LOS ANGELES STREET
CIVIC BUILDING

p3 CONSORTIUM PRESENTATION
OCTOBER 03, 2018

https://civiccenterprojects.lacity.org
AGENDA

1. INTRODUCTIONS
2. CIVIC CENTER MASTER PLAN
3. PARKER CENTER DEMOLITION
4. REVIEW OF THE LOS ANGELES STREET CIVIC CENTER PROJECT
5. QUESTIONS

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PARKER CENTER DEMOLITION

DEMOLITION DESIGN

RELOCATION OF INFORMATION TECHNOLOGY CABLEING IN COLLABORATION WITH ITA

ARTWORK PRESERVATION AND RELOCATION IN COLLABORATION WITH DCA

REMOVAL OF HAZARDOUS MATERIALS

BUILDING DECONSTRUCTION

SITE GRADING TO 19 FT. BELOW STREET LEVEL

DEMOLITION COMPLETION DECEMBER 2019

06
PROJECT ORGANIZATIONAL STRUCTURE

MAYOR

BOARD OF PUBLIC WORKS

BUREAU OF ENGINEERING

COUNCIL

MUNICIPAL FACILITIES COMMITTEE

CITY ADMINISTRATIVE OFFICE

MAYOR'S OFFICE

CITY LEGISLATIVE ANALYST

P3 DEVELOPER TEAM

PERKINS + WILL
PREPARE PRE-DESIGN DOCUMENTS

RFQ/ RFP
CITY P3 ADVISOR

P3 COUNSEL

CITY ATTORNEY
LOS ANGELES STREET CIVIC BUILDING
DRAFT CONCEPTUAL DESIGN
NEW CIVIC BUILDING

27 - 29 STORY (753,740 SF., APPROX.)
1,173 SUBTERRANEAN PARKING SPACES
65,000 SF. OF COMMERCIAL SPACE
2,600 - 3,200 RANGE OF OCCUPANTS

INNOVATIVE CONSIDERATIONS
CONFERENCE CENTER
COLLABORATIVE WORK SPACES
LEED PLATINUM / NET-ZERO
SOPHISTICATED SECURITY
AUTOMATED PARKING
CIVIC CENTER MASTER PLAN
DISTRICT DESIGN GUIDELINES

IN COLLABORATION WITH THE CHIEF DESIGN
OFFICER, THE PLANNING DEPARTMENT AND THE
DEPARTMENT OF TRANSPORTATION

1. DEVELOP PEDESTRIAN REALM DESIGN
   STANDARDS
2. PUBLIC RIGHT-OF-WAY STANDARDS (i.e.
   SIDEWALKS)
3. MOBILITY CIRCULATION PLAN
4. PUBLIC OPEN SPACE
5. BUILDING FRONTAGE STREET LEVEL DESIGN
6. PARKING ANALYSIS
7. BUILDING MATERIALS AND COLOR

PROCESS
AND NEXT STEPS
P3
PROJECT DELIVERY
METHOD

DESIGN - BUILD - FINANCE - OPERATE - MAINTAIN

1. PRE-DESIGN
   TASK A: PROGRAMMING
   TASK B: PERFORMANCE SPECIFICATION
   TASK C: DESIGN GUIDELINES FOR CIVIC CENTER
   TASK D: OPERATIONS & MAINTENANCE

2. PROCUREMENT
   CONSULTANT TO WRITE RFQ/RFP AND PROVIDE ADVICE ON FINANCIAL & ASSET DISPOSITION.

3. P3 LEGAL COUNSEL
   TO ASSIST AS NECESSARY DURING RFQ/RFP & IN WRITING PROJECT AGREEMENT
### TASK A: FACILITY PROGRAMMING
- Space Programming
- Space Data
- Blocking/Stacking Diagrams
- Parking Strategies
- ETC...

### TASK B: ARCHITECTURAL AND ENGINEERING PERFORMANCE SPECIFICATIONS
UNIFORMAT II SPECIFICATIONS (TO LEVEL 4) FOR:
- A - Substructure
- B - Shell
- C - Interiors
- D - Services
- E - Equipment & Furnishings
- F - Special Construction & Demolition
- G - Building Sitework
- ETC...

### TASK C: CIVIC CENTER MASTER PLAN DISTRICT DESIGN GUIDELINES
- Streets and Open Spaces
- Buildings and Architecture
- Identity and Wayfinding
- Mobility and Technology
- ETC...

### TASK D: OPERATING AND MAINTENANCE SPECIFICATIONS
- Facility Management
- Utility Management
- Helpdesk
- Housekeeping
- Landscape
- Security
- Parking
- Repairs
- Life Cycle Maintenance
- ETC...
# SCHEDULE

1. **RFQ** TO BE ISSUED | **DECEMBER 2018**
   (45 DAYS)

2. **RFQ** SUBMITTAL DUE DATE | **JANUARY 2019**

3. **RFP** TO SHORT LISTED TEAMS | **MAY 2019**

4. **RFP** SUBMITTAL DUE DATE | **SEPTEMBER 2019**

5. **SELECTION OF DBFOM TEAM** | **NOVEMBER 2019**

6. **COUNCIL APPROVAL OF PROJECT AGREEMENT** | **JANUARY 2020**

7. **START OF DESIGN & CONSTRUCTION** | **FEBRUARY 2020**

8. **FACILITY GRAND OPENING** | **APRIL 2023**
FEEDBACK

• NEXT OUTREACH MEETING

• STIPEND FOR DESIGN COMPETITION

• SCORING CRITERIA FOR SELECTION OF P3 DEVELOPER

• OTHER...

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# LONG BEACH - SELECTION CRITERIA

## ADMINISTRATIVE

- CITY’S REQUIRED DOCUMENTS TO BE SUBMITTED (SUBMITTAL PACKAGE)

## TECHNICAL SCORING CIVIC CENTER

<table>
<thead>
<tr>
<th>Category</th>
<th>Points</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CITY AMENITY (SIMILAR TO LOS ANGELES CITY’S BIP PROGRAM REQUIREMENTS)</td>
<td>32</td>
<td>13%</td>
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<tr>
<td>PROGRAM (DIVIDED FOR MAJOR COMPONENTS, SUCH AS: NUMBER OF STAFF, PARKING, LEED, SECURITY, ETC.)</td>
<td>26</td>
<td>11%</td>
</tr>
<tr>
<td>QUALITY (MATERIAL &amp; SYSTEMS)</td>
<td>23</td>
<td>9%</td>
</tr>
<tr>
<td>ACCESS (PROXIMITY TO TRANSPORTATION, ETC.)</td>
<td>5</td>
<td>2%</td>
</tr>
<tr>
<td>URBAN FORM (URBAN PLANNING, INCLUDING: BUILDING MASSING, STREET SCAPE, ETC.)</td>
<td>55</td>
<td>22%</td>
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Total Points: 141 (57%)

## TECHNICAL SCORING CIVIC CENTER FACILITY MANAGEMENT

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<th>Category</th>
<th>Points</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>APPROACH TO OPERATION &amp; MAINTENANCE, ETC.</td>
<td>18</td>
<td>7%</td>
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Total Points: 18 (7%)

## FINANCIAL SCORING CIVIC CENTER

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<th>Category</th>
<th>Points</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>FINANCIAL PLAN, MODEL, FLOW OF FUNDS, DOCUMENTS, TIMING AND PHASING, ETC.</td>
<td>88</td>
<td>36%</td>
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Total Points: 88 (36%)

**Total Points:** 247
### LAWA - APM SCORING & EVALUATION CRITERIA

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<thead>
<tr>
<th>TECHNICAL MERIT</th>
<th>4,000</th>
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<tbody>
<tr>
<td>APM SYSTEM</td>
<td>700</td>
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<tr>
<td>APPROACH TO OPERATIONS AND MAINTENANCE</td>
<td>700</td>
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<tr>
<td>INCLUSIVE - SIMILAR TO LOS ANGELES CITY’S BIP PROGRAM</td>
<td>600</td>
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<tr>
<td>APPROACH TO EXECUTION OF PROJECT CONSTRUCTION</td>
<td>500</td>
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<tr>
<td>APPROACH TO MAINTENANCE OF TRAFFIC/ MITIGATION OF CONSTRUCTION IMPACTS</td>
<td>500</td>
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<tr>
<td>PROJECT SAFETY &amp; SECURITY</td>
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<tr>
<td>SUSTAINABILITY</td>
<td>300</td>
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<tr>
<td>PUBLIC OUTREACH/ STAKEHOLDER COMMUNICATION</td>
<td>200</td>
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<tr>
<th>ARCHITECTURAL APPEAL</th>
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<tr>
<td>ARCHITECTURAL APPEAL OF THE APM FIXED FACILITIES</td>
<td>750</td>
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<td>VEHICLE AESTHETICS</td>
<td>250</td>
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<th>USER EXPERIENCE</th>
<th>1,000</th>
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<tr>
<td>TECHNICAL POINTS</td>
<td>6,000</td>
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<tr>
<td>PRICE POINTS (100% TO TEAM WITH LOWEST PRICE)</td>
<td>4,000</td>
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<tr>
<td>TOTAL AVAILABLE POINTS</td>
<td>10,000</td>
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