



AGENDA REPORT

Meeting Date: July 15, 2008
Item Number: F-12
To: Honorable Mayor & City Council
From: Alan Schneider, Director of Project Administration
Subject: APPROVAL OF AMENDMENT NO. 1 TO THE AGREEMENT BETWEEN THE CITY OF BEVERLY HILLS AND WHITIN DESIGN WORKS FOR CONSULTING DESIGN SERVICES RELATED TO GREYSTONE PARK; AND
APPROVE A PURCHASE ORDER IN THE AMOUNT OF \$130,655 TO WHITIN DESIGN WORKS FOR THESE SERVICES

Attachments:

1. Agreement
2. Categorical Exemption

RECOMMENDATION

Staff recommends that the City Council move to approve Amendment No. 1 to the agreement with Whitin Design Works (Whitin) for consulting design services related to Phase III site improvements at Greystone Park, and approve a Purchase Order in the amount of \$130,655 for schematic design services. The total compensation under this amendment is comprised of a fee of \$109,655 and an additional \$21,000 for contingencies and reimbursable expenses.

INTRODUCTION

In 2000, the City embarked on a multi-phase program to renovate and restore the grounds of Greystone Park. Phase I dealt with the site area around the Mansion and Phase II the areas at the formal gardens, pool house and adjacent terraces. The scope of those projects included restoration of numerous fountains, historic lighting fixtures, and flagstone and brick paving. In addition, the scope included renovation of the site infrastructure for storm drainage, sanitary sewer, irrigation and landscape planting to maintain the property and prevent deterioration of the historic facility.

The proposed agreement is to continue this phased approach at Greystone Park with the attention towards the southern and western portions of the site. Phase III site

improvements will address the area delineated in the attached map (Exhibit G of the amendment).

DISCUSSION

In November 2007, Whitin Design Works was engaged to study the existing site conditions in conjunction with the staff from Community Services Department and develop conceptual plan options for Phase III. The culmination of this study resulted in a scope of proposed site improvements that includes:

- Renovation of the parking area near the Stables for increased parking spaces and improved circulation
- Improvements to the main entry, secondary entry and maintenance access along Doheny Drive
- Landscape retaining walls and stairs for improved visitor access
- Pedestrian paving
- Replacement of landscape planting
- Review of the historic structures at the greenhouse and stable dormitory
- Environmental review of the oil-water collection and separator system, and ground water seepage
- Civil engineering for improved site drainage
- Soils analysis regarding horticultural suitability
- Site lighting and electrical services

Based on accepted conceptual plan, a proposal for schematic design services was submitted by Whitin to provide the following scope of consultant services:

- Prepare schematic design documents that illustrate and describe the refinement of the conceptual plan by means of plans, sections and elevations
- Develop specifications that identify major materials and systems and establish their quality
- Prepare a schematic design cost estimate that reflects the available Capital Improvement funding allocated for this project

The fee proposal for the above services is \$109,655. In addition, a contingency of \$10,000 for unforeseen conditions and reimbursable expenses of \$11,000 are included in the proposed amendment. The total compensation for Amendment No. 1 is not to exceed \$130,655. The total of the original agreement and this amendment is \$180,655.

The agreement stipulates that the schematic design services be completed in 8 weeks.

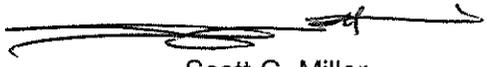
Meeting Date: July 15, 2008

Following submission of the Schematic Design documents and review by the City, the balance of the design services including construction documents and construction administration services will be forthcoming. The current projection is that the Phase III site improvements be issued for bidding in late spring 2009 and under construction during summer 2009.

The Department of Community Development has reviewed the project for environmental impact and concluded that the project qualifies for a categorical exemption under the procedures adopted by the City of Beverly Hills, and no further environmental assessment is necessary.

FISCAL IMPACT

Funding for this project is allocated in the fiscal year 08-09 Capital Improvement Program (CIP) budget for Greystone Park Project #442.



Scott G. Miller
Finance Approval



David D. Gustavson
Approved By

Attachment 1

Agreement

AMENDMENT NO. 1 TO THE AGREEMENT BETWEEN THE
CITY OF BEVERLY HILLS AND WHITIN DESIGN WORKS
FOR CONSULTING DESIGN SERVICES RELATED TO
GREYSTONE PARK

NAME OF CONSULTANT: Whitin Design Works

RESPONSIBLE PRINCIPAL OF CONSULTANT: Susan Whitin, President

CONSULTANT'S ADDRESS: 1504 S. Coast Highway
Laguna Beach, CA 92651

CITY'S ADDRESS: City of Beverly Hills
455 N. Rexford Drive
Beverly Hills, CA 90210
Attention: Alan Schneider
Director of Project Administration

COMMENCEMENT DATE: Upon receipt of Notice to Proceed

TERMINATION DATE: March 31, 2009

CONSIDERATION: Original Agreement
Phase I fee:
Part I: Not to exceed \$30,000
Part II: Not to exceed \$15,000 based
on the rates set forth in Exhibit B-1;
Reimbursable expenses not to exceed
\$5,000;
Total not to exceed: \$50,000

Amendment No. 1:
Phase II Schematic Design Fee not to
exceed: \$109,655; Reimbursable expenses
not to exceed: \$11,000; Contingency not to
exceed \$10,000
Total Amendment No. 1 not to exceed:
\$130,655

Total of Original Agreement and
Amendment No. 1 not to exceed:
\$180,655

AMENDMENT NO. 1 TO THE AGREEMENT BETWEEN THE
CITY OF BEVERLY HILLS AND WHITIN DESIGN WORKS
FOR CONSULTING DESIGN SERVICES RELATED TO
GREYSTONE PARK

This Amendment No. 1 is to that certain Agreement, dated November 26, 2007, and identified as Contract No. 470-07 (the "Agreement"), copies of which are on file in the office of the City Clerk, between the City of Beverly Hills, a municipal corporation (hereinafter called "CITY"), and Whitin Design Works (hereinafter called "CONSULTANT") for consulting design services related to Greystone Park.

RECITALS

- A. CITY entered into a written Agreement; dated November 26, 2007, for consulting design services related to Greystone Park.
- B. CITY desires to amend the Agreement to increase the services to include Schematic Design Services as set forth in Exhibit A-1.

NOW, THEREFORE, the parties hereto do amend the Agreement as follows:

Section 1. The Consideration shall be amended as set forth above.

Section 2. Exhibit A-1, "Additional Scope of Services", shall be added to Exhibit A, as attached hereto and incorporated herein.

Section 3. Exhibit B-1, "Schedule of Fees and Rates", shall be amended as attached hereto and incorporated herein.

Section 4. Exhibit B-2, "Schedule of Payment", shall be amended as attached hereto and incorporated herein.

Section 5. Except as expressly amended herein, the Agreement shall remain in full force and effect.

EXECUTED the _____ day of _____, 200____, at Beverly Hills, California.

CITY OF BEVERLY HILLS
A Municipal Corporation

BARRY BRUCKER
Mayor of the City of
Beverly Hills, California

ATTEST:

(SEAL)
BYRON POPE
City Clerk

CONSULTANT: WHITIN DESIGN WORKS
Susan Whitin

SUSAN WHITIN
President and Secretary

APPROVED AS TO FORM
Laurence S. Wiener

LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:

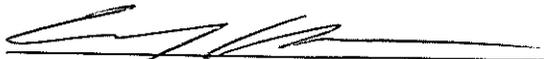
RODERICK J. WOOD
City Manager
Roderick J. Wood

DAVID D. GUSTAVSON
Director of Public Works & Transportation

[Signatures continue]



ALAN SCHNEIDER
Director of Project Administration



KARL KIRKMAN
Risk Manager

EXHIBIT A-1

ADDITIONAL SCOPE OF SERVICES (SCHEMATIC DESIGN)

The objective of this Amendment No. 1 is to provide Schematic Design Services in order to establish an opinion of probable construction costs for the preparation of the landscape and related elements shown in Attachment I to this Exhibit A-1, attached hereto and incorporated herein.

ARTICLE I. The Scope of Work shall include:

1. Angled parking and one-way drive along Doheny Drive.
2. Study of main entry, secondary entry and vehicular access at the southwest corner of Doheny Drive
3. Landscape retaining walls and stairs
4. Pedestrian paving
5. Planting
6. Environmental review of oil separator and ground water seepage
7. Review of historic structures including the greenhouse and stable dormitory
8. Civil engineering for site drainage
9. Soils analysis regarding horticultural suitability
10. Site lighting
11. Site electrical engineering
12. Schematic Design level opinion of probable construction costs

ARTICLE II. GENERAL RESPONSIBILITIES

A schedule for the development of the Project, "Progress Schedule", including a schedule for the performance of CONSULTANT's services, is described below in ARTICLE XI. Any adjustments to the CONSULTANT's schedule shall be of no force and effect unless such adjustments are agreed to in writing by CITY or are delays in the CONSULTANT's performance caused for reasons beyond the control of CONSULTANT.

ARTICLE III. CHANGES IN CONSULTANT'S SERVICES

Changes in services of the CONSULTANT, including services required of the CONSULTANT's consultants, who are identified below in ARTICLE XV, may be accomplished after execution of this Agreement, without invalidating the Agreement. Changes in the services required of the CONSULTANT that would entitle the CONSULTANT to an adjustment in compensation

requires the CITY's prior written authorization for an adjustment in compensation, and CONSULTANT obtains CITY's prior written authorization for an adjustment in compensation in each instance. Such adjustment in compensation shall be made by mutual agreement of the parties.

ARTICLE IV. PROJECT ADMINISTRATION

A. The CONSULTANT shall manage the CONSULTANT's services and administer the Project. The CONSULTANT shall consult with the CITY, research applicable design criteria, attend Project meetings during and through completion of the Schematic Design phase, (or more frequently as required to coordinate the CONSULTANT's services), communicate with members of the Project team and issue progress reports. The CONSULTANT shall coordinate the services provided by the CONSULTANT and the CONSULTANT's consultants with those services provided by the CITY and the CITY's consultants.

B. Upon written request of CITY, the CONSULTANT shall prepare for CITY's and CITY's Designated Representative's review and approval, an update of the CONSULTANT's portion of the Progress Schedule described in ARTICLE XI that shall identify milestone dates for decisions required of the CITY, design services furnished by the CONSULTANT, and completion of documents provided by the CONSULTANT. Such update schedule shall be consistent with the initial Progress Schedule in ARTICLE XI.

C. The CONSULTANT shall consider the value of alternative materials, building systems and equipment, together with other considerations based on program, budget and aesthetics in developing the design for the Project.

D. Upon request of the CITY, the CONSULTANT shall make a presentation to explain the design of the Project to representatives of the CITY or as otherwise requested by CITY.

E. The CONSULTANT shall submit design documents (in quantity and sizes requested by the CITY) to the CITY at intervals appropriate to the design process for purposes of evaluation and approval by the CITY. The CONSULTANT shall be entitled to rely on written approvals received from the CITY in the further development of the design.

F. If requested by the CITY's Designated Representative, the CONSULTANT shall assist the CITY in connection with the CITY's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.

ARTICLE V. EVALUATION OF BUDGET AND COST OF THE WORK – SCHEMATIC DESIGN

A. The CONSULTANT shall have a qualified professional prepare a preliminary estimate of the cost of the work for the Project (the "Cost of Work"). This estimate may be

based on current area, volume or similar conceptual estimating techniques. As the design process progresses, the CONSULTANT shall update and refine the preliminary estimate of the Cost of the Work. All estimates of the cost of Work shall be subject to CITY's review and approval. The CONSULTANT shall advise the CITY of any adjustments to previous estimates of the Cost of the Work required by changes in Project requirements or general market conditions. If at any time the CONSULTANT's estimate of the Cost of the Work exceeds the CITY's budget, the CONSULTANT shall make appropriate recommendations to the CITY to adjust the Project's size, quality or budget.

B. Evaluations of the CITY's budget for the Project, the preliminary estimate of the Cost of the Work and updated estimates of the Cost of the Work prepared by the CONSULTANT represent only the CONSULTANT's judgment as a design professional familiar with the construction industry. The CONSULTANT does not warrant or represent that bids or negotiated prices will not vary from the CITY's budget for the Project or from any estimate of the Cost of the Work or evaluation prepared or agreed to by the CONSULTANT.

ARTICLE VI. PRELIMINARY EVALUATIONS AND PLANNING SERVICES

A. The CONSULTANT shall provide a preliminary evaluation of the information furnished by the CITY under this Agreement, including the CITY's program and schedule requirements and budget for the Cost of the Work, each in terms of the other. The CONSULTANT shall review such information to ascertain that it is consistent with the requirements of the Project and shall notify the CITY of any other information or consultant services that may be reasonably needed for the Project.

B. The CONSULTANT shall report to the CITY immediately if the CITY's budget is deficient to design the program under the conditions and requirements that the CITY has established.

C. The CONSULTANT shall provide a preliminary evaluation of the CITY's site for the Project based on the information provided by the CITY of site conditions, and the CITY's program, schedule and budget for the Cost of the Work.

ARTICLE VII. DESIGN SERVICES

A. A description of the desired Project/building elements for the Project is described below in ARTICLE XII. The CONSULTANT's design services shall include design of such Project/building elements and all engineering services relating thereto.

B. CONSULTANT shall also: (1) engage with CITY's designated contractors, engineers, designers and consultants, in their "value engineering analysis" of structural, architectural, electrical, mechanical and related design alternatives, and shall, with the written approval of CITY, incorporate any economy so identified in the design of the Project; (2) conduct periodic meetings with CITY and CITY's separate consultants; and (3) cooperate and

coordinate the CONSULTANT's design services with the services of the CITY's separate consultants. The coordination services described in clause 3 above, shall not make CONSULTANT responsible for the adequacy or timeliness of any plans and specifications prepared by CITY's consultants; however, if CONSULTANT knows or reasonably suspects that any such plans and specifications are not consistent with sound design or construction practices, CONSULTANT shall immediately notify CITY in writing.

C. In no event shall CONSULTANT: (1) utilize or replace any consultants or subcontractors in connection with the performance of the services hereunder unless CITY gives its prior written approval of such consultants or subcontractors (or their replacements, as applicable); (2) prepare "performance" specifications or "design-build" documents as part of CONSULTANT's services hereunder unless CONSULTANT receives CITY's prior written consent for such "performance" specifications or "design-build" documents (CITY's approval of any such "performance" specifications or "design-build" documents may result in an appropriate downward adjustment to the CONSULTANT's fee for design services); or (3) prepare design documents that call for "proprietary" equipment or material in which CONSULTANT has a financial or other interest, unless CONSULTANT receives CITY's prior written approval to prepare design documents that call for such "proprietary" equipment or material. CONSULTANT will not commence work on any phase of design services until CONSULTANT receives a written authorization from CITY directing CONSULTANT to so proceed. CITY and CONSULTANT acknowledge that there may be, at times, some reasonable overlapping of the services performed by CONSULTANT in the Design Development and Construction Documents phases (i.e., the CITY may authorize or instruct the CONSULTANT to proceed into a phase prior to completion of the preceding phase, and that the CONSULTANT may be providing services in more than one phase of the Project concurrently).

ARTICLE VIII. SCHEMATIC DESIGN DOCUMENTS

A. The CONSULTANT shall provide schematic design documents (the "Design Documents") based on the approved written program resulting from discussions and meetings with CITY staff. The Design Documents shall illustrate and describe the refinement of the design of the Project, establishing the scope, relationships, forms, size and appearance of the Project by means of plans, sections and elevations, typical construction details, and equipment layouts. The Design Documents shall include specifications that identify major materials and systems and establish in general their quality levels.

B. Design Documents shall include information required to prepare Schematic Design cost estimating for the project.

C. CONSULTANT shall reasonably cooperate in the scheduling of meetings necessary for CITY's review and approval of the Design Documents, which meetings shall be attended by CONSULTANT at the request of CITY.

D. The CONSULTANT shall provide a Schematic Design budget for the Cost of the Work.

ARTICLE IX. RECORDS

A. CONSULTANT shall maintain records and books in a manner approved by CITY for the keeping of such records during the term of this Agreement and for three (3) years after the completion of this Agreement and its extensions if there shall be any.

B. Such records shall be available at CONSULTANT's office for review during normal operating hours and CONSULTANT shall permit the authorized representatives of CITY, the County, the State or the Federal government to audit all data and records of the CONSULTANT relating to the performance of this Agreement.

C. All information, data, reports, records, maps and surveying results which relate to the performance of this Agreement and which are available to CITY, shall be furnished to CONSULTANT without charge.

ARTICLE X. ADDITIONAL SERVICES

CITY may require Consultant to perform additional services outside the scope of services set forth in this Exhibit A-1. CITY shall pay Consultant for such additional services as described in the Contingency Section of Exhibit B-1 of this Agreement.

ARTICLE XI. PROGRESS SCHEDULE

CONSULTANT proposes the following work schedule which shall commence at the discretion of CITY:

Commencement of work:	Upon receipt of Notice to Proceed
Schematic Design Documents	8 weeks

ARTICLE XII. PROJECT/BUILDING ELEMENTS

The objective of this project is to renovate and improve Phase III of Greystone Park, located at 501 Doheny Road, in accordance with the Landscape Concept Design prepared under this original agreement and shown in Attachment I, attached hereto and incorporated herein. Schematic Design services shall include the following project elements and facilitate preparation of an opinion of probable costs:

- A. Renovation of the parking lot through angled parking and one-way drive aisle
- B. Study of Main Entry, Secondary Entry and Vehicular Access at southwest corner of property at Doheny Drive
- C. Landscape retaining walls and stairs

- D. Pedestrian paving
- E. Landscape planting
- F. Environmental review of oil-water separator and groundwater seepage
- G. Review of historic structures including the Greenhouse and Stable Dormitory
- H. Civil engineering for site drainage
- I. Site Lighting
- J. Site electrical engineering

ARTICLE XIII. PROJECT VISITS OF CONSULTANT'S CONSULTANTS

The CONSULTANT's Consultants shall make Project visits as required by CITY and/or CONSULTANT and are in addition to any coordination meeting between CONSULTANT and Architect's Consultants.

ARTICLE XIV. RESPONSIBLE PERSONNEL

The following key personnel will be dedicated for the duration of the Project:

Susan L. Whitin	Design Principal
Kari Booner	Associate

ARTICLE XV. CONSULTANT'S CONSULTANTS

Civil Engineer:	KPPF
Project Engineer:	Ali Khamisi
	18500 Von Karman, 10th Floor
	Irvine, CA 92612
	949.252.1022

Cost Estimator:	C.P. O'Halloran
Project Manager:	Ciaran O' Halloran
	2659 Townsgate Road, Suite 213
	Westlake Village, CA 91361

Electrical Engineer:
Project Engineer:

Athans Group
George Athans
19311 Vanowen Street
Reseda, CA 91335
818.708.0077

Environmental Services:
Project Manager:

CTL Environmental
Ulf M. Lindmark, PE, BCBE
24404 S. Vermont Ave., #307
Harbor City, CA 90710
310.530.5066

Historical Structural Engineer:
Project Engineer: Mel Green

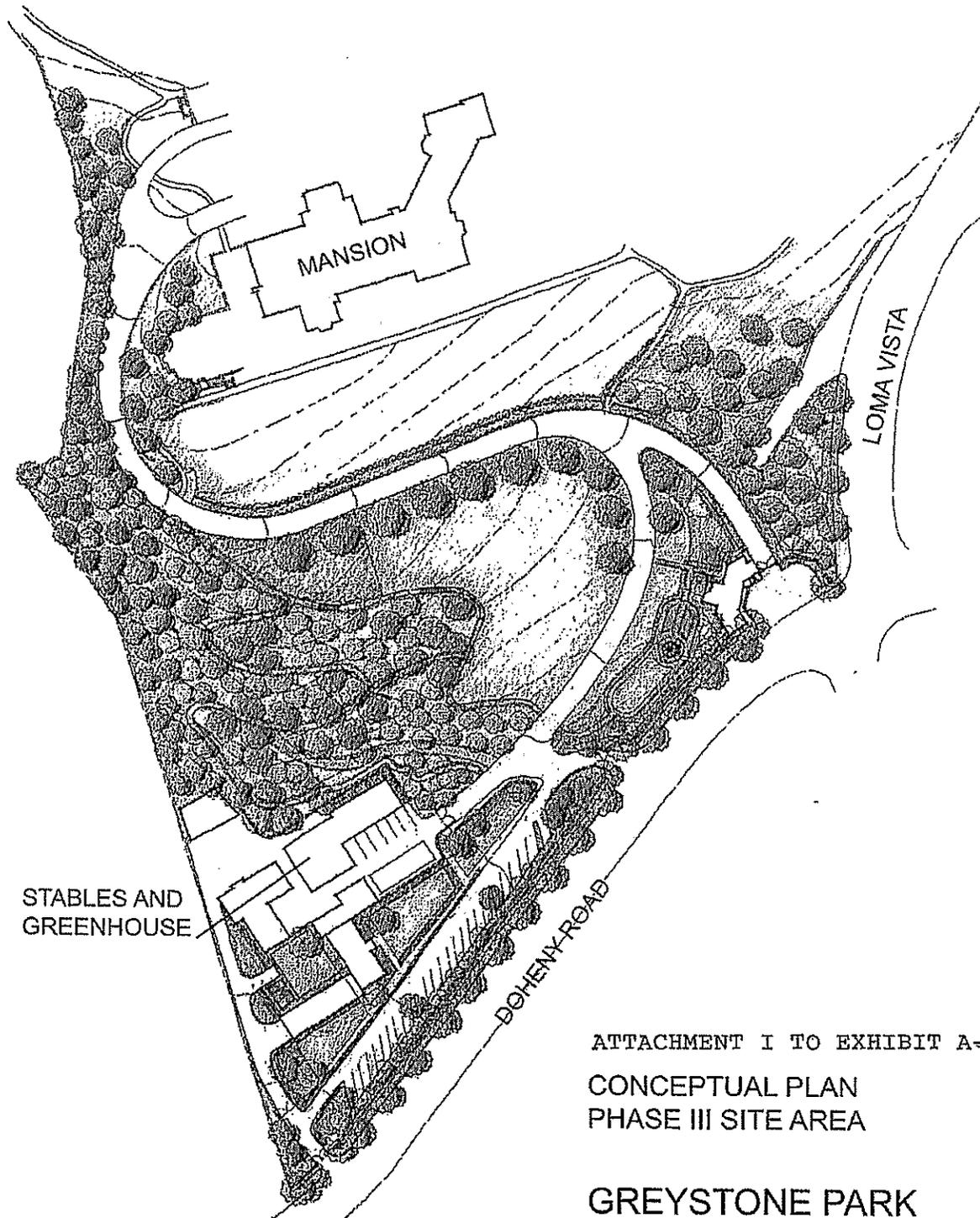
Melvyn Green Associates
21311 Hawthorne Blvd., Suite 220
Torrance, CA 90503
310.792.9252

Lighting Design:
Project Manager:

Craig Roberts Lighting
Craig Roberts
4230 Avondale Avenue
Dallas, TX 75219
214.526.6470

Soil Testing:
Project Manager:

Wallace Labs
Garn Wallace
365 Coral Circle
El Segundo, CA 90245
310.615.0116



ATTACHMENT I TO EXHIBIT A-1
CONCEPTUAL PLAN
PHASE III SITE AREA

GREYSTONE PARK
WHITIN DESIGN WORKS

EXHIBIT B-1

Schedule of Fees and Rates

PHASE I - LANDSCAPE CONCEPT DESIGN (Original Agreement)

Total Fees for professional services for Phase I Concept Design shall not exceed Fifty Thousand Dollars (\$50,000.00) and are allocated as follows:

Fees for Part I shall not exceed Thirty Thousand Dollars (\$30,000.00).

Fees for Professional Services for Part II shall not exceed Fifteen Thousand Dollars (\$15,000.00).

Reimbursable Expenses reasonably incurred in the performance of this Agreement shall not exceed Five Thousand Dollars (\$5,000.00).

PHASE II – SCHEMATIC DESIGN (Amendment No. 1)

Total Fees for professional services for Phase II Schematic Design shall not exceed One Hundred Thirty Thousand Six Hundred Fifty-Five Dollars (\$130,655.00) as further described as follows:

Fees for Phase II shall not exceed One Hundred Nine Thousand Six Hundred Fifty-Five Dollars (\$109,655.00) at the rates and in accordance with the fee calculation set forth below.

Reimbursable Expenses reasonably incurred in the performance of this Agreement shall not exceed Eleven Thousand Dollars (\$11,000.00).

Contingency. CITY establishes a contingency amount not to exceed Ten Thousand Dollars (\$10,000.00) for services in connection to the Project for the extended design period required by CITY or for unforeseen conditions yet to be defined. Said sum, or a portion thereof, shall not be expended until CITY defines the scope and specifically authorizes the services in writing.

HOURLY RATES

Hourly Rates are stipulated as follows:

	Rate/Hour
Principal	\$195.00/Hour
Senior Project Manager	\$160.00/Hour
Project Manager	\$130.00/Hour
Senior AUTOCADD	\$ 85.00/Hour
AUTOCADD Tech Support	\$ 75.00/Hour
Project Management Assistant	\$ 55.00/Hour

REIMBURSABLE COSTS

The following costs reasonably incurred in the performance of this Agreement will be reimbursed by CITY at cost:

1. Cost of copies of drawings, specifications, reports and cost estimates; xerography and photographic reproduction of drawings and other documents furnished or prepared in connection with the work of this contract.
2. Cost of commercial carrier and public transportation, lodging, car rental and parking, subsistence and out-of-pocket expenses. Private automobile travel is currently at \$0.485 per mile and will fluctuate with the U.S. Dept. of Labor Federal Travel Regulation rate.
3. Cost of postage and shipping expenses.
4. Long distance telephone and facsimile charges.
5. Electronic data processing.
6. Photographic services, film and processing.
7. Cost of models, special renderings, promotional photography, special process printing, special equipment, special printed reports or publications, maps and documents approved in advance by the Client.
8. Fees for subconsultants retained with the prior approval of CITY.
9. Plotting and associated costs for drawings in CADD format.

SCHEMATIC DESIGN SERVICES FEE CALCULATION:

Discipline	Consulting Firm	Cost (not to exceed)
Electrical engineering	Athans Group	\$7,400.00
Cost estimating	CP O'Halloran	\$6,000.00
Lighting design	Craig Roberts	\$8,000.00
Environmental services	CTL Environmental	\$14,580.00
Civil engineering	KPFF	\$17,000.00
Historic structural engineering	Mel Green Associates	\$8,400.00
Soil testing	Wallace Labs	\$5,275.00
Landscape design	Whitin Design Works	\$33,000.00

Schematic Design Fee Calculation Continued

Coordination	Whitin Design Works	\$10,000.00
	Total Schematic Design phase fee	\$109,655.00
	Reimbursable Costs (not to exceed)	\$11,000.00

Preliminary Conceptual Budget \$3,650,000 (does not include restoration or construction of Greenhouse, Stables, staff modular building or restrooms)

EXHIBIT B-2

Schedule of Payment

CONSULTANT shall submit an itemized statement to CITY for its services during the previous month, which shall include documentation setting forth in detail a description of the services rendered, hours of service, percentage of work completed, and reimbursables incurred. CITY shall pay CONSULTANT the amount of such billing within thirty (30) days of receipt of same.

With respect to Phase II, CITY shall pay CONSULTANT in proportion to the percent complete of the Schematic Design documents.

Attachment 2

Categorical Exemption



www.beverlyhills.org

COMMUNITY DEVELOPMENT DEPARTMENT

455 N. Rexford Drive
Beverly Hills, CA 90210-4817
(310) 285-1123
FAX: (310) 858-5966

CITY OF BEVERLY HILLS

Categorical Exemption

NAME OF PROJECT Greystone Park Site Improvements – Phase III

LOCATION 501 Doheny Road, Beverly Hills, California

TYPE OF BUSINESS (IF COMMERCIAL) City park with staff offices and maintenance facilities

PROJECT DESCRIPTION Installation of new irrigation and landscaping, paving restoration, landscape retaining walls and stairs, site drainage, site lighting and electrical service.

APPLICANT'S NAME City of Beverly Hills PHONE 310-285-1188

APPLICANT'S ADDRESS Project Administration 345 Foothill Road

CITY Beverly Hills, CA ZIP 90210

IF DIFFERENT, PROVIDE:

AGENT'S NAME _____ PHONE _____

AGENT'S ADDRESS _____

CITY _____ ZIP _____

The undersigned, having received this project for processing, has reviewed it for environmental impact and concluded that the project qualifies for a categorical exemption under the procedures adopted by the City of Beverly Hills and no further environmental assessment is necessary.

Applicable Exemption Class 1(a), 1(c), 1(d), and 4(b)

COMMENTS Alteration to the interior and exterior of existing facilities including electrical, paving, pedestrian paths, restoration of deteriorated facilities and mechanical equipment, and installation of new landscaping and irrigation systems.

REVIEWED BY *[Signature]* Date 7/1/2008