

City of Manhattan Beach
Attn: Rafael Garcia
1400 Highland Avenue
Manhattan Beach, California 90266

George Peck Residence
Current Location: 2620 Alma Avenue
Manhattan beach, California 90266

PROPOSAL TO PREPARE A COMPREHENSIVE COST ESTIMATE

Presented March 10, 2015

We Are the Next is pleased to submit the following proposal to prepare a comprehensive cost estimate for the potential relocation of the George Peck Residence, a piece of Manhattan Beach's cultural and economic history.

We Are the Next is a full-service consulting agency, currently pending as a 501(c)(3) nonprofit organization. Our mission is to educate and inspire the next generation to consider their resources, both designed and environmental. We accomplish our mission by working with the public and by helping cities and civic-minded organizations with historic preservation processes. Helping the City of Manhattan Beach to protect a cultural asset like the George Peck Residence, potentially keeping it available to future generations, fulfills this mission.

OUR QUALIFICATIONS:

- Formally educated in the technical aspects of historic preservation (Documentation, Historic Structure Report, Secretary of the Interior's Standards, Preservation Briefs, etc.)
- Extensive work with city planning and permitting processes
- Experience coordinating transportation permits for building relocation through Caltrans and Los Angeles County
- Recently completed the highly successful relocation of the historic Southern Pacific Railroad Depot for the City of Long Beach, currently managing relocation of another small commercial building in Downey
- Experienced in construction management
- Experience completing projects with a civic and community benefit
- Extensive experience working with and communicating with public community groups, neighborhood associations, historical societies, preservation organizations, and educational organizations.

Our team is composed of one full-time Executive Director and two student interns on a consistent basis. Part-time employees are contracted on a project basis.

WE
ARE THE
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PROJECT DESCRIPTION:

This proposal is for the preparation of a comprehensive cost estimate for the George Peck Residence Relocation project, which would include the items listed in the A. Project Description and B. Scope of Work sections of the City of Manhattan Beach Informal Request for Proposal dated February 26, 2015.

The goal of this project is to determine to the closest possible degree the cost to evaluate the George Peck Residence and carry out a relocation and restoration/rehabilitation, which would save the home from possible demolition.

This cost estimate will require between three and four months to complete, coming to a close by the end of July.

SCOPE OF SERVICES:

DELIVERABLES

- Estimated timeline to the closest possible degree to complete each phase of the project following the preparation of a cost estimate and acceptance to continue the project by the City of Manhattan Beach or another agreed upon party.
- Comprehensive cost estimate, which would include costs to:
 - Assess and document the George Peck Residence to meet historic preservation standards
 - Devise a plan to disassemble (if necessary) and relocate the home
 - Assist in determining a permanent site for the residence (if needed)
 - Complete the disassembly/preparation of the home on its current location
 - Carry out relocation
 - Construct a new foundation
 - Reassemble the home as necessary
 - Restore/rehabilitate/reuse the George Peck Residence on its future site to the designated degree in compliance with the applicable Secretary of the Interior's Standards.
- Final summary of this assessment presented to the City of Manhattan beach including findings, timeline, and cost estimate.

COORDINATION

- Meet with City staff, preservation architects, engineers, property owners, members of regulatory agencies, and residents as necessary and helpful to further the project.
- Supervise and coordinate work completed and perform site-walks with subcontractors and building movers to achieve the deliverable comprehensive cost estimate.
- Visit and assist in the evaluation of future sites as necessary.
- Be present for media interactions or public hearings/meetings at which the project is addressed, mentioned, or affected if desired by City staff.

- Communicate with local historic preservation groups and community organizations to ensure that they are familiar with the status of the project.
- Carry and maintain Non-Profit Volunteer Accident Insurance, Worker's Compensation Insurance as necessary, Professional Liability, and General Liability Insurance.

COST TO COMPLETE THE ABOVE WORK: \$8,220

further detail on attached cost breakdown form

EXCLUSIONS

Any items not included in the above detailed Scope of Services. In addition, We Are the Next is not liable for decisions made by the current property owner which may affect the property and/or the George Peck Residence and are not able to be influenced by or controlled by our team.

PAYMENT TERMS:

10% retainer of contract amount will be invoiced and due upon acceptance by the City of Manhattan Beach either in verbal or written format. Services will commence on a mutually-specified date. Progress billings will be done monthly with accompanying reimbursements, proportional to work completed, until the full scope of services is accomplished.

Respectfully Submitted,



Date: 3/10/2015

Katie Rispoli
Executive Director

Accepted By:

_____ Date: _____

STANDARD AGREEMENT PROVISIONS FOR PROFESSIONAL SERVICES

Hourly rates and reimbursable costs will be applied as noted in the contract total. All other charges, including public agency fees which may be paid by We Are the Next on behalf of the client are specifically excluded from the agreed upon total and shall be reimbursed by the client immediately upon invoicing.

Retainers invoiced upon the initiation of any project are due within fourteen (14) business days. Standard progress invoices submitted by We Are the Next are due within thirty (30) days of the date of the invoice. Any invoice for work performed in accordance with this agreement that is outstanding and unpaid for non-disputed charges for a period excess of ninety (90) days will require the construction manager (We Are the Next) to submit such invoice to binding arbitration under the Commercial Arbitration Rules of the American Arbitration Association, as the same may be in effect at the date of such submission, and that judgment upon the award rendered in such arbitration may be entered into any court having jurisdiction thereof. It is agreed that the prevailing party shall be entitled to recover all reasonable costs incurred in connection with such dispute, including court costs and attorney's fees.

This agreement may be terminated by either party upon not less than seven (7) days written notice should one party fail substantially to perform in accordance with this agreement through no fault of the other party initiating the termination. Any changes to the scope of services specified in this proposal must be approved by both parties by a written contract addendum prior to starting work on the change.

If the project is suspended by the client for more than ninety (90) consecutive days, the construction manager shall be compensated for services performed prior to notice of such suspension. When the project is resumed, the construction manager's compensation shall be equitably adjusted to provide for expenses incurred in the interruption and resumption of the construction manager's services. If the project is abandoned by the client for more than ninety (90) consecutive days, the construction manager may terminate this proposal by giving seven (7) days or more written notice to the client.

Failure of the client to make payments to the construction manager in accordance with this agreement shall be considered substantial non-performance and cause for termination. Termination expenses shall be computed as a percentage of the total compensation for construction manager's basic scope of services earned as of the date of termination.

The construction manager has no control over the cost of labor and materials during competitive bidding. We Are the Next does not guarantee the accuracy of any statements or probably construction costs or any semi-detailed or detailed cost estimates.

The client acknowledges that We Are the Next is a pending 501(c)(3) nonprofit corporation and understands the organization has not yet received designation as a not for profit organization by the Internal Revenue Service, which could be confirmed as late as the end of the year in 2015.

The client agrees to limit the liability of We Are the Next and any of its agents for all claims arising from the performance of services under this agreement to an amount equal to the fee of We Are the Next to perform construction management services.

