



Community Redevelopment Agency
of the CITY OF LOS ANGELES

Harbor Region

Request for Developer Proposals: NP-12498

Commercial Opportunity Sites Program: Industrial Land Available in the Wilmington Industrial Park



Key RFP Dates

RFP Issue: August 4, 2010

Pre-submittal Conference: August 11, 2010

Inquiries due: August 18, 2010

Proposal Due: September 15, 2010

Proposal Evaluation: September 29, 2010

Board/Council Approval: Within 60 days of evaluation

REQUEST
FOR
PROPOSALS

RFP No. NP-12498

**COMMERCIAL OPPORTUNITY SITES PROGRAM:
LIGHT INDUSTRIAL USE IN THE LOS ANGELES HARBOR INDUSTRIAL CENTER**

CRA/LA Board of Commissioners

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Dr. Lula Ballton

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Christine Essel - Chief Executive Officer

The Community Redevelopment Agency of the City of Los Angeles

Los Angeles Harbor Industrial Center Redevelopment Project

Site Office Information:

302 W. 5th St., Ste 200,

San Pedro, CA 90731

Telephone: 310-241-0326

For more information concerning this opportunity contact:

David Conrad, Senior Real Estate Development Agent at dconrad@cra.lacity.org or 213.448.2115

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EXECUTIVE SUMMARY

I. Executive Summary

1. Development Opportunity

The Community Redevelopment Agency of the City of Los Angeles (CRA/LA) is seeking proposals from qualified companies and developers for the development of an industrial facility designated for labor intensive employment uses on CRA/LA-owned land in the Los Angeles Harbor Industrial Center Redevelopment Project Area, commonly known as the Wilmington Industrial Park (WIP) in Wilmington, California.

2. Location

The site is situated at the northeast corner of E Street and McFarland Avenue (Property) in the WIP, immediately north of the Port of Los Angeles.

3. Property Description

The Property is “L” shaped in configuration; consists of unimproved land, flat in its general topography; and is designated as M2-1 zone for light industrial uses. It is 60,483 square feet in size, which does not include additional square footage from an alley vacation in progress (See Section F, Paragraph 4 below). The Property is further described by Assessors Parcel Number 7424-014- 900 through 917 with a legal description and preliminary title report available upon request. An additional 26,217 square feet of adjacent land located directly to the north (APN 7424-014-013, and 047 through 052) may be acquired from the owner in a separate sales transaction.

4. Property Disposition

The Property is owned by the CRA/LA. CRA/LA may enter into an Exclusive Negotiation Agreement with a selected RFP respondent to negotiate a conveyance or ground lease of the site for the intended development.

5. Financing Available

- Federal funding utilizing the Section 108 Loan Program and Brownfields Economic Development Initiative (BEDI) Grant may be made available by the City of Los Angeles for projects that qualify
- Up to 9.4 million in Section 108 Loan funding
- Up to 1.26 million in BEDI Grant funding
- Offsite improvements may be financed with EDA Grant funds for qualified borrower
- CRA/LA may seek U.S. Economic Development Administration (EDA) grant assistance to help finance offsite improvements. The reimbursement rate is for the grant is typically \$.50 for each \$1.00 expended for qualifying parties.
- Developer equity contribution may be enhanced through the use of New Markets Tax Credits

6. Development Team Qualifications

Qualified development entities should have experience in developing attractive industrial product designed for the purpose of accommodating a business that creates substantial job opportunities for local residents.

For further information, please contact:

David Conrad
Senior Real Estate Development Agent
213.448.2115

7. Selection Process

- Proposal submittal
- Evaluation of proposals by CRA/LA review panel
- Interview of Finalists (if necessary)
- Selected entity may be approved by CRA/LA Board of Commissioners, subject to City of Los Angeles approval, before entering into an Exclusive Negotiation Agreement that may lead to a Disposition and Development Agreement

8. Key RFP Dates

- RFP Issued: August 4, 2010
- Pre-submittal Conference: August 11, 2010
- Questions/Inquiries and Clarifications Due: August 18, 2010
- Deadline for Proposals: September 15, 2010

II. About CRA/LA

The Community Redevelopment Agency of the City of Los Angeles (CRA/LA) is a public entity established under state law by the Los Angeles City Council in 1948 to address conditions of blight throughout the City. For more than 60 years CRA/LA has been a catalyzing force for economic growth and community-building, producing landmark results including Downtown's signature skyline, reborn historic core and exciting "LA Live!" complex. CRA/LA has also led the Hollywood renaissance, built tens of thousands of affordable residential units to meet the needs of families and seniors and created permanent supportive housing for those who would otherwise be homeless. CRA/LA has created shopping opportunities in long-neglected communities from Reseda and Pacoima to Crenshaw and Watts, new transit-oriented districts in Hollywood, North Hollywood and Wilshire Center-Koreatown, and thousands of well-paying construction and permanent jobs for the City's residents.

Operating under the California Community Redevelopment Law (Section 33000 et Seq. of the California Health and Safety Code) CRA/LA is charged with eliminating and preventing the spread of blight and deterioration, maintaining and expanding the supply of affordable housing, and attracting investment into neglected areas of the City. Currently the CRA/LA manages 32 different redevelopment project areas in seven regions throughout Los Angeles: Downtown, Eastside, East Valley, Hollywood and Central, South Los Angeles, Harbor and West Valley. CRA/LA's primary role has been to formulate and implement geographically-based strategies to achieve reinvestment and revitalization in neighborhoods where the private sector has failed to create or sustain a quality living environment. CRA/LA has long implemented this role through such traditional means as property assemblage, construction of public improvements, funding of affordable housing and creating financial and other incentives to attract new investment.

III. Goals and Objectives

The CRA/LA seeks to promote industrial development within the WIP while reducing blight and creating employment opportunities for local residents. Employment opportunities that create the maximum number of full-time positions paying living wages are most desirable.

ABOUT THE CRA/LA

GOALS & OBJECTIVES

SCOPE OF DEVELOPMENT

IV. Scope of Development

1. Design.

Building design shall address issues of massing, scale, texture, materiality, shade and shadow, proportion and rhythm in a way that creates visual interest and reflects an awareness of contemporary architectural and urban design principals for industrial development. Site organization, placement and orientation of buildings and setbacks should enhance the aesthetic quality of the development and equal design consideration and treatment shall be applied to the entire site and its building(s).

Appurtenances, mechanical equipment, and service areas shall be carefully grouped, screened or otherwise treated so as not to present an unsightly appearance. All utility service connections shall be underground or concealed within buildings, except for electrical service connections from overhead lines where under-grounding is determined to be infeasible.

Generous landscaping such as living plant materials (especially drought tolerant plants), decking, special paving, landscape containers, sculptures, berms, bioswales, and decorative fencing and walls shall be incorporated into the required setbacks. The usage of hardscape materials should be limited and whenever possible permeable paving should be employed to minimize stormwater runoff. Water and energy conserving irrigation systems shall be installed.

Development Team(s) are encouraged to comply with the City's sustainable Building Initiative. This may include use of active and passive energy conservation techniques, use of recycled materials and "green" materials and use of water conservation techniques including xeriscaping and other conservation methods as may be recommended by relevant agencies. Provision of storage areas for recycling, solid waste management techniques, and incorporation of design features allowing flexibility to use reclaimed gray water are encouraged. The City's Sustainable Building Initiative can be found at: <http://eng.lacity.org/projects/sdip/>

*Note: Current zoning limits height to 45 feet. Any proposal exceeding this height limit would require a height variance from the Department of City Planning.

2. Compliance with Redevelopment Plan

The proposed development must comply with the amended Redevelopment Plan (the "Plan") for the Los Angeles Harbor Industrial Center Redevelopment Project Area. The Plan was initially adopted by the Los Angeles City Council on July 18, 1974, and can be found on the CRA/LA website at <http://www.crala.org>.

V. Developer Responsibilities

The ultimate agreement to develop the Site (between the Developer and the CRA/LA) will be in the form of a Disposition and Development Agreement ("DDA"). Provisions of the agreement shall include, but are not be limited to:

1. Scope of Development

2. Schedule of Performance

3. Specific obligations of the Developer and the CRA/LA to develop the Project.

The Developer will be responsible for the following tasks, which may not be all inclusive:

- Project design
- Entitlements and building permits
- Site planning and environmental remediation
- Project construction including off-site improvements, if any
- Project maintenance and operation

The Property is located on the McFarland Avenue rail corridor where the Pacific Harbor Line and the BNSF link rail yards to the north of Anaheim Boulevard with Port of Los Angeles properties to the south of the WIP.

The WIP is located within the Heavy Truck Corridor with E Street and Eubank Avenue serving as its “overweight” arteries.

2. Property Description

The Property is “L” shaped in configuration and consists of unimproved land, flat in its general topography and designated with an M2-1 zoning designation for light industrial uses. The property is 60,483 square feet in size without additional square footage from alley vacation in progress (see Section VI, Paragraph 4 below). The Property is further described by Assessors Parcel Number 7424-014- 900 through 917 with a legal description and preliminary title report available upon request. An additional 26,217 square feet of adjacent land located directly to the north (APN 7424-014-013, and 047 through 052) may be acquired in a separate escrow transaction from the owner (see paragraph 6 below).

3. Environmental Assessment

In 2009, CRA/LA hired an environmental consulting firm to characterize the Property by performing Phase I and Phase II environmental assessments. Phase II results indicate small concentrations of petroleum hydrocarbons present in shallow, isolated areas. CRA/LA is prepared to remediate to commercial standards as approved by Department of Toxic Substance Control (DTSC). Developer may review existing environmental documentation upon request to David L. Conrad, Senior Real Estate Development Agent, (213) 448-2115 or dconrad@cra.lacity.org.

4. CEQA Clearance

The selected proposal(s) will be subject to CEQA analysis. It will be the Development Team’s responsibility to retain an environmental consultant to complete the CEQA document at the earliest practical stage of the project’s development. CRA/LA has a list of qualified environmental consultants that can be made available. CRA/LA is the lead agency for the selected proposal.

5. Alley Vacation

A public alley borders the Property on its western boundary for 175 feet running from north to south and then divides the Property for 119 feet until it junctions with E Street. The alley is currently fenced and closed to the public. Formal vacation proceedings are underway and expected to be completed by late 2010. When the vacation process has been completed, the size of the Property will increase by approximately 4,310 square feet.

6. Entitlements

Interested firms should perform their own “due diligence” prior to submitting a proposal to CRA/LA.

The proposed development must conform to Redevelopment Plan as well as all City of Los Angeles Planning, Zoning, and Building and Safety Code requirements, and any other applicable requirements. It is the Developer(s)’ responsibility to meet all applicable City, County, and State building and safety requirements, as well as all disabled access, and planning and zoning requirements. Specific questions concerning building requirements should be addressed to the City of Los Angeles Department of Building and Safety. Specific zoning questions should be addressed to the City of Los Angeles Department of City Planning.

In the case of nonconformance with applicable requirements, Developer has the ability to apply for minor variations from the site controls contained the Redevelopment Plan. CRA/LA has the discretion to grant these variations if findings can be made that assure compliance with the goals of the project and overall “purpose” of the Redevelopment Plan.

7. Additional Contiguous Land Available

The property located directly to the north is a rectangular corner site at the Southeast corner of F Street and McFarland Avenue measuring 26,217 square feet. The pending alley vacation will add approximately 1,690 square feet to its total size. The owner has expressed a willingness to discuss a sale of this property if RFP respondent desires additional land for its development. Acquisition of this property in combination with CRA/LA land would allow the respondent to control over two acres of land for its development.

VII. Section 108 Financing

1. Description

Federal funding utilizing the Section 108 Loan Program and Brownfields Economic Development Initiative Grant (BEDI) may be made available by the City of Los Angeles for projects that qualify.

2. Use of Funds

Funds are intended to finance real estate acquisition, construction, renovation, predevelopment and other related project costs.

3. Amounts Available

- Up to 9.4 million in Section 108 Loan Program funding
- Up to 1.26 million in BEDI grant funding.

4. Job Creation

The minimum goal for job creation is one permanent full time job for every \$35,000 in loan proceeds provided.

5. Interest Rate

The interest rate shall be the City's cost of funds plus a spread of 1 to 2.5%. Rates based on Libor and Ten Year Treasury indexes.

6. Term

The loan term shall not exceed 20 years

SECTION 108 FINANCING

VIII. Submission Procedures

1. Pre-Submittal Conference

A non-mandatory pre-submittal conference will be held at the Wilmington Municipal Building located at 544 N. Avalon Blvd., Wilmington, CA 90744 on August 4, 2010, 2010 at 10:00 am. Although this meeting is not mandatory, all interested proposers are highly encouraged to attend. A site tour will be conducted after the meeting for those interested parties. Please RSVP to Ms. Elizabeth Lee by telephone 310.732.5633 or email llee@cra.lacity.org if you plan to attend.

2. Deadline to Submit Proposals

All materials should be sealed in one envelope and properly identified, marked with "RFP No. NP 12498, WIP Development." Submission of proposals by facsimile or email is not acceptable. Proposals must be received by CRA/LA no later than 2:00pm on September 15, 2010 at CRA/LA, 354 S. Spring Street, Suite 500, Records Department, Los Angeles, CA 90013, Attention: Custodian of Records.

It is the sole responsibility of the applicant submitting the proposal to assure it is delivered on time. Any proposal submitted after the time and date specified will be returned unopened. The applicant is entirely responsible for the means of delivering the proposal to the specified location on time.

SUBMISSION PROCEDURES

SUBMISSION PROCEDURES (continued)

It is the responsibility of each applicant to insure that its proposal is received by CRA/LA within the time specified in this RFP. Any proposal received by CRA/LA after the deadline specified for receipt is “late” and shall be date and time stamped and not considered for award unless it is received before award is made to another entity and it:

- Was sent by registered or certified mail and postmarked no later than the 5th calendar day before the date specified for receipt of proposals; or,
- Was sent by mail or messenger and it is determined by the Director of Administrative Services, that the late receipt was due solely to mishandling by CRA/LA after receipt by CRA/LA; or,
- It is the only proposal received; or,
- It is received before the “competitive range” is established, the CRA/LA’s Chief Executive Officer (CEO) or designee determines that acceptance of the proposal would be in the public interest.

The “competitive range” is defined herein as those respondents who have a reasonable chance of receiving the contract. Upon receipt and opening of proposals, a preliminary analysis by the Proposal Evaluation Team will establish those proposals which are in the “competitive range”. Once this preliminary analysis is complete, late proposals will not be accepted.

3. Proposal Requirements

In the interest of fairness, the CRA/LA recognizes its obligation to seek similar information from all prospective developers. Therefore, the CRA/LA has established a standard format to be followed by those who respond to this invitation.

The submission shall consist of the components described within, and should be answered as completely as possible in appropriate detail and in the outlined organizational order to allow adequate review and evaluation of your proposal. A proposal may be rejected if it is conditional or incomplete, or if it contains alteration of form or other significant irregularities.

a. Cover Letter: Up to two (2) single-spaced pages maximum, signed by an individual authorized to represent and commit on behalf of the proposing developer, which shall serve as an executive summary of the major points contained in the proposal. The cover letter shall include the name, address, telephone number and email address of the applicant’s contact person, the Project’s scope of development, and the length of time for which the submitted proposal shall remain valid.

b. Checklist: a completed and signed proposal checklist. (See Exhibit 1).

c. Developer Information:

1. Basic Information

- a) State the official name, address and the names and titles of the applicant’s principals.
- b) State the name and address of the person, who is authorized to receive notices, make decisions, and represent the applicant.
- c) Indicate the form of legal entity, (e.g., individual, limited partnership, nonprofit corporation, general partnership, joint venture, for-profit corporation, limited liability company, etc.) and any relationship the development organization may have with a parent corporation, subsidiaries, joint ventures or other entities.

2. Development Team

- a) Provide the name, title, address, telephone and fax number, email address and résumés for key development team members, including, but not limited to, and to the extent known at this time: the Owner/Developer (required), architect/designer, landscape architect, sustainability

consultant, proposed general contractor, investors, market analyst, and other consultants who would work with the developer on the project.

4. Development Team Qualifications Experience

The Development Team’s ability to successfully complete the project is of particular interest to CRA/LA. Demonstrated experience in industrial projects of similar size, scope and type will be given strong weight in the evaluation process. Please provide:

- A list of similar development projects in which the Development Team and proposed associates have participated. Description should include a general overview of the scope of the project and any unique challenges faced, identify the location, and describe sustainable features, total project costs, length of time to complete and actual completion date. (Please limit each project description and images to two pages).
- Descriptions and illustrations of the proposed architect’s work on development projects that have been built or are under construction.
- For each project or relevant experience, a name and phone number of a contact personal familiar with this project who can act as a reference.

Note: Development Teams are required to include a LEED Accredited Professional as a member of the architectural team or as an independent sustainable design consultant.

d. Development Concept

1. In narrative form, provide conceptual description of proposed industrial development, project vision relative to CRA/LA goals, timing and phasing. Include a description of how the development program relates to the surrounding context.
2. A conceptual site plan illustrating proposed site and building configuration, relationship to adjacent properties, pedestrian and vehicular circulation and access points, open space and landscape treatment.
3. A diagrammatic cross section showing proposed below-grade, at-grade, and above-grade elements including proposed building heights and relationship to Site, street, and neighboring context.
4. A conceptual elevation and/or perspective rendering of proposed development illustrating building massing and architectural character.
5. A LEED Checklist demonstrating anticipated credits to achieve LEED-Silver certification at minimum. Selection of appropriate LEED rating system is at the discretion of the developer/architect.

e. Financial Analysis and Capacity: This section has two areas of focus: the financial analysis of the project and the Development Team’s capacity to secure required financing.

1. Financial Analysis of the Development Program
 - a) Using the CRA/LA Ownership Proforma Summary Template (Exhibit 2), provide a detailed development information including development costs (acquisition, direct and indirect costs, financing costs), and projected value at completion. Please include a statement of all assumptions (i.e.: cost and sale value per square foot, construction and permanent loan terms, developer fees, sale/closing/marketing/transaction costs, etc.). Respondent may use its own pro forma as long as it presents the required information.

- b) Indicate anticipated sources and uses, including amount of equity and identification of any projected financial gap and proposed public subsidy
2. Financial Capacity
 - a) Provide evidence of the developer’s financial strength and capability to undertake the proposed development.
 - b) Provide a copy of all participating firms’ certified financial statements(s) prepared in accordance with generally accepted accounting principals dated no earlier than six months prior to submission.
 - c) Bank references, evidence of ability to self-finance and any other exhibits indicating financial capacity will strengthen the response.
 - d) Provide a statement indicating whether the firm, its related entities, or any of the principal personnel included in this proposal are the subject of business-related litigations, liens, or legal claims.
 - e) Provide a statement indicating whether or not the proposing firms(s) or its(their) related entity(ies) has(have) ever declared bankruptcy. If so, state the date, court jurisdiction and amount of liabilities and assets.
- f. Business Terms:** It is in the best interest of proposers to submit their best financial offer. To assist CRA/LA in its evaluation, please provide a description of the following:
1. **Proposed Deal Structure**
 - a) Indicate proposed terms for the successful acquisition of the Site and completion of development in accordance with the prescribed scope of development, including the sustainable design requirements. Indicate any initial conditions or requirements, which are needed to be granted by a government entity, including CRA/LA. These initial conditions include, but are not limited to financial assistance, monetary contributions or land write down, technical assistance, City variances or special entitlement processing.
 2. **Project Time Schedule**
 - a) A schedule of performance outlining the estimated time for each step and phase (as appropriate), including a summary timeline or similar graphic representation of the development process. The schedule should recognize the time involved in completing site transfer, finalizing development agreements, receiving project entitlements, designing the project, securing financing, construction commencement and completion milestones.
 3. **Community Benefits Package**
 - a) Proposal of benefits associated with the proposed development and commensurate with requested public assistance, including both required and voluntary community benefits. Examples of community benefits include: prevailing wage jobs and local hire initiatives, sustainable development, off-site public improvements, and public art.
 4. **Compliance with CRA/LA policies.**
 - a) Include a statement in the proposal acknowledging acceptance and compliance with all CRA/LA policies and requirements as defined within this RFP and in the referenced exhibits.

PROPOSED FORMAT

IX. Proposed Format

Please submit six (6) bound hard copies of the RFP response document in 8½” x 11” format; one (1) digital version on compact disc in MS Word (.doc); or Portable Document Format (pdf). If large-format

drawings or exhibits are included in the submittal, copies of these exhibits shall be reduced to 8½" x 11" format or folded 11" x 17" format and shall be included with the submittals described above.

X. Inquiries

All questions for clarification or additional information shall be directed in writing to:

The Community Redevelopment Agency of the City of Los Angeles
354 South Spring Street, Suite 500
Los Angeles, CA 90013

Attention: Donna Yep, Contracts Specialist

RFP No. NP-12498

Email to: dyep@cra.lacity.org

Facsimile to: 213.626.0090

Mr. Conrad may be reached at 213.448.2115. Any CRA/LA answers about this RFP shall be posted on the CRA/LA website at www.crala.org (Jobs and Contracting Opportunities). All potential respondents to the RFP should check the CRA/LA website on a regular (at least weekly) basis for updates and answers to inquiries.

The deadline to submit all inquiries related to this RFP shall be September 15, 2010.

During the period immediately following the deadline to submit proposals and continuing until a recommendation has been submitted to the CRA/LA Board of Commissioners and the City Council, respondents are not to contact CRA/LA staff or Board of Commissioners. Any such contact may result in the immediate disqualification of any respondent from consideration.

XI. Amendments to RFP

Any amendments to this RFP shall be effected in writing and issued by the CRA/LA's Contracts and Purchasing Department. If this RFP is amended, then all terms and conditions which are not modified remain in effect.

All interested proposers shall acknowledge receipt of any amendment to this solicitation by including a statement in its proposal that it has received the amendment (the amendment number, if any, should be identified).

XII. Selection Process

All proposals submitted in response to this RFP will be reviewed for their relative strengths and weaknesses based on the submission requirements described herein, including consistency with the goals and objectives of this RFP and the Redevelopment Plan. In addition, proposals will be reviewed for completeness, developer and team experience, the proposed development plan, as well as the ability of the respondent to finance, undertake and complete the proposed project in accordance with an agreed upon time schedule.

Upon receipt of submissions, a panel of professionals will review the proposals and, if deemed necessary, will recommend a short list of Development Teams to interview. At its discretion, CRA/LA staff may contact references and industry sources, investigate previous projects, and current commitments, interview some or all of the Development Team members, and take any

INQUIRIES

AMENDMENTS TO RFP

SELECTION PROCESS

SELECTION PROCESS (continued)

other information into account in its evaluation of the responses. CRA/LA reserves the right to request clarification or additional information from Development Teams and to request that Development Teams make presentations to community groups or others. Once staff makes its final recommendation on the selected Development Team, CRA/LA staff will prepare an Exclusive Negotiation Agreement (ENA) in cooperation with the Development Teams. The Development Team chosen to participate will be required to submit a Good Faith Deposit of \$25,000.00 prior to execution of the ENA to ensure that they will, during the final negotiation period, proceed diligently and in good faith to meet all the obligations under the ENA.

1. **Evaluation Criteria:** Proposals will be evaluated based on the following criteria:
 - a. **Development Team Qualifications:** experience of the Development Team and demonstrated ability to take projects from concept to successful completion on schedule and within budget. Experience with the proposed product type and with working with the public sector on public/private real estate development projects will be given considerable weight. (20 points)
 - b. **Development Proposal:** the development concept for the Site, including quality design compatible with the neighborhood, sustainable development strategy for the Site, and ability to meet City planning and zoning requirements as well as the LA Harbor Industrial Center Redevelopment Project Area. (30 points)
 - c. **Financial and Market Feasibility:** reasonableness of development costs, maximizing private sector financing, amount of developer equity contributions, purchase price to be made to CRA/LA for the land and/or the amount of public financial assistance necessary. Financial capacity of the development team as evidenced by track record of successfully financing, developing, and completing projects of similar scope and scale, as well as ability to qualify for the Section 108 financing in place or obtain all or a portion of construction and permanent financing from alternate financing sources for the project will be considered. (20 points)
 - d. **Community Benefits:** public benefit received relative to the proposed business terms and the risk assumed by CRA/LA and the City will be considered. In addition, thoughtful approach to complying with public benefit and development requirements of CRA/LA, including positive impact of the development on surrounding neighborhood and range of housing units proposed, shall be evaluated. (20 points)
 - e. **Quality and completeness of the proposal. (10 points)**

2. Schedule*

Issuance of RFP: August 4, 2010

Pre-Proposal Conference: August 11, 2010

Wilmington Municipal Building

544 N. Avalon Blvd., Wilmington

CA 90744(Room TBD)

Questions/Inquiries and Clarifications Due August 18, 2010

Deadline for Submittals: September 15, 2010

Evaluation of Submittals September 29, 2010

Official Selection of Development Team

Within 60 days (to be approved by CRA/LA Board and City Council)

* This schedule is subject to change, and all respondents will be provided earliest possible notification of changes.

3. Right to Reject All Proposals

This RFP is not a contract offer, a request for technical services or an agreement to construct any project that may be proposed or otherwise submitted and does not commit the CRA/LA to enter into any ENA, Disposition and Development Agreement (DDA), Ground Lease, or any other agreement, or to accept any part of any proposal, including, without limitation, a selected proposal, or to pay any costs incurred in submission of any proposal. Should this process result in an ENA, the execution of such agreement does not constitute a contract, agreement or promise that such agreement will lead to a DDA or Ground Lease, or that the CRA/LA will agree to build or have built any proposed project.

4. Confidentiality

All documents submitted to the CRA/LA are generally subject to the California Public Records Act, and unless exempt from disclosure must be made available to members of the public upon request. However, upon specific written request by a respondent, specific documents submitted in response to this RFP may be kept confidential until the CRA/LA makes a final determination to proceed with developer selection by marking the documents “Confidential”, “Trade Secret” or “Proprietary”. At that time, confidential records may be returned to the successful respondent, if so requested. In the event the CRA/LA is required to defend an action under the Public Records Act with regard to a request for disclosure of any of the proposal documents marked “Confidential”, “Trade Secret” or “Proprietary”, the applicant who submitted and so marked such document agrees to defend and indemnify the CRA/LA from all costs and expenses of such defense, including reasonable attorneys fees of the CRA/LA or attorneys fees awarded by a court arising out of such action.

5. Protest and Appeals Procedures (see Exhibit 3)

a. Definitions

1. **Interested Party.** An actual or prospective respondent whose direct economic interest would be affected by the award of a contract or by the failure to award a contract.
2. **Protest.** A written objection by an interested party based in whole or in part on improprieties specifically concerning the RFP or process leading to the award or proposed award of a contract. A protest can also be submitted objecting to a solicitation or the cancellation of a solicitation.
3. **Appeal.** A written request by an interested party for a hearing in which the appellant presents specific, detailed facts and circumstances that demonstrate that either the CRA/LA and/or review team failed to fairly and equitably apply the RFP criteria and thus an opportunity for the appellant to contest the results of the proposal review process.

b. Procedures

1. Protest Policy

The CRA/LA shall consider all protests, whether protests are submitted before or after contract award. Protests received by the CRA/LA shall be immediately forwarded to the Director of Administrative Services. The procurement representative responsible for issuing the solicitation will prepare a written response with the assistance of the requesting department and City Attorney, as needed, and approved by the Chief Financial Officer (CFO) over Contracts and Purchasing Department or his/her designee.

In keeping with the CRA/LA policy to (i) provide fair and equal consideration in the selection of contractors and award of CRA/LA contracts, and (ii) preserve and protect the integrity of the

SELECTION PROCESS (continued)

procurement system, any interested party shall have the right to protest a potential or actual contract award. Protests regarding the solicitation process concerning objections to the form, format, or CRA/LA actions with respect to the solicitation process (under sealed bid Invitation for Bids or “IFBs” or negotiated RFPs) shall also be considered in accordance with this Procedure. All protests shall be resolved administratively in an economical and expeditious manner.

2. Timely Filing

The protest of a likely contract award to the selected developer must be promptly filed to afford the CRA/LA sufficient evaluation and response time prior to contract award. Untimely notice does not serve the interests of either party. The following protests, if not received by the CRA/LA within the established timeframes, may be deemed untimely:

Protests based on alleged improprieties in a solicitation shall be filed not later than ten (10) calendar days after the date the IFB or RFP is advertised and/or before bid opening or the closing date for receipt of proposals. Untimely protests may be denied on that basis unless the Contracts & Purchasing Manager or responsible official concludes that the issue(s) raised by the protest involves fraud, gross abuse of the solicitation process, or otherwise indicates substantial prejudice to the integrity of the CRA/LA's contracting process.

3. Notices to Respondents

When a protest against the making of an award is received, the award will be withheld pending disposition of the protest and the respondents whose proposals might become eligible for award shall be informed of the protest. If appropriate, those respondents should be requested, before expiration of the time for acceptance of their proposal, to extend the time for acceptance to avoid the need for re-solicitation. In the event of failure to obtain such extension, consideration should be given to proceeding with award despite the protest, if one of the following conditions is met:

- a) The supplies or services to be contracted for are urgently required;
- b) Delivery or performance will be unduly delayed by failure to make award promptly;
- c) A prompt award will otherwise be advantageous to the CRA/LA.

4. Protest Format

The protesting party's submittal should reference all pertinent laws or regulations that are relied upon in support of the protest, as well as any contrary authority. Any documents relevant to the protest should be attached to the written submittal. Factual allegations in the written submittal must be supported by affidavit included with the written submittal. The CRA/LA, at its discretion, may decide the protest without requesting further submittal(s) from the party submitting the protest. Thus, the initial protest submittal should include all matters that the party wishes the CRA/LA to consider in deciding the protest outcome. Such matters include, but are not limited to, the following:

- a) The name and address of the interested party and its relationship to the procurement sufficient to establish that the protest is being filed by an interested party;
- b) Identification of the proposed project or contract
- c) Description of the nature of the protest
- d) Identification of the provision(s) of the solicitation, regulations, or laws upon which the protest

is based (i.e., identification of the technical specifications or item of content in the IFB/solicitation)

- e) Copies of all (or any) documentation supporting the allegations in the protest.
- f) Statement of the specific relief requested

5. Action Pending Protest Decision

The Contracts & Purchasing Manager will take appropriate action based on the timely filing of protests to protect both the integrity of the procurement system and the best interests of the CRA/LA. The Contracts & Purchasing Manager shall work with the unit that is responsible for the procurement.

a) Pre-Award Protests

Where a timely protest has been filed prior to opening of bids or receipt of proposals, the Contracts & Purchasing Manager may need to extend the date of receipt to accommodate the time needed to resolve the protest and institute any necessary remedial measures. When bids have been opened or proposals received prior to the receipt of a timely protest, contract award shall not be made prior to five (5) working days after the resolution of the protest, unless the Contracts & Purchasing Manager documents and determines that one of the conditions set forth in Section 2(c) (Notice to Respondents) above applies.

b) Post-Award Protests

The CRA/LA is not required to suspend contract performance or terminate the awarded contract unless (i) it appears likely that an award may be invalidated and (ii) a delay in receiving the supplies or services is not prejudicial to the CRA/LA's interests. In this event, the Contracts & Purchasing Manager should consider seeking a mutual agreement with the contractor to suspend performance on a no cost basis.

c) Responses From Other Offerors

The Contracts and Purchasing Department may solicit protest responses from other offerors that have an interest in the outcome of the protest and can provide factual or legal input relevant to an equitable outcome of the protest. The time allowed by the CRA/LA's procurement representative for response from other offerors depends upon the nature and complexity of the protest but, except in extraordinary circumstances, shall not exceed ten (10) calendar days from the date the protest submission is received by such other interested parties.

d) Distribution of Responses

The procurement representative shall require that a copy of any response be provided to the party initially filing the protest and may, in his/her sole discretion, request or permit additional submissions from any party. The period for receipt of final submissions from any party, except in extraordinary circumstances, shall not extend beyond twenty (20) calendar days from receipt by the Contracts and Purchasing Department of the initial protest submission.

SELECTION PROCESS (continued)

e) Proprietary Information

The procurement representative shall excise from any submission from any party information that has been identified as proprietary, and which, in his/her judgment, constitutes confidential or proprietary materials or materials which would give a party a competitive advantage, prior to furnishing such submission to any other party unless the person furnishing the information consents, in writing, to distribution of the information to other interested parties.

f) Interested Party Conference

The Contracts & Purchasing Manager may on his/her own initiative or at the suggestion of any interested party, request a conference among all interested parties if it is deemed a conference to be beneficial to resolution of the protest.

6. Protests Received Prior to the Solicitation Due Date

Protests submitted during the solicitation process regarding the interpretation of specifications, technical requirements, or other apparent improprieties that affect the interested party's ability to submit a proposal and/or qualifications statements, shall be promptly resolved by the Contracts & Purchasing Manager.

The Contracts & Purchasing Manager shall promptly perform a review of the protest. After conferring with CRA/LA procurement and technical staff, including the City Attorney, if appropriate, the Contracts & Purchasing Manager shall determine if the protest has merit. If the protest appears meritorious, the Contracts & Purchasing Manager shall take following actions, as appropriate:

- a) Revise the solicitation with an addendum to address any deficiencies, errors, or omissions, and make necessary corrections/clarifications
- b) Extend the due date for submission of the proposals, giving proposers adequate time to review the revised information and modify their bid or proposal
- c) Cancel the solicitation and re-solicit new bids/proposals/ qualification statements, as applicable

7. Appeals Received After the Solicitation Due Date, but Before Contract Award

a) Appeal Filing Procedures

- i. All written appeals shall be submitted to the CRA/LA by in accordance with the deadline described in the CRA/LA's notice to the respondent regarding its overall evaluation score.
- ii. Proposer's letter(s) of appeal shall be faxed to (213) 626-0090 or hand-delivered to the following address:

The Community Redevelopment Agency of the City of Los Angeles
354 South Spring Street, Suite 500
Los Angeles, CA 90013

ATTN: Dushant Ahuja, Contracts & Purchasing Manager

- iii. Upon receipt of your Letter of Appeal, the CRA/LA will fax a confirmation receipt back to you. Your appeal is not registered until you receive this confirmation. The CRA/LA reserves the right to determine the timeliness of all Letter(s) of Appeal.

8. Purpose of the Appeals Process

The Appeals process gives the CRA/LA's Appeal Panel (AP) an opportunity to hear from proposers on the proposal review process. The AP will be listening to appellants' views about an area, or areas, of significance that they believe was overlooked in reviews just completed and that may have had a bearing on the proposal evaluation results. The AP (a) will listen to proposers, (b) may request information, (c) may ask clarifying questions and (d) will record their findings to assure that the review process was conducted properly. The AP Members will present the results of the appeals process to the CRA/LA Board of Commissioners.

9. Letter of Appeal Requirements

- a) Only one appeal per proposal will be permitted. The Letter of Appeal shall request the CRA/LA to grant a hearing and shall set forth, in detail, the basis for the appeal. The Letter of Appeal shall not exceed two typewritten pages using 12-point font.
- b) The Letter of Appeal may not include any new or additional information that was not originally submitted with the proposal in question. The Letter of Appeal shall be specific in nature and identify the facts and circumstances that demonstrate that either the CRA/LA and/or review team failed to fairly and equitably apply the RFP criteria to the proposal. No appeal that contains matters beyond the scope of the proposer's proposal and the determination of ineligibility or lack of recommendation, such as generalized policy issues, will be considered by the CRA/LA.
- c) The CRA/LA reserves the right to reject any Letter of Appeal that fails to comply with the Appeals Procedures in general and the Letter of Appeal requirements specifically.
- d) The Letter of Appeal shall also include the following:
- e) The name of the project for which the proposal was submitted, including the solicitation number
 - i. The proposer's legal name
 - ii. The specific areas for which the appeal is being file
 - iii. The name, title, phone number, and fax number of the person who will speak on behalf of the proposer

10. Structure of the Appeals Hearings

- a) Appeal hearings will be heard by the CRA/LA's AP on the earliest date possible or as soon as practicable, and will be open to the public and tape- recorded. In addition, the CRA/LA's AP will issue all appellants a letter with its findings within five business days after the Appeals Hearing.
- b) To accommodate as many appellants as possible, appointments will be scheduled based on the first available time. Thus, to the extent practicable, a proposer's appeal time will follow a "first-come, first-served" order.
- c) The meeting is to be called to order by the AP Chair. If the appellant has not arrived, without notice, within 15 minutes of the scheduled start time, the AP Chair may cancel the hearing at his/her discretion and the AP may make its determination based on the appellants written appeal.
- d) The AP Chair is to have each panel member, as applicable, introduce himself/herself, and then is to review the appeals guidelines with both the panel members and the appellant.
- e) One person designated by the appellant to speak on its behalf shall present its appeal. The appellant shall be given no more than fifteen (15) minutes to present his/her written appeal.

SELECTION PROCESS (continued)

- f) No new information or handouts are to be given to the AP members before, during, or after the hearing.
- g) Neither the appellant nor AP members may introduce issues beyond those identified in the written appeal.
- h) The AP may then open the hearing for questions and answers. The question and answer period shall not exceed fifteen (15) minutes.
- i) The AP will confer regarding the appeal and, within five business days of the Appeal hearing, issue a letter to the appellant stating its decision whether to accept or deny the appeal.

11. Code of Conduct during Appeal Hearing

Avoid attempting to speak privately with any member of the AP.

Refrain from engaging in discussion or private conversations while in the audience.

12. If the Appeal is Upheld

The CRA/LA shall:

- Consider award to the next highest qualified firm eligible to receive the award, provided its proposal or the award of the contract is advantageous to the CRA/LA; or
- Cancel the solicitation and then pursue the re-solicitation of new bids/proposals/qualification statements, as applicable

13. Protests Received After Contract Award

The Director of Administrative Services shall promptly perform a preliminary review of the protest. After conferring with appropriate CRA/LA staff, including the City Attorney, the Director of Administrative Services shall determine if the protest appears to have merit, and is likely to be upheld. If the protest appears meritorious, the Director of Administrative Services shall take following actions, as appropriate:

- a) Notify the contractor who received the award that the CRA/LA has received a protest.
- b) Direct the contractor to stop all work on the contract until a final determination is made.
- c) Conduct the investigation and present the findings to the CRA/LA CEO for his/her final determination.
- d) d Notify the contractor and the protestor of the CRA/LA's decision regarding the protest.

14. If the Protest is Upheld

The CRA/LA shall:

- Terminate the contract.
- Re-solicit new bids/proposals, as applicable.

15. City Attorney Support and Advice

The Director of Administrative Services shall request City Attorney's Office, acting in the capacity of the CRA/LA's general counsel, to review and advise the Director of Administrative Services concerning any legal issues involved in protests. The Director of Administrative Services shall obtain concurrence from City Attorney prior to release of any documents concerning the protest to any person outside the CRA/LA.

16. Protest Remedies

A decision by the Director of Administrative Services that a protest is meritorious may, depending on the circumstances and as the CRA/LA deems appropriate, result in one or more of the following remedies:

- a) Change in the terms, conditions or form of the procurement. This remedy is appropriate where the procurement, if not changed, has a high likelihood of unfairly restricting competition or is in violation of requirements established in the CRA/LA's procurement policies and procedures or in other applicable Federal, State, or City regulations or standards.
- b) Rejection of protested bid or proposal. This remedy shall be used only where the record establishes convincingly that a bid or proposal legally cannot be accepted or, where Director of Administrative Services discretion is involved, that the rejection has a rational basis.
- c) For best value or negotiated procurements, reopen discussions and/or obtain new best and final offers.
- d) Cancellation of solicitation and re-procurement. A solicitation may be canceled prior to disclosure of prices where the Director of Administrative Services determines it is in the CRA/LA's interest to do so (e.g., where the solicitation does not adequately state the CRA/LA's needs and extensive revision is necessary to effect correction) or necessary to assure fair and equal competition. After prices are disclosed, the solicitation may be canceled only where there is a substantial reason (e.g., all prices are excessive, specifications are defective) for cancellation.
- e) Award to party filing protest. This remedy may be used only where all more favorable bids or proposals are rejected and the party is otherwise eligible for award.

XIV. Evaluation Criteria

Proposals shall be evaluated upon the following criteria:

- Development Team Qualifications
- Development proposal
- Financial and Market feasibility
- Community Benefits
- Quality and Completeness of the proposal

XV. General Notices and Standard Requirements

1. Restriction on Disclosure of Data

Non-Disclosure Markings and Restrictive Legends. Prospective firms who include data or information in their proposals that they do not want disclosed to the public for any purpose or used by the CRA/LA except for evaluation purposes, shall:

- a. Mark the title page with the following legend: "This proposal includes data that shall not be disclosed outside the CRA/LA and shall not be duplicated, used, or disclosed – in whole or part – for any purpose other than to evaluate this proposal, subject to the California Public Records Act.

EVALUATION CRITERIA

GENERAL NOTICES & REQUIREMENTS

GENERAL NOTICES & REQUIREMENTS (continued)

If, however, a contract is awarded to this prospective firm as a result of, or in connection with, the submission of this data, the CRA/LA shall have the right to duplicate, use or disclose the data to the extent provided in the resulting contract. This restriction does not limit the CRA/LA's right to use information contained in this data if it is obtained from another source without restriction. The data subject to this restriction are contained in sheets (insert numbers or other identification of sheets)"

- b. Mark each sheet of data it wishes to restrict with the following legend: "Use or disclosure of data contained on this sheet is subject to the restriction on the title page of this proposal."

2. Proposal Preparation Expenses

- a. Liability for Expenses

The CRA/LA will not, in any event, be liable for any pre-contractual expenses incurred by the prospective firm. The prospective firm shall not include any such expenses as a part of the price proposed in response to this RFP.

- b. Pre-Contractual Expense

Pre-Contractual expenses are defined as expenses incurred by the prospective firm in (1) preparing the proposal in response to this RFP; (2) submitting and delivering the proposal to the CRA/LA; (3) discussing and/or negotiating with the CRA/LA on any matter related to this RFP; or (4) any other expenses incurred by the prospective offeror prior to the date of award, if any, of a proposed contract.

3. Modification or Withdrawal of Offeror's Proposal

- a. Proposal Modifications

Proposal may be modified after its submission by written notice to the CRA/LA of withdrawal and resubmission before the date and time specified for receipt of proposals. Modifications will not be considered if offered in any other manner.

- b. Proposal Withdrawals

Proposals may be withdrawn by submitting a written request to CRA/LA. The firm may thereafter submit a new proposal before the proposal submission date deadline.

4. Misunderstandings

The RFP documents will be clarified by the CRA/LA upon written request from the proposing firm. The CRA/LA's decision shall be final in any matter of interpretation of the documents.

5. Forms and Other Documents to be Submitted

The following forms and documents shall be completed and submitted with the firm's proposal:

- a. Business Profile Form (Exhibit 4) hereto

The prospective firm shall complete a Business Profile Form for the prime (lead) consultant and for each proposed sub consultant. (Note: Business Profile Forms shall include information regarding the consultant's local/regional office that will be performing the proposed contract services).

b. Designation of Consultant's Equal Opportunity Officer (Exhibit 5) hereto

The prospective firm shall appoint an Equal Opportunity Officer who shall be given the authority "to establish, disseminate, and enforce the Equal Opportunity and Affirmative Action Policies of the firm.

6. Labor and Contract Requirements for Development

This RFP includes information on laws that affect development projects. This section highlights requirements relating to prevailing wage, discrimination provisions in contracts, and local hiring opportunities that will apply to the project that could develop as a result of this RFP.

a. Prevailing Wage

All selected Developers must abide by the CRA/LA's Prevailing Wage and Equal Opportunity standards. Effective January 1, 2002, pursuant to SB 975 Prevailing Wages, the Developer or Owner shall pay or cause to be paid to all workers employed in connection with the development of the Site, not less than the prevailing rates of wages, as provided in the statutes applicable to the CRA/LA's public works contracts, including without limitation Sections 33423-33426 of the California Health and Safety Code and Sections 1770-1780 of the California Labor Code, and in accordance with the CRA/LA's "Policy on Payment of Prevailing Wages By Private Redevelopers or Owner-Participants" dated February 1986 (Exhibit 6). The CRA/LA's Prevailing Wages Policy is available on the CRA/LA's website at www.crala.org.

b. Public Art Policy

All developments with a DDA or other legal agreement between the developer and the CRA/LA are subject to the CRA/LA's Public Art Policy. The CRA/LA's Public Art Policy (Exhibit 7) or it can be viewed at: <http://www.lacity.org/cra/artsprogram.html>.

CRA/LA's Public Art Policy. The Policy requires 1% of the total project development costs, excluding land and off-site improvements, to be dedicated to a Public Art Plan. Expenditures for affordable housing units or historic rehabilitation which meet the Secretary of Interior's Standards are deducted from development cost calculation. The Art Plan must be developed concurrently with the planning and design of the Project as a whole.

c. Insurance

Any contract with the CRA/LA will require the Developer, or Developers contractors, to carry workers' compensation, general liability, and as applicable, professional liability (errors and omissions) and automobile liability insurance coverage in limits to be determined at a later time.

1. **Workers' Compensation:** In accordance with State Workers' Compensation laws, the Developer shall carry workers' compensation in statutory limits and employers' liability insurance covering illness, injury, disease and death for all persons employed in the performance of services under this contract.
2. **General Liability (Bodily Injury and Property Damage):** Developer shall carry commercial general liability insurance (bodily injury and property damage) in an amount to be determined prior to awarding of any contract. Such policy shall name the Community Redevelopment Agency of the City of Los Angeles and the City of Los Angeles as additional insured followed by endorsement and requires a thirty (30) days notice to the CRA/LA in writing prior to cancellation, termination

GENERAL NOTICES & REQUIREMENTS (continued)

or expiration of any kind.

3. **Automobile Liability:** Developer may be required to carry automobile liability insurance in an amount to be determined prior to awarding of any contract. Such policy shall require a thirty (30) days notice to the CRA/LA in writing prior to cancellation, termination or expiration of any kind. Developer will be required to provide the CRA/LA with a certificate verifying such coverage
4. **Self Insurance:** If self insured, the Developer will be required to provide the CRA/LA with a letter certifying their self-insured status along with a financial statement certified by a CPA documenting the developer's reserve account established for the specific insurance program. Such insurance and/or retention programs must provide the CRA/LA with at least the same amount of protection from liability and defense of suits as would be afforded by first dollar insurance. The CRA/LA's Risk Management Unit shall approve all self-insurance programs in advance.
5. **Professional Liability (Errors and Omissions):** Developer shall cause architects and engineers providing services to the development to carry Professional Liability Insurance covering the Errors and Omissions exposure in an amount to be determined prior to the awarding of a contract. Prior to the commencement of construction on the Site, the Developer shall furnish or cause to be furnished to the CRA/LA duplicate originals or appropriate certificates of such coverage.
6. **Evidence of Insurance:** The Developer will be required to provide the CRA/LA with a certificate verifying such coverage and endorsements acceptable to the CRA/LA before commencing services under any contract awarded by the CRA/LA.

Please submit with your proposal, a copy of your firm's current insurance certificate(s) as proof of current insurance coverage even though such coverage may not yet comply with the insurance requirements for the proposed contract as set forth in this RFP.

If your current insurance coverage does not meet the insurance requirements indicated for the proposed contract, compliance with these requirements must be met prior to the award of any contract.

7. **Modifications to Insurance Coverage:** The CRA/LA reserves the right throughout the term of any contract awarded by the CRA/LA to change the amounts and types of insurance required hereunder by giving the developer ninety (90) days written advance notice of such change. If such change(s) should result in substantial additional cost to the developer, the CRA/LA agrees to negotiate additional compensation proportional to the increased benefit to the CRA/LA and City of Los Angeles.

d. Credit Information

The CRA/LA requires updated information for all prospective borrowers (i.e. developers). Developers shall submit the credit report authorization form included in the Appendices. A partnership or proprietorship should complete both the individual and business application forms. See Exhibit 8 for a copy of a Business Credit Report Form.

e. City of Los Angeles Requirements

The Developer shall comply with all codes, permit and fee requirements of the City of Los Angeles. The Developer shall make appropriate street dedications, as necessary, and be responsible for the construction of improvements in adjoining public rights-of-way in conformance with the standards of the City of Los Angeles.

f. Equal Opportunity/Affirmative Action Requirements

It is the policy of the CRA/LA to provide minority, women and other business enterprises (M/W/OBE's) with the opportunity to compete for and participate in the performance of all CRA/LA contracts. Any firm who is awarded a contract will be required to make its best efforts to recruit M/W/OBE's and enhance employment opportunities for minorities, women and others for subcontract opportunities created by any contract. In accordance with the CRA/LA's Policies and Goals for Equal Opportunity and Affirmative Action, all respondents (the prime or lead Developer and each proposed subcontractor) are required to complete and return the enclosed Exhibit Business Profile Form with its proposal. A Summary of the CRA/LA's Equal Opportunity/Affirmative Action Policies is shown on Exhibit 9. If respondents are successful in obtaining a contract, they will be required to make their best efforts to recruit minority women, and other business enterprises for subcontract opportunities created by any contract(s)

g. CRA/LA's Living Wage, Service Contract Worker Retention, Contractor Responsibility And Equal Benefits Policies

This development shall be subject to the applicable provisions of the CRA/LA's Living Wage, Service Worker Retention, Contractor Responsibility and Equal Benefits Policies, as amended from time to time (Exhibit 10). These policies are also available on the CRA/LA's website at www.crala.org.

This RFP is not a contract offer, a request for technical services or an agreement to construct any project that may be proposed or otherwise submitted and does not commit the CRA/LA to enter into any exclusive negotiating agreement, disposition and development agreement, ground lease, or any other agreement, or to accept any part of any proposal, including, without limitation, a selected proposal, or to pay any costs incurred in submission of any proposal. Should this process result in an Exclusive Negotiating Agreement, the execution of such agreement does not constitute a contract, agreement or promise that such agreement will lead to a Disposition and Development Agreement, or that the CRA/LA will agree to build or have built any proposed project.

h. Local Hire Program

Redevelopment projects in which CRA/LA has invested at least \$500,000 must have a Local Hire Program. Projects with investment of \$1 million or more and public improvements with investment of \$500,000 or more must comply with the CRA/LA Master Project Labor Agreement. Additional requirements pertain to projects in the City Center project area. These policies serve our mission of creating employment opportunities for community area and local residents. (see Exhibit 11)

i. The CRA/LA's Healthy Neighborhoods Policy 2008

This development shall be subject to the applicable provisions of the Healthy Neighborhoods Policy which can be viewed at www.crala.net/internet site/Documents/Adopted-Policies-and-Procedures.cfm

EXHIBITS

XVI. EXHIBITS

Exhibit 1	Completed Proposal Checklist
Exhibit 2	CRA/LA Sample Industrial Proforma
Exhibit 3	Protest and Appeals Procedures
Exhibit 4	Business Profile Form
Exhibit 5	Designation of Consultant Equal Opportunity
Exhibit 6	Prevailing Wage Policy
Exhibit 7	Public Art Policy
Exhibit 8	Business Credit Report Form
Exhibit 9	Equal Opportunity/Affirmative Action Policies Equal Benefits Policy & Compliance Form
Exhibit 10	Living Wage, Service Worker Retention, Contractor Responsibility Contract Responsibility Questionnaire
Exhibit 11	Construction Careers Policy

- END -

The Community Redevelopment Agency of
the City of Los Angeles

Los Angeles Harbor Industrial Center
Redevelopment Project
302 W. 5th St., Ste 200,
San Pedro, CA 90731

Contact:

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Senior Real Estate Development Agent

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www.crala.org

