



The Hall Of Justice - County of Los Angeles

Repair & Reuse Project

REQUEST FOR QUALIFICATIONS (RFQ)

In 1994 the Northridge Earthquake caused significant damage to the Hall Of Justice, first constructed in 1923. The building was red-tagged and evacuated, and has been vacant for two decades. The building is historic, both in terms of its construction, as well as the dramatic role it has often played in Los Angeles' history. The County of Los Angeles has now determined that the building should be repaired and put back into productive use.

The County of Los Angeles, operating through the Department of Public Works (DPW), will engage a Design-Build entity to work with them and Clark, as Developer, to repair the facility and reuse it. The primary tenant will be the County Sherriff's Department, along with the District Attorney, Public Defender, and others. The repairs consist of seismic upgrades and other structural work, historic preservation, and extensive tenant improvement. The basic envelope (skin) of the building will not be appreciably altered. The addition of new structured parking onsite is also to be considered.

The County has already initiated the work by completing four phases of a total eight-phase process. The work completed consists of abating hazardous materials and demolishing interior construction. Preliminary "Scoping" Documents have also been completed, including a Structural Retrofit Package. The remaining work includes the selection of a Design-Builder, completion of the design, obtaining all necessary permits, and performing the work.

Clark Construction Group (Clark) is acting as developer and Owner Representative for this project. Clark intends to procure the necessary design and construction services for the project from a single entity representing an Integrated Design-Build team. The purpose of this RFQ is to begin the process of selecting an Integrated Design-Build team to fulfill that role and who will partner with Clark to execute this Project. Clark's primary objective in utilizing the Integrated Project Delivery approach is to bring the best available design and construction experience to this project while minimizing the pitfalls of separate design and construction contracts.

The overall timing for this procurement is as follows: Integrated Design-Build teams must respond to Clark's RFQ (this document) by 5:00 PM on Monday February 2, 2015 by returning to us the attached Pre-Qualification Questionnaire. Please respond by email to Fred Case, Project Executive for Clark Construction: fred.case@clarkconstruction.com. Assuming your RFQ response is adequate and you are short-listed, teams will then meet in person with Clark in Sparks, Nevada at 6:15 AM on Thursday February 5, 2015 to receive and review the Request For Proposals (RFP). The RFP is the document where all the design and construction challenges will be evident. Integrated D-B teams will then have



until 11:45 PM on Thursday February 5, 2015 to provide their written proposals to Clark. Your written proposal must clearly respond to all requirements of the RFP as well as solve convincingly all the design and construction challenges described. Clark will meet with each team individually on Friday February 6, 2015 to interview your team members, and our selection will be announced Saturday February 7, 2015 at mid-day.

As a reminder, the Integrated D-B teams to whom we have sent this RFQ are to respond specifically to the Pre-Qualification Questionnaire attached to this document. Various County documents for the overall project are attached for your use in understanding the project and as a reference to assist you in assembling the strongest team and preparing the most compelling qualifications documents. In general, we are looking for Integrated D-B teams to respond only to matters directly involving the design and construction of the facility.

Clark is highly motivated to assemble a compelling team to execute this project. We are looking for an Integrated D-B team that understands what is required of it and who can develop a plan to deliver their part of the project in seamless coordination with all the other project participants.

Evaluation of the Pre-Qualification Questionnaires will be performed by Clark's judges between the time of their receipt and the scheduled time for distribution of the RFP on Thursday February 5, 2015.

Teams may ask questions for clarification while preparing their Pre-Qualification Questionnaires. Send all such questions to Fred Case, Project Executive for Clark: fred.case@clarkconstruction.com. Clark will make reasonable efforts to reply, however it is not guaranteed. Teams asking questions should not rely on a response and should continue preparing their Pre-Qualification documents.

Clark may send supplemental information relating to this RFQ prior to the response due date. All teams should be certain to maintain accurate contact information with Clark.

Attachments:

- A. Pre-Qualification Questionnaire (teams are to fill this out and return it by Feb 2)
- B. Photos of Existing Conditions (following initial hazmat abatement and demo)
- C. Introduction Section of Environmental Impact Report (for reference)