



**CITY OF INGLEWOOD**  
OFFICE OF THE CITY MANAGER



**DATE:** December 17, 2019

**TO:** Mayor and Council Members

**FROM:** Public Works Department

**SUBJECT:** Professional Services Agreement with Trifiletti Consulting for Services Associated with the Inglewood Transit Connector Project Delivery and Funding Plan Implementation and other Related Services

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**RECOMMENDATION:**

It is recommended that the Mayor and City Council take the following actions:

- 1) Approve an agreement with Trifiletti Consulting, Inc., to provide professional services associated with the Inglewood Transit Connector Project Delivery and Funding Plan Implementation, and other related services in the amount of \$1,765,659; and
- 2) Adopt a resolution amending the Fiscal Year 2019-2020 Budget.

**BACKGROUND:**

An exciting transformation is underway as the City of Inglewood enhances its distinction as "The City of Champions" and redefines itself as a world-class sports and entertainment center in the greater Los Angeles region. The NFL Stadium, now officially named SOFI Stadium, is set to open in the Fall of 2020, and is set to host the Super Bowl in 2022, FIFA World Cup in 2026, and the Olympic Opening Ceremonies in the Summer of 2028. As Inglewood continues to transform into a major regional activity center, the number of vehicle trips in and around the City are increasing with more anticipated in the future. Based on historic traffic counts, traffic volumes have been increasing and many key intersections and highway corridors are already experiencing congestion. As the population grows, opportunities for constructing new streets and acquiring rights-of-way for street widening to accommodate additional vehicles are limited.

Therefore, it is imperative that the City create a comprehensive transportation management and operations plan to ensure robust access from all modes of transportation, especially to the Los Angeles Sports and Entertainment Center at Hollywood Park and the Forum, for both event and non-event days. Future strategies must be aimed at improving the existing mobility network. The City is working to manage this growth in a sustainable and responsible way, ensuring that residents, businesses, employees and visitors have convenient and efficient access to new destinations and resources. The City is comprehensively looking at roadway improvements, encouraging innovation and intelligent transportation systems, promoting active transportation plans and committing to executable transportation demand management strategies to help support the transformation of Inglewood into a world-class city with a world-class transportation system.

At the center-piece of the world-class transportation plan is the proposed Inglewood Transit Connector (ITC). The Project is needed to provide convenient, reliable, time-certain and direct

transit accessibility and connectivity to the City's major activity centers from the Metro Rail system. The proposed Project would include a 1.8-mile fully elevated automated people mover system and is estimated to generate an annual transit ridership of approximately 3 million passengers, and up to approximately 10,000 to 12,000 passengers during event peak hours. The project will relieve traffic and congestion resulting in an estimated 9,000 MTCO<sub>2</sub>e GHG reduction annually. The ITC Project is designed to provide a critical first/last mile connection for long-time residents of Inglewood to access the Crenshaw Line and the broader connectivity that it brings.

The ITC Project has completed significant planning and outreach milestones and is currently in the environmental review phase, which is expected to be completed by Spring/Summer of 2020, with a P3 procurement completed in 2020-2022, construction start by 2022, and operational start by 2026. The City is also preparing a funding program. As part of that funding plan, the City is seeking local Measure R funds from the South Bay Cities Council of Governments (SBCCOG) and LA Metro, as well as State Transit and Intercity Rail Capital Program (TIRCP) grants funds from California State Transportation Agency (CalSTA).

On November 14, 2019, the Transportation Committee of the South Bay Cities Council of Governments (SBCOG) unanimously approved a motion by Mayor James T. Butts of Inglewood, Mayor Drew Boyles of El Segundo and Mayor Patrick J. Furey of Torrance to authorize the transfer of \$560 million of uncommitted South Bay Measure R highway funds to support regional transit projects throughout the South Bay. In alignment with State goals and policies, the SBCCOG Committee recognized the need to reduce vehicle miles traveled and reduce greenhouse gas emissions by providing better public transit choices. Measure R anticipated the need to adjust allocations and specifically authorizes a once-a-decade transfer of funds starting in January 2020. Now, within the next few months, the City will seek \$250 million of such Measure R funds for the ITC Project, working with the SBCCOG and with Metro as it implements the Measure R highway fund transfer process for the entire Los Angeles.

Additionally, the City is preparing an application for \$200 million seeking TIRCP funds, which is due to CalSTA by late January 2020. As a key scoring criterion, the City must demonstrate ITC project readiness. Accordingly, the City must develop a full funding plan and develop Project and City funding streams, including but not limited to farebox (which will likely include variable pricing for event and non-event fares), corporate sponsorship, joint development, as well as other exploring incremental increase to Local Business Tax, short term rental taxes, transfer taxes, and the monetization of other city assets, such as the City's fiber optics system. The ITC funding and delivery program must be developed now to demonstrate project readiness. The TIRCP grants are anticipated for award in the Spring of 2020.

In summary, the time is now for the City to develop the ITC project delivery, funding and procurement plan, and to complete the environmental clearances and entitlements and prepare for upcoming TIRCP grant application and to secure local funding sources, including funds associated with the Measure R transfer. The City must also ensure that all other city public works, transportation projects and environmental impact analyses are coordinated and aligned with the ITC EIR to serve and achieve the City's goals and objectives.

**DISCUSSION:**

Trifiletti Consulting, Inc., is currently leading a study and transportation planning work with the City of Inglewood. Lisa Trifiletti is serving as Project Manager for the Inglewood Transit Connector, which is an automated people mover that will connect the Los Angeles County Metro Rail system to the City's future Los Angeles Stadium and Entertainment Center at Hollywood Park and other city venues. Lisa Trifiletti serves as Project Manager for all tasks, working closely with Inglewood staff to create effective strategies, efficient work plans, environmental clearance strategies, interagency coordination, regulatory compliance measures, and to ensure that Inglewood's goals are met. Furthermore, Lisa Trifiletti is leading the Inglewood Mobility Plan Update, the planning and environmental clearance of the Inglewood Transit Connector project and supporting the EIR coordination for the related planning project, proposed Inglewood Basketball and Entertainment Center.

Lisa Trifiletti has been requested to provide additional strategic environmental CEQA consulting on a number of transportation planning and land use questions and projects, and to provide strategic advice, project management and project implementation support associated with ITC's project delivery, procurement and delivery strategy so that the ITC project is implemented by 2026, in advance of the 2028 Olympics.

Trifiletti Consulting, Inc. – Qualifications, Experience and Track Record

As way of background, on October 1, 2016, Lisa Trifiletti launched her own consulting firm to provide strategic land use, environmental, entitlement, real estate, transportation, project management, and governmental/public outreach consulting for private sector development projects and governmental agencies. Lisa's 15 plus years of experience with 19 complex public infrastructure, transportation projects, and updates of governmental planning documents make her a known expert in the field. Lisa Trifiletti is currently serving as a strategic advisor to the Los Angeles World Airports (LAWA) on its environmental clearance and sustainability work at the Los Angeles International Airport (LAX), to the City of Los Angeles Department of City Planning on the update of the Southwest Valley Community Plan. In addition, some of her other projects include developing the City of Inglewood's transportation plans, the Sepulveda Pass Feasibility Study for Metro, and the revitalization of the Vermont/Manchester area for the office of County Supervisor Ridley-Thomas. Lisa is also supporting the San Diego Association of Governments with the planning and development of the SANDAG Airport Connectivity Project, which is proposed to connect multiple transit modes to a Central Mobility Hub directly to the San Diego International Airport with an automated people mover project.

Prior to her transition into private consulting, Lisa Trifiletti served as LAWA's Deputy Executive Director of Environmental Programs. Originally hired in 2010 to lead and complete the update plans and entitle 340 acres of LAX property, Lisa Trifiletti was promoted in 2014 to Deputy Executive Director and created LAWA's Environmental and Land Use Planning Division where she directed the activities of Environmental Performance, Environmental Regulatory Compliance, Environmental Planning and Engineering, Entitlements, and Environmental Clearances for LAWA's three airports and Palmdale land holdings. In her new role, Ms. Trifiletti oversaw

seventy-five professional staff and multiple consultant contracts. She was also responsible for all environmental planning and engineering, entitlement applications and environmental documents for all proposed projects at LAWA airports and properties, including the LAX Modernization Program. In addition to serving as LAWA's Chief Sustainability Officer, Ms. Trifiletti led her division as LAWA's key project manager responsible for inter-agency coordination and championed the coordination with Metro regarding light rail construction projects near LAX. She helped lead the environmental clearance and entitlement approvals for the \$5.5 billion-dollar LAX Landside Access Modernization Program.

One of Lisa's most relevant experience was as LAWA's DED. Lisa was responsible for managing LAWA's environmental and entitlement division, environmental regulatory compliance, LAWA's sustainability program, noise and sound insulation program, the LAX Landside Access Modernization Program, commitment management for LAX, Van Nuys Airport, Palmdale landholdings, and Ontario Airport during the time period of LAWA's ownership. Throughout the 11 years, Lisa helped spearhead the environmental clearances for all terminal, airfield, and landside projects at LAX, working with all departments in the City of Los Angeles, and helping activate the 14 billion modernization program. Throughout that time, she relaunched the LAX Sustainability Program, working directly with the Mayor's Chief Sustainability Officer, regulatory agencies, and key stakeholders, including the airlines, tenants and concessionaires, and other city department's sustainability officers. She helped achieve historic settlements with long standing LAX opponents, historic breakthroughs on major infrastructure programs that were stalled for years, such as the LAX Argo Stormwater Infiltration Treatment Facility and the LAX LAMP Project/LA Metro Airport Metro Connector Project. Finally, the Trifiletti Consulting Team managed and historic agreements with airline stakeholders to achieve leading air quality programs and policies.

Among many of the LAX projects that achieved widespread community support, the LAX LAMP Program and LAX Northside Plan Update stand out as exemplary work led by Trifiletti Consulting. In 2016, Lisa Trifiletti led the approval of the LAX Northside Plan Update, which permitted commercial development up to 2,320,000 million square feet over 340 acres in conjunction with areas for recreation, open space, and buffer space for surrounding residential communities. The LAX Northside Plan's allowable land uses include the best and most balanced use of the property by addressing the Los Angeles World Airports' (LAWA) needs at LAX, the desires expressed by the local community, the market demand, and compliance with established regulatory requirements set by the Federal Aviation Administration (FAA). Throughout the five years of planning and environmental clearance process, no negative correspondence was received, and there was unprecedented community support for the Plan Update process. The Plan is well recognized for the years of transparent stakeholder engagement, and winning a number of awards for the outreach process.

These projects demonstrate her ability to understand, coordinate and deliver successful results for complicated interdisciplinary multi-jurisdictional efforts, emphasizing consensus and collaborative planning. Lisa provides strategic counsel and liaison with the City of Los Angeles, and County of Los Angeles decision makers and agency heads, as well as key agencies such as

Caltrans, South Coast Air Quality Management District, Southern California Association of Governments, LA Metro, the Los Angeles World Airports, all transit operators in South Bay, and surrounding municipalities and jurisdictions.

Given the intimate working knowledge of the City of Inglewood, qualifications, experience and track record of success, Trifiletti Consulting is uniquely qualified to support the City with the project delivery of the ITC Project. Trifiletti Consulting, demonstrates the unique capability not available from another source.<sup>1</sup>

**SCOPE OF SERVICES:**

Trifiletti Consulting will provide strategic advice, project management and project implementation support associated with ITC's project delivery, procurement and legal strategy so that the ITC project is implemented by 2026, in advance of the 2028 Olympics, and to help ensure that the Project secures Measure R and grants funds, including but not limited to the TIRCP. To ensure consistency and protect City's proposed projects, Trifiletti Consulting will also support consistency reviews and strategic environmental clearance approach for a number of Inglewood public works, transportation planning and land use questions and projects.

Trifiletti Consulting is being proposed as a sole source to help conduct the work described above because of her team's unique experience, knowledge of and relationships with the ITC Project, Inglewood Mobility Plan, the City's Event Transportation Management and Operations Plan, Inglewood Basketball & Entertainment Center EIR, Centinela Grade Crossing Project, and current dealings with a myriad of agency stakeholders on behalf of the City, including but not limited to Caltrans, LA Metro, the South Bay COG, and the City and County of Los Angeles. Trifiletti Consulting also brings subconsultants with extensive background in people mover systems and airport ground access planning that will be utilized for project delivery and funding plan for the ITC.

**FINANCIAL/FUNDING ISSUES AND SOURCES:**

Upon adoption of the attached resolution amending the Fiscal Year 2019-2020 budget, funds in the amount of \$1,765,659 will be transferred from Account Code No. 001.51000 (General Fund Reserves) to Account Code No. ?

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Upon grant award of the SBCCOG Measure R funds, these funds can reimburse General Funds utilized for the ITC Project delivery services.

**LEGAL REVIEW VERIFICATION:** \_\_\_\_\_

Administrative staff has verified that the legal documents accompanying this report have been submitted to, reviewed and approved by the Office of the City Attorney.

<sup>1</sup> Unique or innovative concept means a new, novel, or changed concept, approach, or method that is the product of original thinking, the details of which are kept confidential or are patented or copyrighted, and is available to the City of Inglewood only from one source and has not in the past been available to the City from another source.

**BUDGET REVIEW VERIFICATION:** \_\_\_\_\_

Administrative staff has verified that this report, in its entirety, has been submitted to, reviewed and approved by the Budget Division.

**FINANCE REVIEW VERIFICATION:** \_\_\_\_\_

Administrative staff has verified that this report, in its entirety, has been submitted to, reviewed and approved by the Finance Department.

**DESCRIPTION OF ANY ATTACHMENTS:**

Attachment 1: Professional Services Agreement with Trifiletti Consulting  
Attachment 2: Resolution

**APPROVAL VERIFICATION SHEET**

**PREPARED BY:**

Louis Atwell, Assistant City Manager/Public Works Director  
Tunisia M. Johnson, Transportation Demand Management-Coordinator

**COUNCIL PRESENTER:**

Louis Atwell, Assistant City Manager/Public Works Director

**DEPARTMENT HEAD APPROVAL:**

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Asst. City Manager/Public Works Director

**CITY MANAGER APPROVAL:**

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Artie Fields, City Manager