LOS ANGELES STREET CIVIC BUILDING

APRIL 12, 2019

https://civiccenterprojects.lacity.org

https://www.labavn.org [ID: 36331]
AGENDA

1. INTRODUCTIONS
   - WELCOME BY CITY ENGINEER, GARY LEE MOORE, P.E.
   - WELCOME BY DEPUTY MAYOR, BARBARA ROMERO
   - WELCOME BY CITY ADMINISTRATIVE OFFICER, RICHARD H. LLEWELLYN, JR.

2. PARKER CENTER DEMOLITION

3. CIVIC CENTER DISTRICT BOUNDARY

4. NEW CIVIC BUILDING

5. REVIEW OF RFQ
   a. CITY OBJECTIVES FOR THE PROJECT
   b. PROJECT PROCUREMENT SCHEDULE
   c. SOQ SUBMISSION OUTLINE
   d. SOQ EVALUATION PROCESS
   e. INCLUSIVITY REQUIREMENTS

6. QUESTIONS

7. NETWORKING
1. SITE GRADING TO 19 FT BELOW LOS ANGELES STREET LEVEL

2. DEMOLITION COMPLETION DECEMBER 2019
CIVIC CENTER DISTRICT BOUNDARY

- Union Station
- Temple St.
- 2nd St.
- Spring St.
- Main St.
- Los Angeles St.
- Judge John Aiso St.
- Grande Ave.
- CalTrans
- LAPD
- City Hall
- Alameda St.
NEW CIVIC BUILDING

- 15 - 29 STORY (753,740 SF, APPROX.)
- 1,173 SUBTERRANEAN PARKING SPACES
- 65,000 SF OF COMMERCIAL SPACE AND AMENITIES FOR APPROXIMATELY 3,000 OCCUPANTS

INNOVATIVE CONSIDERATIONS:
- CONFERENCE CENTER
- COLLABORATIVE WORK SPACES
- LEED PLATINUM / NET-ZERO IS CONSIDERED
- AUTOMATED PARKING IS CONSIDERED
Los Angeles Street Civic Building
CIVIC BUILDING: STUDIES OF POSSIBLE MASSING/with Existing Context

HIGH-RISE 15-17 STORIES

HIGH-RISE (UP TO) 29 STORIES
Los Angeles Street Civic Building

POSSIBLE CIVIC CENTER MASSING APPROACH:
ACCENTUATED HEIGHT UP TO 29 STORIES
https://civiccenterprojects.lacity.org
https://www.labavn.org [ID: 36331]
A HARD-BID COMPETITIVE PROCUREMENT PROCESS:

a) TRANSFER OF RISK
b) ASSET PRESERVATION
c) AVAILABILITY PAYMENT
d) CITY'S DEBT LIMIT
## PROCUREMENT SCHEDULE

### KEY DATES

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>RFQ Issuance</td>
<td>April 1, 2019</td>
</tr>
<tr>
<td>Pre-SOQ Conference</td>
<td>April 12, 2019, 1 p.m. to 2:30 p.m. (Pacific Time)</td>
</tr>
<tr>
<td>Deadline for questions regarding the RFQ</td>
<td>April 26, 2019</td>
</tr>
<tr>
<td>Deadline for release of responses regarding the RFQ</td>
<td>May 17, 2019</td>
</tr>
<tr>
<td>SOQ Due Date</td>
<td>May 28, 2019, no later than 2 p.m. (Pacific Time)</td>
</tr>
</tbody>
</table>
### Evaluation of SOQs (may include oral presentations or interviews) and selection of the Short-Listed Respondents

<table>
<thead>
<tr>
<th>Activity</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Evaluation of SOQs (may include oral presentations or interviews) and selection of the Short-Listed Respondents</td>
<td>June–September, 2019</td>
</tr>
</tbody>
</table>

**As of the date of this RFQ, the City anticipates the following procurement activities and schedule, following announcement of the Short-Listed Respondents:**

<table>
<thead>
<tr>
<th>Activity</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Issue RFP to the Short-Listed Respondents</td>
<td>Q4, 2019</td>
</tr>
<tr>
<td>Issue final addendum to the RFP to the Short-Listed Respondents</td>
<td>Q1, 2020</td>
</tr>
<tr>
<td>Proposal due date</td>
<td>Q2, 2020</td>
</tr>
<tr>
<td>Proposal evaluation</td>
<td>Q3, 2020</td>
</tr>
<tr>
<td>Announcement of Preferred Respondent</td>
<td>Q4, 2020</td>
</tr>
<tr>
<td>Award and execution of Project Agreement</td>
<td>Q4, 2020</td>
</tr>
</tbody>
</table>
SOQ SUBMISSION OUTLINE

• VOLUME I: ADMINISTRATIVE, PASS/FAIL, AND TECHNICAL SUBMITTALS
  ▪ FORMS, LETTERS, NARRATIVE

• VOLUME II: FINANCIAL SUBMITTALS
  ▪ FORMS, LETTERS, NARRATIVE, FINANCIAL STATEMENTS

• VOLUME III: CONFIDENTIAL SUBMITTALS
A) SOQ’S RESPONSIVENESS AND RESPONSIBILITY CHECK:

- COMPLETENESS;
- ORGANIZATION AND FORMAT;
- MINOR NON-CONFORMITIES;

B) PASS/FAIL REVIEW:

- LEAD CONTRACTOR’S BONDING CAPACITY
- SPONSOR/DEVELOPER’S AVAILABILITY OF FIRST LOSS RISK CAPITAL
## C) QUALIFICATIONS EVALUATION CRITERIA

<table>
<thead>
<tr>
<th>Category</th>
<th>Criterion</th>
<th>Weighting (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Equity Members</td>
<td>Project financing experience and financial strength</td>
<td>15</td>
</tr>
<tr>
<td>2. Lead Contractor</td>
<td>Financial strength</td>
<td>25</td>
</tr>
<tr>
<td></td>
<td>Construction experience</td>
<td></td>
</tr>
<tr>
<td>3. Lead Designer</td>
<td>Design and engineering experience and demonstrated design excellence</td>
<td>25</td>
</tr>
<tr>
<td>4. Lead O&amp;M Provider</td>
<td>Operations and maintenance experience</td>
<td>15</td>
</tr>
<tr>
<td>5. Project Approach</td>
<td>Project approach meets the City’s objectives</td>
<td>20</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>100</strong></td>
</tr>
</tbody>
</table>
INCLUSIVITY REQUIREMENTS

The City anticipates that, at a minimum, the City of Los Angeles Business Inclusion requirements will apply to the Project. The Business Inclusion and subcontractor outreach requirements will apply to the RFP phase. General information regarding the requirements is available at https://bca.lacity.org/uploads/cca/ED-14.pdf.

Additional inclusivity requirements may be included in the RFP.
QUESTIONS

NETWORKING