**Exhibit 2 – Design Narrative & Program Space Requirements**

**2.1 Project Description**

Office Development 3 is the third phase of development on the site, on an LA County development, in Los Angeles, CA. The project is comprised of a core and shell Type IA office building providing no less than 160,000 square feet usable area. structured parking. The building includes parking for no less than 600 cars, (of which the B1 and P1 levels connect to the existing garage levels), an at grade lobby (with a connection to the plaza level above), The shell will be fit out by future tenants.

The building is concrete type IA construction, concrete columns, and slabs with combination of concrete moment frames and shear walls supported by a foundation of pile caps on piles. The mechanical system Basis of Design matches the existing campus with a 4-pipe roof top central plant including, cooling towers, chiller, and air handling units and hydronic reheat loop at each office level. Electrical service is provided via a transformer and switch located at the onsite feed the main electrical room end of the P1 level further distributed to electrical rooms at each level with a roof top emergency generator and space for future tenant supplemental back-up generators. Include at least one electrical, emergency electrical, mechanical, data, and required restrooms on each C&S office level.

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.” New construction will include secure parking for the tenants, and visitors, all necessary site improvements, structures, site infrastructure, utilities, site lights, CCTV and security systems, landscaping, irrigation, and signage.

The proposed project will be designed to achieve the Leadership in Energy and Environmental Design (LEED) Gold rating or better per LEED Version 4 requirements.

This project includes the demolition of the previous parking lot and soccer field. A key part of this site strategy is the relocation of the existing soccer pitch. A new 100’ x 200’ soccer pitch must be included as part of the project.

This project will require extensive collaboration with other Design-Builders, General Contractors, vendors, suppliers, service providers, and consultants working on other adjacent County projects within the community. Haul routes, construction entrances, BMPs, laydown areas, utility connections, signage, and road closures will require constant coordination and collaboration between all parties. In addition, the architectural aesthetics, rhythm, and language of the building design, monumental and exterior signage, exterior fixtures, and landscaping should speak to working collaboratively in a campus environment with a cohesive vision. The selected Design-Builder should demonstrate a clear understanding of the project requirements and challenges and a willingness to work collaboratively with the County to achieve a successful outcome to the project.

**2.2 Scope of Services**

Proposals must be for a complete Design-Build project and must include all design, engineering, construction, procurement, and installation of equipment (unless otherwise specified), permits, and warranty maintenance services. The Proposal price must contain all costs and fees for such services.

The Design-Builder shall be responsible for all design and construction services required for the completion of the Project in accordance with the Scoping Documents and the County's Design-Build Manual (Design-Builder) included as Exhibit H. The Scoping Documents are listed in Exhibit I, Itemized Scoping Documents List.

The Design-Builder's deliverables and services shall include, but are not limited to the following:

a. Any and all design, engineering and construction of the Project in compliance with any and all applicable codes, rules/regulations, and laws.

b. Compliance with the Project's approved environmental documents provided by the County.

c. Performance of any hazardous material removal or remediation required to execute the project scope of work.

d. Provide the geotechnical engineer of record for the project and performance of any and all geotechnical/soils engineering and site observations during construction required to execute the project scope of work.

e. Any and all demolition, construction, and warranty maintenance work.

f. Identifying and obtaining all required permits, inspections, and approvals for the Project

g. Procuring and installing all furniture and equipment, unless otherwise specified.

h. Quality control and performance testing.

i. Start-up and commissioning.

j. Training of County employees in the use, operation, and maintenance of systems and equipment.

k. Providing all operating manuals and documents.

l. Warranty maintenance services.

**2.3 Project Schedule**

The Contract Time for this Project is to be no longer than TBD by Design Builder.

**2.4 Project Design-Build Budget**

a. At the present time, the estimated cost range for the Design-Build contract is TBD.

b. In addition to the Contract Sum agreed to by the County and the Design-Builder, the County will incorporate in the Agreement with the Design-Builder the following Allowances:

1. All proposers are to carry soil improvement allowance of $2,500,000 to support soils report recommendations of auger cast piles.
2. If proposer’s design solution exceeds high rise classification per LA County requirements, a High-Rise Allowance of $1,000,000 shall be added to proposer’s overall construction total.
3. If proposer’s design solution goes below 12’ level underground, a methane safety system allowance of $2,000,000 shall be added to proposer’s overall construction total.
4. If proposer’s design solution includes more than two large cargo elevators, an additional elevator allowance of $250,000 shall be added to proposer’s construction total.
5. If proposer’s design includes enhanced site security allowance, an enhanced security allowance of $200,000 shall be added to proposer’s overall construction total.

**2.5 Local and Targeted Worker Hire Program**

a. At least 30 percent of total California construction labor hours worked on each project must be performed by a qualified Local Resident. Where allowable, contractors are encouraged to achieve higher participation levels for Local Residents. Provide plan detailing how local and targeted hire programs will be incorporated into the project.

b. At least 10 percent of total California hours worked shall be performed by County residents classified as a Targeted Worker facing barriers to employment. Hours worked by a Targeted Worker who is also a Local Resident may be applied towards the 30 percent Local Resident hire goal. A Target Worker is a resident of the County who has indices of career-limiting circumstances, specifically, one or more of the following:

1. has a documented annual income at or below 100 percent of the FPL.

2. no high school diploma or GED.

3. a history of involvement with the criminal justice system.

4. protracted unemployment.

5. is a current recipient of government cash or food assistance benefits.

6. is homeless or has been homeless within the last year.

7. is a custodial single parent.

8. is a former foster youth; or

9. is a veteran or is the eligible spouse of a veteran of the United States armed forces, under Section 2(a) of the Jobs for Veterans Act(38 U.S.C.4215[a]).

10. Eligible Migrant and seasonal farmworkers

11. English Language Learners

12. Older Individuals (55+)

13. Disabled

14. Individuals with Low Levels of Literacy

c. A Local Resident is defined as an individual living within the Tier 1 or Tier 2 ZIP Codes of the County. Before employing worker(s) from Tier 2 ZIP Codes, the available pool of local residents whose primary place of residence is within Tier 1 ZIP Codes must first be exhausted. Tier 1 means ZIP Codes within five (5) miles of the proposed project site, and where the average percentage of households living below 200 percent of the Federal Poverty Level (FPL) is greater than the County average for such households. Tier 2 means any ZIP Codes within the County where the average percentage of households living below 200 percent of the FPL is greater than the County average for such households. This definition shall also apply to affordable housing projects and for privately financed developments located on County property.

d. Contractor shall comply with the provision required under the Local and Targeted Hire Program in Exhibit P, Section 00 09 12 Local and Targeted Worker Hire Program.