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ENGINEERING

DEBORAH WEINTRAUB, AIA, LEED^{AP}
INTERIM CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

June 11, 2014

**TO: PROPOSED 2014 PRE-QUALIFIED ARCHITECTURAL ON-CALL LIST FOR THE
BUREAU OF ENGINEERING**

**LOS ANGELES CONVENTION CENTER (LACC) EXPANSION PROJECT – TASK ORDER
SOLICITATION NO. 0001 – DESIGN COMPETITION – WORK ORDER NO. E1907461**

INTRODUCTION

The Bureau of Engineering is soliciting proposals from qualified teams led by firms proposed for the Bureau of Engineering 2014 Pre-Qualified Architectural On-Call List for Architectural and Related Professional Services. The proposals should be in response to the attached Competition Brief on behalf of the City of Los Angeles (Owner) for the further development and expansion of the Los Angeles Convention Center (LACC) facility at 1201 S. Figueroa in the City of Los Angeles, California.

PROJECT DESCRIPTION

The goal of the Competition Brief is to explore alternative designs for an expanded, renovated, and modernized LACC that addresses the requests for actionable plans to improve the Convention Center facility, and make it a more competitive destination.

The projected construction budget is \$350M.

DESIGN COMPETITION

Approximately three (3) shortlisted teams will each receive an award of approximately \$200,000 to develop and present conceptual designs via an architectural model, 3-D renderings, a site plan, floor plans, exterior elevations, a cost estimate, a phasing plan, and a design and construction schedule to the City. A final design direction will be selected from the shortlisted teams, and the qualifications and relevant project experience of the design team will be carefully reviewed by the City and will be considered before determining the final award. It is intended that this competition start on **September 15, 2014** with designs due **December 8, 2014**.



I. COMPETITION SCOPE OF WORK:

The goal of the Competition Brief is to identify the design team and design approach best suited to accomplish the following objectives ("Project Objectives"):

- A. Achieve the expansion's quantitative and qualitative programming goals.
- B. Respect the constraints and comply with the guidelines imposed by the City.
- C. Preserve and enhance the beauty and utility of the public realm spaces surrounding the Project Site through, among other things, improved functional access and programming.
- D. Identify opportunities that would be available to further enhance the project should extra funding beyond the listed construction budget become available.

II. SOLICITATION RESPONSE EVALUATION CRITERIA:

The teams proposed must have extensive design and construction experience in convention center projects of this scale, and have experience working with City, State, County or other local government agencies.

The Solicitation Responses will be rated according to the following criteria:

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|---|-------------|
| A. Capability, qualifications and experience of the team to provide the Scope of Services as demonstrated by the solicitation response and a possible interview. | 30% |
| B. The experience of the primary individual team members as it relates to the scope of this project, especially the experience of the Convention Center Design Architect, the Project Manager, the lead designer for each subconsultant especially the structural, civil, mechanical, electrical and plumbing engineers and landscape architects. | 30% |
| C. Past performance of prime and sub-consultants working as a consultant on similar projects, in respect to quality, compliance with budget, schedule and responsiveness. | 30% |
| D. Efforts to meet the City Business Inclusion Program anticipated participation levels as listed in Section XII of the Competition Brief. | 10% |
| TOTAL | 100% |

III. DESIGN COMPETITION EVALUATION CRITERIA:

The design competition will be rated according to the following criteria:

- | | |
|--|-----|
| A. The civic "presence" of the design, which clearly identifies the building as a significant public structure, while emphasizing exterior event spaces. | 20% |
| B. The ability to meet the design criteria in a manner that yields the highest levels of functionality, efficiency and marketability to the desired clientele. | 20% |
| C. The site/phasing analysis of existing elements, the proposed site, and consideration of future improvements. | 15% |

| | | |
|----|--|-------------|
| D. | Demonstrated ability to deliver the design within the available construction budget. | 20% |
| E. | Design team ability to integrate cost effective and innovative sustainable design features. This is a LEED Gold level project. | 10% |
| F. | The quality of the interior space and its flexibility to meet the current and future program. | 15% |
| | TOTAL | 100% |

The winning design will be selected on the basis of the creativity of the design, its practicality, adherence to construction budget, adherence to program, and its ability to create a sense of place appropriate to the Los Angeles Convention Center site.

IV. JURY PROCESS:

This is a two-stage design competition.

Initially, a jury comprised of City staff will short-list the entries down to approximately three teams of those submitted. Judges will short-list based on the qualifications and relevant project experience of the design team as listed and noted above in Section XI of the Competition Brief.

During the second stage of the competition, each short-listed team will be asked to create a conceptual design scheme that will be juried by City staff, according to the criteria noted above.

Prior to the final jury selection process, the short-listed design teams may be invited to present their design proposals to the community.

The formal jury will meet in private after the public presentations.

The design competition proposals will be evaluated and scored. Once a final design has been chosen, the qualifications of those shortlisted in the initial stage will be carefully reviewed by the City and will be considered before determining the final award.

V. DESIGN AND CONSTRUCTION SCOPE OF SERVICES:

The team that is the winner of the design competition (highest score based on the evaluation criteria for the design competition) will then have the opportunity to negotiate a contract for the Design and Construction Administration of the Los Angeles Convention Center Expansion Project (Plan B) and associated convention center elements. (Note that the winner is not guaranteed a design contract if Plan B is not funded).

If the negotiations with the initial winner are not successful, the team with the next highest score will have the opportunity to negotiate the contract. In the negotiation of the contract for ongoing services, it is assumed that the architectural team member with the most convention center experience will likely be the Prime Architect. Each solicitation response shall clearly list the Prime Architect for the design and construction phase should the contract be awarded to that team.

The design and construction phase services to be rendered, including the project schedule, will be established after the winner of the design competition is selected and prior to negotiation of the design and construction phase services contract.

VI. CONTACT INFORMATION

All questions and written notices shall be directed to the Project Manager shown below:

Cyril Charles, Project Manager
Bureau of Engineering, Bond Programs Division
1149 S. Broadway, Ste. 820
Los Angeles, CA 90015
Tel: (213) 485-4893
Fax: (213) 847-1794
E-mail: cyril.charles@lacity.org

VII. MANDATORY PRE-SUBMITTAL MEETING AND JOB WALK

A mandatory pre-submittal meeting will be held on Monday, June 23, 2014 at 9:30 A.M. at the project site (see attached site map). The site address is 1201 S Figueroa St, Los Angeles, CA 90015. Immediately following the pre-submittal meeting on June 23, a mandatory job-walk will be held at 11:30 A.M. at the project site to brief prospective consultants on the scope of the project and provide an opportunity for questions. The Tour will begin at the entrance to the West Hall (see attached map). The Design Competition Brief and related site information has been included in digital format for your use.

Solicitation Responses shall be delivered no later than 2:00 p.m. on Thursday, July 24, 2014 to:

Deborah Weintraub, Interim City Engineer
Bureau of Engineering
1149 S. Broadway, Suite 700
Los Angeles, CA 90015-2213
Attention: Cyril Charles, Project Manager

Sincerely,



Deborah Weintraub, AIA, LEED_{AP}
Interim City Engineer
Bureau of Engineering

DW/TA/CC:cja
Q:\DJWW\Word\LACC_Task Order Solicitation 061114.docx

Attachments: LACC Expansion Plan B Competition Brief (Final 06.11.14)
Site Map (LACC Site Plan - MR411 and Parking Noted)

cc: Greg Good, Director of Infrastructure, Mayor's Office
Kevin James, President, Board of Public Works (BPW)
Matt Szabo, President Pro Tempore, BPW
Tom Fields, AssitanLos Angeles Convention Center
John Reamer, Inspector of Public Works, Bureau of Contract Administration
John Wickham, City Legislative Analyst
Ted Allen, Deputy City Engineer, Bureau of Engineering (BOE)
Jose Fuentes, Acting Deputy City Engineer, BOE
Cyril Charles, Project Manager, BOE