



City of Culver City

Mike Balkman Council
Chambers
9770 Culver Blvd.
Culver City, CA 90232

Staff Report

File #: 23-537, **Version:** 1

Item #: C-6.

CC - CONSENT ITEM: Approval of a Professional Services Agreement with Architectural Resources Group (ARG) in an Amount Not-to-Exceed \$100,000 for the Preparation of a Historical Context Study of the City of Culver City.

Meeting Date: January 23, 2023

Contact Person/Dept.: Onyx Jones/City Manager's Office
Phone Number: 310-253-6000

Fiscal Impact: Yes ☒ No ☐ **General Fund:** Yes ☐ No ☐

Attachments: Yes ☒ No ☐

Commission Action Required: Yes ☐ No ☒

Public Notification: (E-Mail) Meetings and Agendas - City Council (01/18/2023)

Department Approval: John M. Nachbar, City Manager (01/17/2023)

RECOMMENDATION

Staff recommends that the City Council approve a professional services agreement with Architectural Resources Group (ARG) in an amount not-to-exceed \$100,000 for the preparation of a historical context study for the City of Culver City.

BACKGROUND

On June 14, 2021, City Council expressed a commitment to making Culver City a welcoming and inclusive community by voting to adopt Resolution No. 2021-R066 acknowledging the racial history of Culver City.

Based on direction given by the City Council Ad Hoc Equity Subcommittee (former Mayor Lee and current Vice Mayor McMorris), staff researched four cities (City of Evanston, IL, City of San Luis Obispo, CA, City of West Hollywood, CA and the City of Santa Monica, CA) to learn more about reparation programs that were either developed or in the process of being developed in each agency.

During the August 8, 2022 City Council meeting, staff presented the process these cities followed to

create their systems of reparations designed to narrow the racial income and housing gap in their cities. City Council also received a presentation from Kamilah Moore, the Department of Justice's California Reparations Task Force Chair. During the City Council meeting, Council Members voted unanimously in favor of conducting a historical context study for the City.

At the September 12, 2022 City Council meeting, Council authorized staff to prepare and issue a request for proposal, authorized a budget amendment to appropriate \$150,000 from the General Fund's Unassigned Fund Balance to prepare a historical context study and, if needed, authorized staff to hire a specialized consultant to carry forth the project.

DISCUSSION

The report generated from the historical context study will provide direction to staff to examine the historical context of racial segregation and discriminatory policies in the City. The study would be foundational in creating a system of reparations designed to narrow the racial income and housing gap in Culver City. The study will detail past policy practices of the City and surrounding areas, provide primary and secondary source research, and analysis on how these policies have shaped the City's current landscape and experience of its inhabitants. Throughout the historical development of the metropolitan Los Angeles region and in many parts of Los Angeles County, policies and laws were designed to create and uphold discriminatory practices, to segregate Black people and other people of color, and to reinforce racial, cultural, and class bias in home ownership. These policies have had generational impacts on population makeup, home ownership rates, and modern-day policies and zoning restrictions.

To expedite the commencement of the historical context study, City staff has elected to enter into a contract with Architectural Resources Group (ARG) through a "piggyback" process. A "piggyback" is a purchasing approach that is designed to save time and resources by leveraging another public agency's successful competitive bidding process. In order for the City of Culver City to enter into an agreement through this method the following documents must be reviewed by Finance and deemed acceptable and meet the CCMC 3.07.055 G Exceptions to Bidding Requirements:

1. A copy of the city's purchase order.
2. A copy of the RFP with supporting documentation.
3. A list of vendors who were sent the RFP or at least the ones that submitted a quote.
4. The analysis of the vendor quotes and the intent to award.
5. A quote from the vendor offering the same prices and terms to Culver City.
6. Verification that the contract between the vendor and the other public agency that is still valid and not expired/closed.

The City was able to meet these requirements and acquire the documentation through a recent RFP process conducted by the City of West Hollywood. The listed documents from the City of West Hollywood and Architectural Resources Group (ARG) were received, reviewed, and deemed acceptable by the City Manager's Office and the Finance Department of the City of Culver City.

ARG was selected by West Hollywood based on their extensive experience with social justice and equity-led projects. As a woman-owned business, ARG has over forty years of experience conducting historical context studies and archival research, including primary and secondary source research at

a variety of repositories across southern California. ARG has completed similar projects for neighboring municipalities including their work on the View Park Historic District National Register nomination which documented the Black communities' fight and feat over restrictive housing practices, the City of Los Angeles' Asian Americans in Los Angeles Historic Context Statements which provided a framework for evaluating the contributions and history of Asian American communities in Los Angeles, and their current work on a Historical Housing and Land Use Study for the City of Los Angeles, which examines how housing and land use policies have historically perpetuated racial and socioeconomic disparities in the city throughout the 20th century. ARG also brings a breadth of experience working with the Cultural Affairs division of Culver City. They have worked on numerous successful projects for the City and currently have an on-call contract to provide historic preservation consulting services.

Additionally, during West Hollywood's RFP process, there were few firms that had the experience and the understanding of the nature of this work. ARG comes with a very favorable referral from the City of West Hollywood.

Scope of Work:

The study will highlight the history of Indigenous peoples and communities of color, as well as the demographic shifts of Culver City's population over time. It will also explore the racially and culturally discriminatory policies that affected communities of color. These include land use regulations, deed restrictions, and real estate practices, among others. The study will analyze how these policies have shaped the City's current landscape and the experience of its inhabitants. It will differ from a historic context statement in that it will not provide a framework for evaluating historical resources or be tied to the built environment. Rather, it will acknowledge the inequities in the City's past and inform next steps to address racial equality in the City through policymaking and local land use practices.

FISCAL ANALYSIS

Staff recommends that the City Council approve a professional services agreement with ARG in an amount not-to-exceed \$100,000 for the preparation of a historical context study for the City. On September 12, 2022, Council approved a budget amendment appropriating \$150,000 from the General Fund's Unassigned Fund Balance for costs associated with the historical context study and the hiring of a professional project leader. The funds were appropriated in Account 101.22100.610400 (Human Resources - Consulting Services). The project is expected to be completed by Fall 2023.

ATTACHMENTS

1. ARG Proposal

MOTIONS

That the City Council:

1. Approve a professional services agreement with Architectural Resources Group in an amount

not to exceed \$100,000 for the preparation of a historical context study for the City of Culver City; and

2. Authorize the City Attorney to review/prepare the necessary documents; and
3. Authorize the City Manager to execute such documents on behalf of the City.