proposals received.

Should you need additional information, please feel free to contact me.

Thank you.

Cc: Tom Hatch, City CEO

**ARCHITECTURE PLANNING & DESIGN SERVICES FOR THE
NEW DONALD DUNGAN LIBRARY AND THE NEW NEIGHBORHOOD COMMUNITY CENTER
Interview & Combined Scores**

	1	2	3	4	Totals
	Rater A	Rater B	Rater C	Rater D	
15	Grasp of the Project				
Dougherty & Dougherty Architects	4	5	5	5	19
Johnson Favaro	3	5	4	5	17
KalArchitects	3	3	2	4	12
Thirtieth Street Architects, Inc.	4	4	4	5	17
25	Approach				
Dougherty & Dougherty Architects	3	5	4	3	15
Johnson Favaro	4	5	5	5	19
KalArchitects	2	2	2	3	9
Thirtieth Street Architects, Inc.	4	4	4	4	16
25	Qualifications and Experience				
Dougherty & Dougherty Architects	4	4	4	4	16
Johnson Favaro	5	5	5	5	20
KalArchitects	3	3	2	3	11
Thirtieth Street Architects, Inc.	4	4	4	5	17
20	Communication Skills				
Dougherty & Dougherty Architects	5	4	4	4	17
Johnson Favaro	5	5	5	5	20
KalArchitects	3	3	2	2	10
Thirtieth Street Architects, Inc.	4	4	4	5	17
15	Quality of the overall Presentation				
Dougherty & Dougherty Architects	3	5	4	4	16
Johnson Favaro	5	5	5	5	20
KalArchitects	2	3	2	1	8
Thirtieth Street Architects, Inc.	4	4	3	3	14

Proposers	Interview	Proposal	Total	Rank
Dougherty & Dougherty Architects	1640	1430	3070	3
Johnson Favaro	1930	1290	3220	1
KalArchitects	1000	1440	2440	4
Thirtieth Street Architects, Inc.	1630	1460	3090	2

MEJIA, JESSICA

From: Karen Davidson [REDACTED]
Sent: Sunday, January 18, 2015 6:52 PM
To: CITY CLERK
Subject: Relocation of recycle center PA87-5245

I'm 100% in favor of relocating the recycle center .. I have lived in the neighbor hood by stater brothers for years and the noise smell and homeless people that sleep and loiter there gets worse every day. It would be nice not to have to subject our children to the homeless sleeping in the parking and the pan handling that goes with it .. Time to clean up this mess that has gotten out hand Karen Davidson Sent from my iPhone

MEJIA, JESSICA

From: SHELTON, KELLY
Sent: Tuesday, January 20, 2015 8:37 AM
To: GREEN, BRENDA; MEJIA, JESSICA
Subject: FW: RePlanet on Newport Boulevard

Brenda, Jessica...FYI...Kelly

-----Original Message-----

From: Bob Simonson [mailto: [REDACTED]]
Sent: Sunday, January 18, 2015 10:26 PM
To: MONAHAN, GARY; RIGHEIMER, JIM; GENIS, SANDRA; MENSINGER, STEPHEN; FOLEY, KATRINA
Cc: Robin Leffler; CityManager; Jay Humphrey
Subject: RePlanet on Newport Boulevard

Honorable Councilmembers,

RePlanet is a good neighbor and is a valuable asset to the Eastside of Costa Mesa. Without RePlanet at Stater Brothers the residents on the Eastside would have no convenient place to recycle their plastic, aluminum & glass.

Several times the Planning Commission has tried to destroy this business at this location. Every time RePlanet and the management of Stater Brothers have done everything requested by City Council to be a good neighbor.

They have moved the recycling operation far away from the block wall that separates the Market from adjacent homes. They have limited the hours of operation to just 6-1/2 between 9:00 AM & 3:30 PM in order to avoid disturbing nearby homeowners. They close on Tuesday so the recovery vehicles can operate during the week at mid-day hours.

RePlanet is a good neighbor.

Perhaps Councilmember Monahan can provide better detail about the "nuisance" criteria that RePlanet is causing for his and the businesses' neighbors. I suspect if there is a definable nuisance, both RePlanet and Stater Brothers will again work to resolve the problem.

Therefore, I ask that the City Council Conclude there are Insufficient Findings that RePlanet is operating in violation of their permit and RePlanet is not a Public Nuisance.

RePlanet is a good neighbor and a community asset.

I would be grateful if you can work with RePlanet at this location rather than destroy the business.

Take care, Bob

MEJIA, JESSICA

From: SHELTON, KELLY
Sent: Tuesday, January 20, 2015 8:37 AM
To: GREEN, BRENDA; MEJIA, JESSICA
Subject: FW: RePlanet on Newport Boulevard

Ditto....

-----Original Message-----

From: Bob Simonson [REDACTED]
Sent: Sunday, January 18, 2015 11:30 PM
To: MENSINGER, STEPHEN
Cc: MONAHAN, GARY; RIGHEIMER, JIM; FOLEY, KATRINA; GENIS, SANDRA; CityManager; DUARTE, TOM
Subject: RePlanet on Newport Boulevard

Honorable Mayor Mensinger,

This may be rather silly on my part but perhaps the Council may not be capable of requesting Councilmember Monahan to define a "Nuisance" associated with the RePlanet business because he may need to recuse himself from this matter.

Sorry.

Take care, Bob

MEJIA, JESSICA

To: Phemmens
Subject: RE: Pa-87-154 replanet appeal

From: Phemmens [mailto: [REDACTED]]
Sent: Tuesday, January 20, 2015 12:11 PM
To: CITY CLERK
Subject: Pa-87-154 replanet appeal

Hi my name is Patrick Hemmens I live on Rural lane behind stater brothers.

My occupation is a firefighter paramedic. I work in a very busy city and am up most nights running 911 emergencies. When I come home in the morning after a 24 hour shift I normally have to take a few hours nap. The noise coming from The bin exchange is out of control. I have to wear earplugs and even with earplugs the noise wakes me up as the house vibrates. It's unacceptable and is affecting my health.

California health and safety code: Division 28: noise control act (f) All Californians are entitled to a peaceful and quiet environment without the intrusion of noise which may be hazardous to their health or welfare.

Since replant has grown so large we noticed many people loitering in the area, creating lots of problems....To name a few of the problems:

A neighbor found one of the homeless men taking a bowel movement on the sidewalk on 22nd St. I have personally had a homeless man come to our house at 6:30 AM pounding on the front door asking us to call 911 stating another homeless man stole his cans and bottles.

My 15-year-old son had a homeless man ask him to go buy him drugs.

We have homeless people walking randomly down our street intoxicated looking in our yards searching through our trash looking for can and bottles.

Re planet has outgrown this location, it is too close to the residential neighborhood. There are long lines of people waiting to exchange bottles and cans, car congestion, accidents that occurred on Newport Boulevard and 22nd St. And lots of trash that blows down our streets.

In the mornings when people are waiting for replanet to open, we I have noticed them dumping liquids on the ground at Stater brothers which is not allowed in the state of California.

Below are a few photos of this morning, January 20, 2015



Please move this business away from our homes.

Best regards,
Patrick Hemmens
Sent from my iPad



Californians Against Waste

Conserving Resources. Preventing Pollution. Protecting the Environment.

January 14, 2015

Stephen Mensinger, Mayor
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

RE: RePlanet CUP

Dear Mayor Stephen Mensinger,

Californians Against Waste (CAW) urges you to not revoke Replanet's conditional use permit (CUP) PA-87-154.

CAW is the state's leading recycling research, education and advocacy group. We were originally formed to help pass California's groundbreaking California Recycling and Litter Reduction Act of 1986 (the "Bottle Bill"), and continue to be a strong advocate for the program.

While recycling is second-nature to most Californians, it is the incentives provided by the Bottle Bill that keep those rates consistent. Curbside recycling is, and always has been, complementary to CRV; it's not a substitute. Recycling centers at supermarket sites are where most consumers choose to redeem their beverage containers for cash. Closing recycling centers compromises the state-certified CRV system's effectiveness.

The Bottle Bill requires the City of Costa Mesa ("the City") to provide easy access for residents to redeem recyclables. As of right now, the City is already the most underserved community in the state (compared to the statewide average of one per every 16,000 residents) in terms of buyback recycling opportunities, with only one center for its 112,000 plus residents.

Revoking Replanet CUP would force the City's only supermarket recycling center to close and make it extremely inconvenient for consumers to get their deposits back. In addition, the City jeopardizes the money they receive from CalRecycle, which about \$30,000 annually under CalRecycle's Bottle Bill City and County Payment program. The relevant statute is cited below:

Section 14583 is added to the Public Resources Code

Notwithstanding Section 14581, on and after July 1, 2012, the department shall not make any payments, grants, or loans, as provided in that section, to a city, county, or city and county, if the city, county, or city and county has adopted or is enforcing a land use restriction that prevents the siting or operation of a certified recycling center at a supermarket site, as defined in Section 14526.6, as may be required pursuant to Section 14571.

The opportunity to recycle should be available to the entire community, not only those who are serviced by curbside recycling. As California continues to recover from the recession, recycling becomes increasingly important to the community. The closure of this recycling center is unnecessary and will be detrimental to recycling. Replanet is currently paying out approximately \$23,000 dollars per month in California Refund Value (CRV) – this is money that the consumers is owed because they are redeeming their CRV. You are also putting local jobs at risk if Replanet can no longer operate their facility in the city. Ironically, it will not solve the issue of loitering as there will always be some place for the homeless to congregate around.

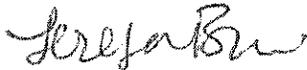
As you may know, the Bottle Bill program requires grocery stores to host recycling centers so that the public has a place to get their California Redemption Value paid back to them. Grocery stores without recycling centers must pay for the CRV bottles and cans in-store or pay a \$100 a day in lieu fee. If Replanet is forced to shut down, supermarket sites, this puts more pressure on the retailers to take the beverage containers in store.

Rather than move forward with this provision, the City of Costa Mesa should look at helping supermarkets to open up more recycling centers in their parking lot and create a more evenly distributed network so there's not a hotspot of traffic.

Recycling centers and their customers are vital and irreplaceable elements of the economy; they should be respected, not marginalized. For these reasons, I urge you to not revoke RePlanet's CUP.

Thank you for your consideration.

Sincerely,



Teresa Bui
Policy Analyst

Cc: City of Costa Mesa members
Mel Lee, Senior Planner

**CITY OF COSTA MESA
CEO'S OFFICE
INTEROFFICE MEMORANDUM**

TO: MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: KELLY R. SHELTON, EXEC. ASSIST. TO CEO

DATE: JANUARY 20, 2015

SUBJECT: NEW BUSINESS ITEM 3

Council Member Genis requested the sections of each of the three agencies' (Costa Mesa Conference & Visitor Bureau, Transportation Corridor Agency and County of Orange Vector Control Board) bylaws that outline their requirements for City-appointees.

Please find these attached.

**ARTICLE IV
MEMBERS**

Section 1: Definitions. This corporation shall have no members within the meaning of the California Nonprofit Corporation Law, pursuant to Corporation Code §7332(a) as may be amended or re-codified from time to time. As used herein, the term members shall refer to Directors. The Board may, in its discretion, admit individuals to one or more classes of nonvoting members; the class or classes shall have such rights and obligations as the board finds appropriate.

**ARTICLE V
DIRECTORS**

Section 1: Number. The corporation shall have no less than nine (9) and no more than fifteen (15) Directors. The precise number of Directors for any given year shall be set by resolution of the board and equal to the number of businesses assessed in the Costa Mesa Tourism & Promotion Business Improvement Area ("BIA") plus two. Each Director shall have one vote. A reduction in the number of Directors shall not result in removal of any Director before his or her term of office expires.

Section 2: Tenure. Each Director of the corporation shall serve for a term of five (5) years.

Section 3: Criteria. The Board shall be composed as follows:

- A. Two Directors shall be representatives of the City of Costa Mesa:
 - 1. One shall be a city employee designated by the city's chief executive officer; and
 - 2. One shall be a city council member. If the council member declines the appointment, the representative shall instead be a city employee designated by the city's chief executive officer.
- B. The remaining directors shall be the general managers of each lodging business assessed by the BIA.
- C. Directors shall not be allowed to designate alternates.

Section 4: Annual Election. Directors shall be elected by the Board. Election of Directors shall take place at the annual meeting of the corporation. Procedures for election of Directors shall be determined by the Board of Directors.

Section 5: Powers. Subject to the provisions and limitations of the California Nonprofit Mutual Benefit Corporation law, the provisions of the BIA, and any other applicable laws, and subject to any limitations of the Articles of Incorporation and these Bylaws, the corporation's activities and affairs shall be managed, and all corporate powers shall be exercised by, or under the direction of, the Board.

TCA

under Government Code Sections 6500 et seq. and 66484.3. Any such agreement with the F/E Agency for the joint planning, financing and construction of major thoroughfares and bridges (a "Joint Transportation Corridor Agency Agreement") shall provide for the formation of a separate authority (a "Joint Transportation Corridor Agency") to carry out the purposes of such Joint Transportation Corridor Agency Agreement. Such Joint Transportation Corridor Agency Agreement shall provide that: (i) the board of directors of such Joint Transportation Corridor Agency shall be composed of one (1) voting member appointed by the legislative body of each city that is a party to either or both this Agreement and the F/E Agreement from time to time, and three (3) voting members from the County of Orange, said members to be the duly elected supervisors for the Third, Fourth and Fifth County of Orange Supervisorial Districts, (ii) each such board member shall also have an alternate appointed by the legislative body of the relevant City or the County appointing such board member consistent with this agreement, (iii) not less than two-thirds (2/3) of the members of such board shall constitute a quorum for the purposes of the transaction of business relating to the Joint Transportation Corridor Agency, and (iv) such board may adopt any motion, resolution or order and take any other action they deem appropriate by a vote of the lesser of (a) sixteen (16) such board members, (b) seventy seven percent (77%) of those board members present and qualified to vote, or (c) such lesser number or percentage of votes (but not less than a majority) that is the requisite vote necessary to maintain the tax-exempt status of debt issued by the Joint Transportation Corridor Agency, as supported by an opinion of a nationally recognized bond counsel selected by such board.

n. To the extent not herein specifically provided for, to exercise any powers in the manner and according to the methods provided under applicable laws.

III.

ORGANIZATION

3.1 Membership.

The Parties to the Agency shall be the public entities which have executed or hereafter execute this Agreement, or amendment thereto, and which have not, pursuant to the provisions hereof, withdrawn therefrom.

3.2 Board.

a. The Board shall consist of the following:

- (i) one voting Board Member appointed by the legislative body of each of the following Parties pursuant to Section 3.1 above: The cities of Aliso Viejo, Costa Mesa, Dana Point, Irvine, Laguna Hills, Laguna Niguel, Laguna Woods, Mission Viejo, Newport Beach, San Clemente, San Juan Capistrano, and Santa Ana.
- (ii) two voting Board Members from the County of Orange, said members to be the duly elected supervisors for the Third and Fifth County of Orange Supervisorial Districts.



(iii) The Board may, from time to time, appoint additional ex officio members.

b. Except for ex officio members, each Board Member shall be a current member of the legislative body of the Party each member represents.

c. Each Board Member shall also have an alternate appointed by the legislative body of the Party represented by such Board Member. With the exception of the alternates to the Board Members representing the County of Orange, an alternate Board Member must also be a current member of the legislative body of the Party such alternate represents. An alternate Board Member shall assume all rights and duties of the absent Board Member.

d. Each Board Member and alternate shall hold office from the first meeting of the Board after appointment by the city council or Board of Supervisors until a successor is named. Board Members and alternates shall be appointed by and serve at the pleasure of their appointing body and may be removed at any time, with or without cause, at the sole discretion of the legislative body of the Party such Board Member represents subject, however, to the provisions of Section 3.2 a.(ii).

e. A Board Member shall receive only such compensation from the Agency for his/her services as may be approved by not less than two-thirds (2/3) of the Board Members.

f. A Board Member may be reimbursed for expenses incurred by such Board Member in the conduct of the business of the Agency.

3.3 Principal Office.

The principal office of the Agency shall be established by the Board and shall be located within the County of Orange. The Board is hereby granted full power and authority to change said principal office from one location to another in the County of Orange. Any change shall be noted by the secretary of the Board under this Agreement but shall not be considered an amendment to this Agreement.

3.4 Meetings.

The Board shall meet at the principal office of the Agency or at such other place as may be designated by the Board. The time and place of regular meetings of the Board shall be determined by resolution adopted by the Board; a copy of such resolution shall be furnished to each Party. Regular, adjourned, and special meetings shall be called and conducted in accordance with the provisions of the Ralph M. Brown Act, Government Code Section 54950 et seq., as amended.

3.5 Quorum.

Not less than two-thirds (2/3) of the Board Members shall constitute a quorum for the purposes of the transaction of business relating to the Agency.



C:cm

13001 GARDEN GROVE BOULEVARD
GARDEN GROVE, CA 92843-2102
PHONE: (714) 971-2421 • (949) 654-2421

October 21, 2008

FAX: (714) 971-3940
E-MAIL: ocvcd@ocvcd.org
WEB SITE: www.ocvcd.org

BOARD OF TRUSTEES - 2008

PRESIDENT:

AL ETHANS

VICE-PRESIDENT:

SANDRA MONTEZ

SECRETARY:

JOE ANDERSON

ALISO VIEJO

PHILLIP B. TSUNODA

ANAHEIM

LUCILLE KRING

BREA

ROY MOORE

BUENA PARK

JIM DOW

COSTA MESA

WENDY LEECE

CYPRESS

SANDRA MONTEZ

DANA POINT

WAYNE RAYFIELD

FOUNTAIN VALLEY

CHERYL BROTHERS

FULLERTON

SHARON QUIRK

GARDEN GROVE

DR. SHELDON S. SINGER

HUNTINGTON BEACH

JOE CARCHIO

IRVINE

ROSEMARY DUGARD

LA HABRA

JAMES GOMEZ

LA PALMA

LARRY A. HERMAN

LAGUNA BEACH

TONI ISEMAN

LAGUNA HILLS

MELODY CARRUTH

LAGUNA NIGUEL

JOE BROWN

LAGUNA WOODS

DR. ROBERT BOUER

LAKE FOREST

JEAN D. JAMBON

LOS ALAMITOS

KEN C. PARKER

MISSION VIEJO

GAIL REAVIS

NEWPORT BEACH

DR. VIRGINIA L. BARRETT

ORANGE

DENIS BILODEAU

PLACENTIA

GREG SOWARDS

RANCHO SANTA MARGARITA

GARY THOMPSON

SAN CLEMENTE

JOE ANDERSON

SAN JUAN CAPISTRANO

LAURA FREESE

SANTA ANA

FRED S. BELLA

SEAL BEACH

MICHAEL LEVIIT

STANTON

AL ETHANS

TUSTIN

LOU BONE

VILLA PARK

JAMES RHEINS

WESTMINSTER

FRANK FRY, JR.

YORBA LINDA

JIM WINDER

COUNTY OF ORANGE

R. PAUL WEBB

DISTRICT MANAGER

GERARD GOEDHAFT

Costa Mesa City Council
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Dear Mayor and Council Members:

The term of office of your representative, Ms. Wendy Leece, will expire on December 31, 2008. As you know, Ms. Leece was first appointed in December 2007, and since her appointment, she has attended 10 of the 11 meetings held for a 91 percent record of attendance.

The qualifications for your representative on the Board of Trustees are stated in Section 2022 of the California Health and Safety Code as follows:

"Section 2022. (b) Each person appointed by a city council to be a member of a board of trustees shall be a voter in that city and a resident of that portion of the city that is within the district."

Your representative is appointed to a two or four year term of office (Section 2024 of the Health and Safety Code) and cannot be replaced except for cause.

"Section 2024. (a) Except as provided in Section 2023, the term of office for a member of the board of trustees shall be for a term of two or four years, at the discretion of the appointing authority. Terms of office commence at noon on the first Monday in January."

It is the Board's request that you reappoint Ms. Leece, or a successor to her, for the next term of office, either two or four years.

Sincerely,

Viki Blaylock

Executive Assistant/Clerk of the Board

vb

cc: Ms. Wendy Leece

"An Independent Special District Serving Orange County Since 1947"

The mission of the Orange County Vector Control District is to provide the citizens of Orange County with the highest level of protection from vectors and vector-borne diseases.