

# DESIGN-BUILD SERVICES RANCHO LOS AMIGOS SOUTH CAMPUS ISD AND PROBATION HEADQUARTERS PROJECT



Pre-Submittal Conference  
April 4, 2018  
10:00 AM

# AGENDA

1. Introductions
2. Procurement Process Overview
3. Project Description
4. Design-Build Scope of Services
5. Questions and Answers

# Project Team

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## Public Works

### Project Management

- Vince Yu, Division Head
- Zohreh Kabiri, Assistant Division Head
- Felicia Yang, Senior Capital Projects Manager
- Matthew Feldhaus, Project Manager

### Contract Administration

- Matt Jerge, Contract Administrator

## Chief Executive Office

- Hannah Chen

\*Note: All questions related to this project must go through the Contract Administrator.

Matt Jerge: [mjerge@dpw.lacounty.gov](mailto:mjerge@dpw.lacounty.gov); 626-458-2593

## Design-Build Procurement Process

- Design-Build Project Delivery
  - Not a low bid solicitation
  - Best Value: Qualifications and Price
  - Design Excellence
  - IPD-Like Environment
- RFP Package
- Selection Process
  - Part A : Pre-Qualification Questionnaire
  - Short-list top 3 Firms
  - Part B : Technical and Price Proposals
- Negotiations
- Board Approval
- Contract Execution

# Design-Build Procurement Process

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- RFP - Part A: Pre-Qualification Questionnaire
  - Pre-Qualification Questionnaire
    - Section 0 – Contact Information
    - Section 1 – Essential Requirements for Pre-Qualification
    - Section 2 – Los Angeles County Required Certifications
    - Section 3 – Organization, History, Organizational Performance, and Compliance with Civil and Criminal Laws, and Safety Record
    - Section 4 – Recent Construction Projects Completed
    - Section 5 – Enforceable Commitment and Agreement to Use Skilled and Trained Workforce
    - Section 6 – Commitment to Propose
    - Section 7 – Oath of Truthfulness

# Countywide Local & Targeted Worker Hiring Program

**The Design-Builder and its Subcontractors shall meet the following minimum mandatory Local Resident and Target Worker hiring requirements:**

- At least 30 percent of total California Construction Labor Hours worked on the project must be performed by a qualified Local Resident.
- Additionally, at least 10 percent of total California Construction Labor Hours worked on the project shall be performed by a Targeted Worker.

## Design-Build Procurement Process

- RFP - Part A Schedule:
  - Questions due in writing no later than April 10, 2018 to Matt Jerge: [mjerge@dpw.lacounty.gov](mailto:mjerge@dpw.lacounty.gov)
  - Part A submittals due April 17, 2018, on or before 5PM
- RFP - Part B Schedule: Technical and Price Proposal
  - Pre-proposal conference on June 12, 2018\*
  - Part B Submittals due on August 29, 2018\*
  - Oral Presentations on September 26, 2018\*
  - Notification of Final Ranking/Notice of Selection Oct 4, 2018\*
  - Award of Contract December 18, 2018\*

\*Dates are tentative, and the County reserves the right to adjust these dates as required.



## Rancho Los Amigos Campus



## Rancho Los Amigos South Campus History

- Property originally developed in 1888 as the L.A. County Poor Farm for injured, ill, and elderly “inmates” (patients) who could not take care of themselves and had no outside support. Able-bodied patients did farm labor to defray the cost of their stay.
- William Harriman is Superintendent from 1915 to 1952, overseeing major expansions and beginning the transition from Poor Farm to Hospital.
- Harriman successfully gets name changed to Rancho Los Amigos in 1932 to shed stigma and signal “evolving medical mission of the facility.”
- Polio treatment center established in 1952.
- Last elements of farm, dairy, and mental health wards closed in late 1950s.
- Process of abandonment begins in 1970s/80s as virtually all activity moves to newer North Campus.







# Rancho Los Amigos South Campus Historic District



# Rancho Los Amigos South Campus Photos

# Current Project Schedule

**LEGEND**

- PLANNING/ENVIRON. PHASE 
- DESIGN PHASE 
- CONSTRUCTION PHASE 
- BOARD APPROVAL 

## Environmental Impact Report



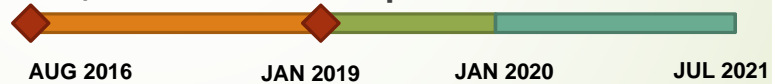
## Sports Center



## Rancho South Campus Infrastructure



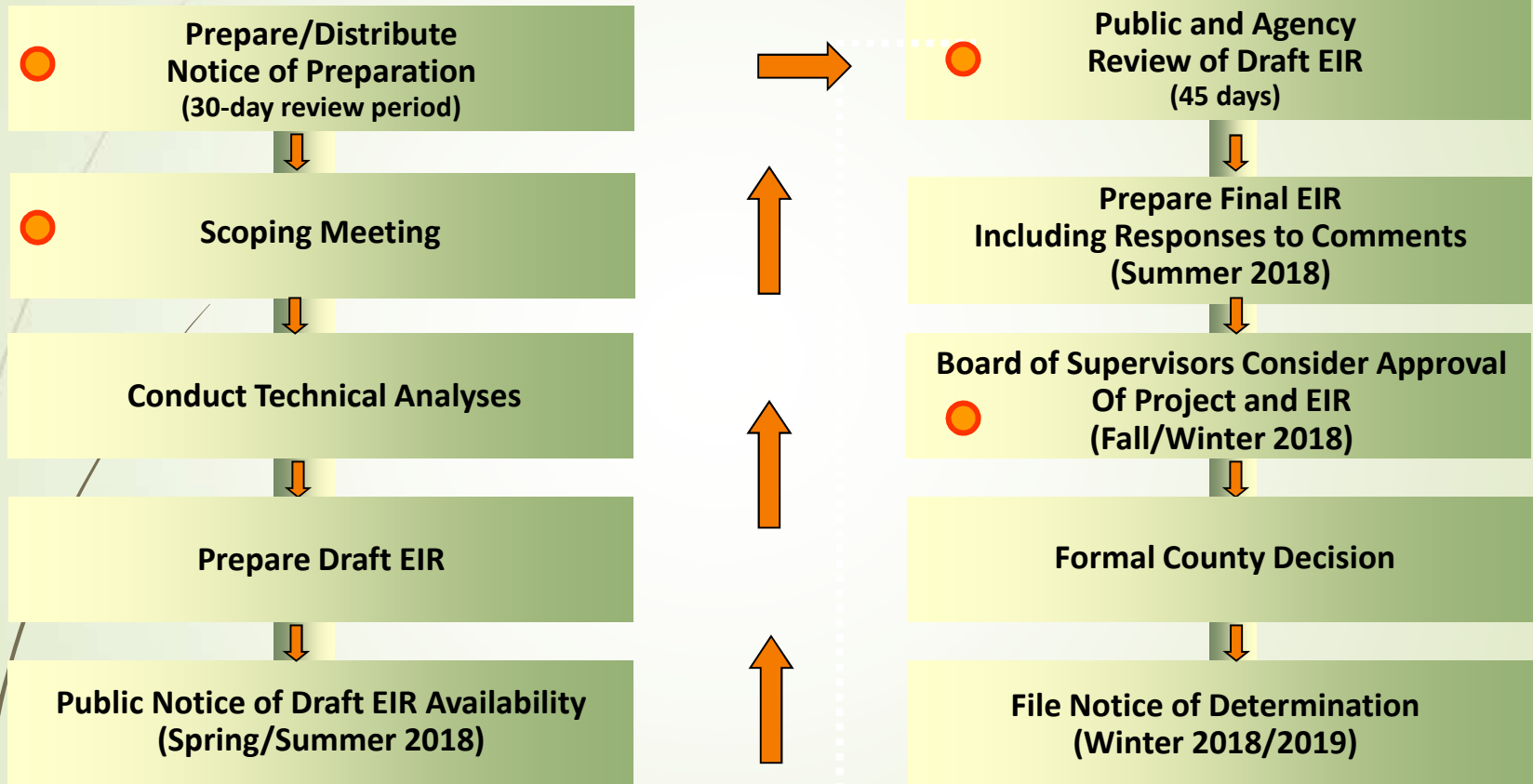
## ISD/Probation Headquarters





## Sheriff's Department Crime Laboratory



# Rancho Los Amigos South Campus Project CEQA Process



-  = Opportunities for public Input
-  = Current step in CEQA process

# Rancho Los Amigos South Campus Project

## “Transforming Public Service”

### Project Components

	Rancho South Campus Infrastructure
Phase 1A	Sports Center: 5-Acre Site
Phase 1B	ISD Headquarters Building Probation Headquarters Building Parking Garage
Phase 1C	Sheriff’s Dept. Crime Laboratory

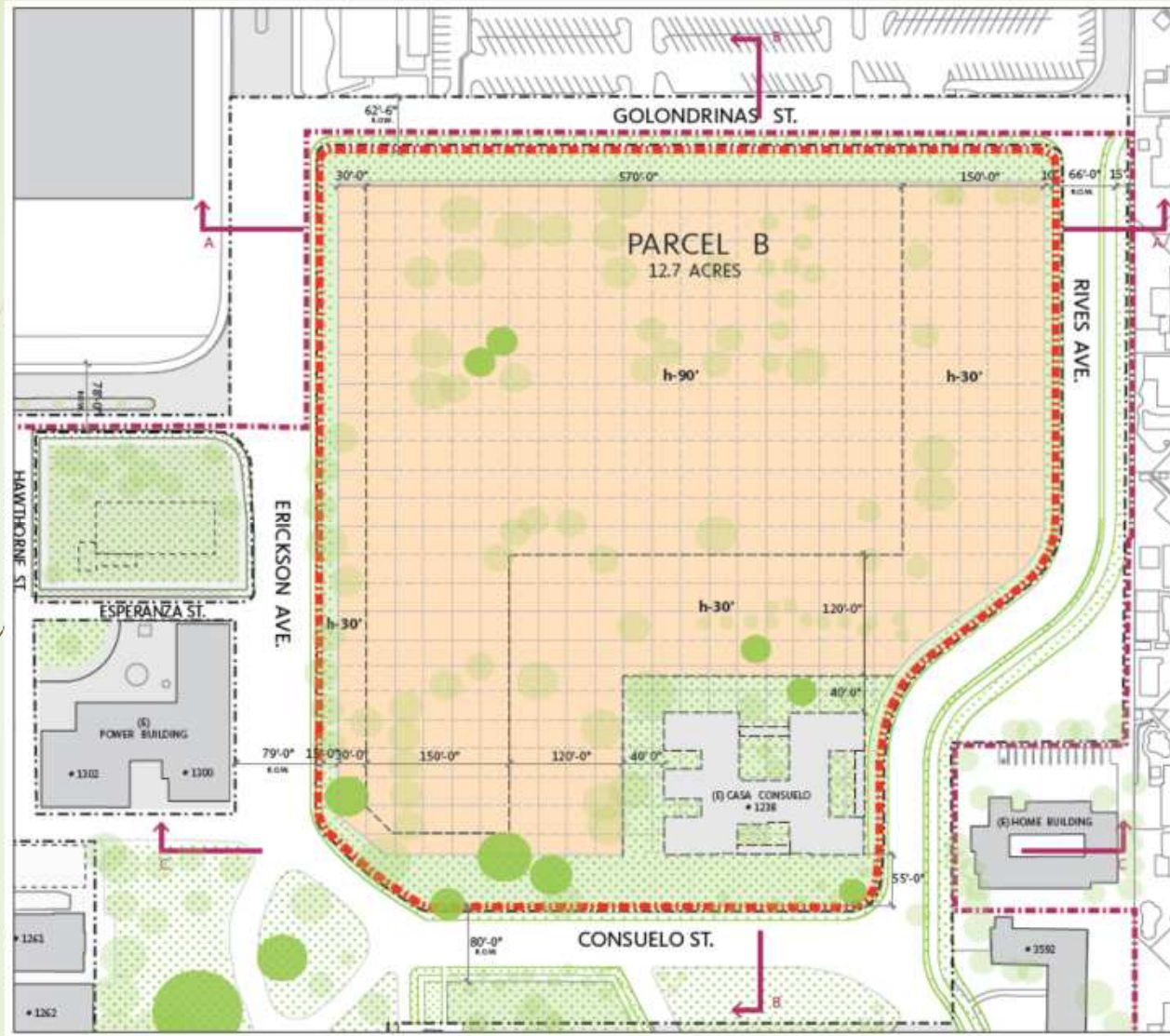
### Total Project Budget

All Campus Development: \$468 Million

## RLASC Parcel Diagram



## Rancho Los Amigos South Campus Site Plan



## RLASC ISD and Probation Headquarters Project Site



## RLASC ISD and Probation Headquarters Project Description:

- The project goal is to create a new County paradigm for an open, collaborative, and high-tech office space that aligns with the County campus mission statement of “transforming public service. The County has developed a set of new Space Standards to achieve this.
- 12.7-acre site development
- ISD Headquarters Building: approx. 315,000 SF (1,610 Staff)
- Probation Headquarters Building: approx. 168,000 SF (890 Staff)
- Parking Structure: approx. 2,200 Cars
- Shared campus spaces including an auditorium, a fitness center, and a cafeteria
- LEED Gold, minimum

## RLASC ISD and Probation Headquarters Project Description:

- Demolish existing on-site historical and non-historical contributing buildings; Mothball historic structure(s) to remain
- Relocate and/or protect in place existing utilities that serve the existing occupied development to the north of the site, the HOME building to the east, and the Sheriff occupied building to the south.
- Utility connections to new services that will be installed by the concurrent Infrastructure project including water, stormwater, sewer, gas, telecom, and electrical lines
- Coordinate with other Contractors for the realignment of Rives Ave. and widening of Erickson Ave.
- CCTV and security systems
- All Furniture, Fixtures, and Equipment is included (turnkey)
- Site grading and Landscaping

## Add-Alternates:

- Provide additional unisex restrooms in the ISD and Probation buildings
- Remove existing underground tunnels in lieu of slurry fill
- Park assist system at the Parking Garage
- Accommodate an additional 70 staff at the Probation Headquarters building

## Design-Build Scope of Services

- Any and all design, engineering, construction, and warranty maintenance work for the project
- Any Hazardous material removal required to execute the project scope of work
- On-Site demolition of existing buildings and underground utility tunnels
- Protect in place and/or reroute existing campus utilities that traverse the project site
- Mothball historic building(s) to remain
- Coordination with other contractors and consultants performing work at the South Campus

## Design-Build Scope of Services

- Provide geotechnical/soils engineering reports and site observation during construction
- Obtaining all required permits
  - LA County Fire has plan review jurisdiction; you will also need concurrence from the City of Downey as they are the first responders
  - Construction permits and code inspections will be through the LA County Building & Safety
- Compliance with CEQA required mitigation measures
- Procuring and installing all furniture and equipment, unless otherwise specified.

**Questions?**