



CITY OF LAGUNA BEACH
Public Works Department
505 Forest Avenue, Laguna Beach, CA 92651

Wade Brown, Project Director
(949) 497-0360 wbrown@lagunabeachcity.net

REQUEST FOR QUALIFICATIONS
FOR
PROJECT MANAGEMENT SERVICES FOR THE
VILLAGE ENTRANCE PROJECT

Statements of Qualifications Are Due:

Monday, August 19, 2013
4:00 p.m.

Please provide three copies of the Statements of Qualifications; delivered to the City of Laguna Beach, Public Works Department, Attn: Wade Brown, Project Director, City Hall, 505 Forest Avenue, Laguna Beach, CA 92651.

INTRODUCTION AND OBJECTIVE

The City of Laguna Beach, California (City) is issuing a Request for Qualifications (RFQ) for the selection of a project management firm for work related to the planning, design and construction of the Village Entrance Project (Project) in accordance with the terms, conditions, and requirements set forth in this RFQ.

The Project includes a parking structure of approximately 500 spaces, approximately 100 surface spaces, a public park of approximately 70,000 square feet, a vehicular bridge and a pedestrian bridge over the existing flood control channel, and Caltrans highway improvements.

The preliminary budget for the Project is approximately \$42 million and an Environmental Impact Report (EIR) has been completed. Conceptual sketches are currently being prepared to refine the Project scope and budget. The City anticipates that construction could begin in 2015 with up to a three-year construction period.

The City seeks a project management consultant to guide the project through design and possibly through construction.

PROJECT DESCRIPTION

The Village Entrance Project site is located near the intersection of Broadway (Highway 133) and Forest Avenue, and northerly of City Hall, 505 Forest Avenue. Currently the site is used for surface parking, facilities for City maintenance crews, storage, and an active sewer lift station.

The Project will beautify the entry to the downtown area, construct a parking structure, add 200 parking spaces to the site, and create a passive park. Conceptual designs are currently being prepared that refine the project scope within a budget of \$42 million.

In general, the project consists of:

1. a 500 space parking structure and 100 surface parking spaces easterly of the existing flood control channel;
2. a three lane vehicular bridge and a pedestrian bridge over the existing flood control channel;
3. the renovation and conversion of the historic digester building to public restrooms and a visitors center;
4. a passive public park of approximately 70,000 square feet; and,
5. additional turn lanes within the Caltrans ROW of Laguna Canyon Road (Route 133) near Forest Avenue.

Other project considerations are:

- an existing sewer lift station (approx. 1 million gallons per day) that must remain operational at all times, and which is partially surrounded by the proposed parking structure and as a result limits the circulation options within the parking

- structure;
- the expected need for a deep foundation system through liquefiable soils with caissons into the bedrock;
- a steep hillside at the easterly edge of the site that limits the usable area for the project;
- a historic digester building that will be renovated; and,
- a site staging/phasing plan that maximizes existing parking throughout the construction period.

A Final EIR for the Project was completed in 2011. The City's consultant, Studio One-Eleven, will provide all required architectural and engineering services and shall remain under direct contract with the City through the conceptual phase currently underway. Copies of the conceptual sketches for the project are attached to this RFQ. Additional information is available on the City's web site at http://lagunabeachcity.net/cityhall/cd/planning/village_entrance_project.asp

The anticipated project schedule is:

| Activity | Date |
|------------------------------|----------------------------|
| Concept Plans Completed | October 2013 |
| Concept Plan Review | November 2013 |
| Schematic Design | December 2013 - March 2014 |
| Design Development Documents | April – July 2014 |
| Construction Begins | 2015 |

QUALIFICATIONS

The City seeks to retain a project management firm to provide professional program and management services on a continuous basis throughout the Project. The qualification submittal should provide ample evidence of the firm's ability to provide:

- Management of the project in coordination with City staff through the entitlement process and assist the City with determining the best final design development and construction management process;
- Potential solutions to project challenges based on extensive experience of completing similar projects;
- An extremely high level of expertise in coordinating, developing and refining the Project budget;
- Recommendations to the City on related strategies affecting quality, cost containment, scheduling, and constructability to refine the project scope;

- Analysis and recommendations regarding the appropriate project delivery methods such as: (1) Design, bid, build, (2) Construction Management at Risk, (3) Multiple Prime Contracting, and, (4) Design Build;
- Coordination with Caltrans, the County Flood Control District, and other agencies;
- Skills and knowledge of construction to identify constructability issues and recommend alternative approaches;
- Analysis of construction cost models and estimates;
- Value engineering analysis;
- Project schedules and advise on the most efficient construction sequence of the Project; and,
- Construction management of similar projects.

The firm is encouraged to provide their preferred approach to the management of the Project that highlights the strengths of the firm. Examples of successful similar projects, references, and documents that support the approach should be included in the Statement of Qualifications.

SELECTION PROCESS

A selection committee, with a minimum of three members, appointed by the City Manager, will evaluate the firms and determine the most qualified firm.

During the evaluation process, the Selection Committee may, at its discretion, request one or more of the firms to make presentations. Such presentations will provide firms with an opportunity to answer any questions the Selection Committee may have regarding the firm's proposal. Not all firms may be asked to make such a presentation. There is no expressed or implied obligation for the City to reimburse responding firms for any expenses incurred in making a presentation to the Selection Committee.

The interview process will primarily focus on the capabilities of the consulting firm to act as the project manager, their experience with similar types of projects in similar environments, as well as their ability to communicate effectively and present themselves professionally.

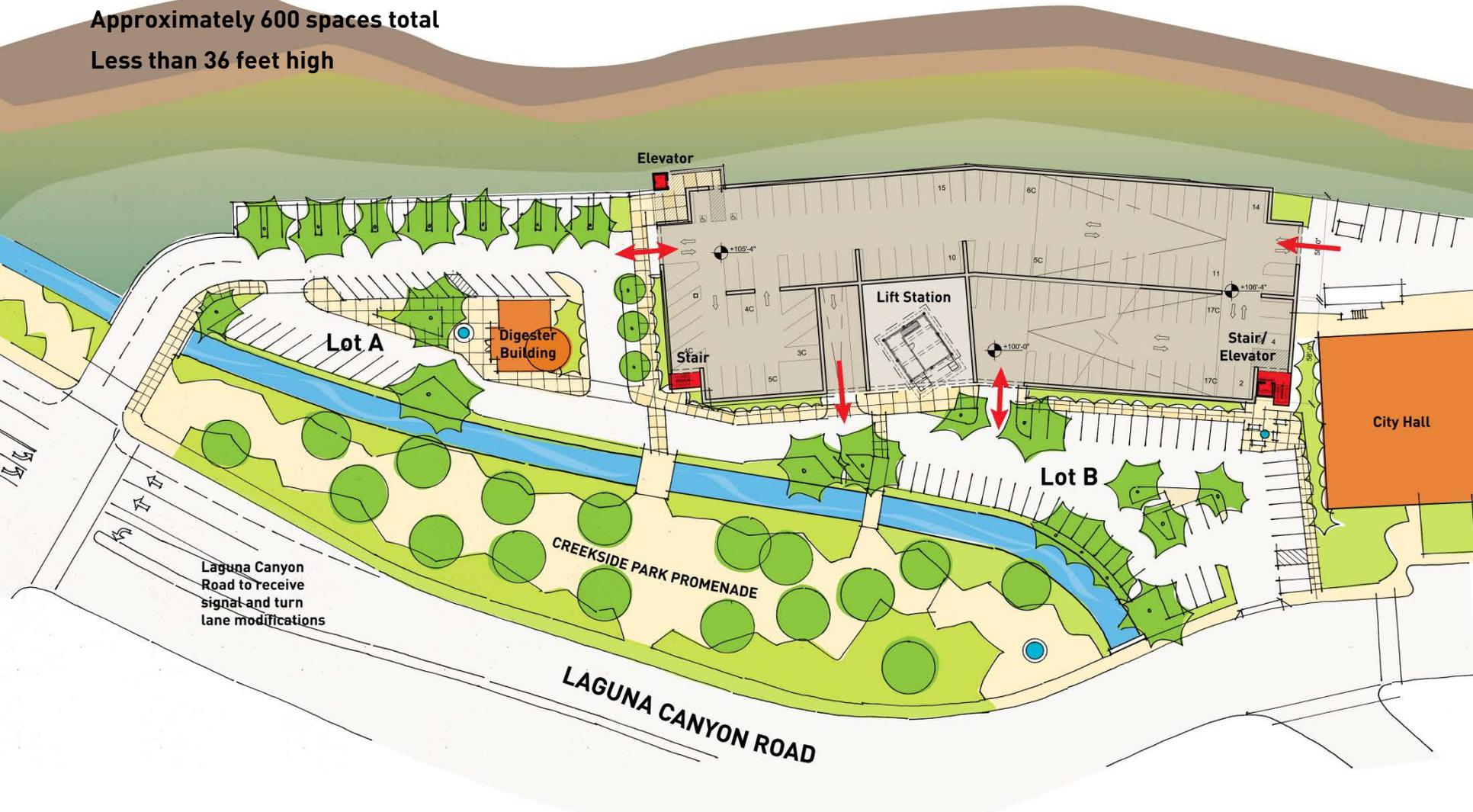
On the basis of qualifications, references, and interviews the Selection Committee will make a recommendation to the City Manager. Once a firm is selected, City Staff will meet with the recommended firm and negotiate the final form of the contract. If good

faith negotiations with the selected firm are unsuccessful, the City will terminate such negotiations and determine whether or not to initiate negotiations with another firm. The City reserves the right to terminate any or all negotiations, at its sole discretion. The contract award for the Consulting Services will be made by the Laguna Beach City Council.

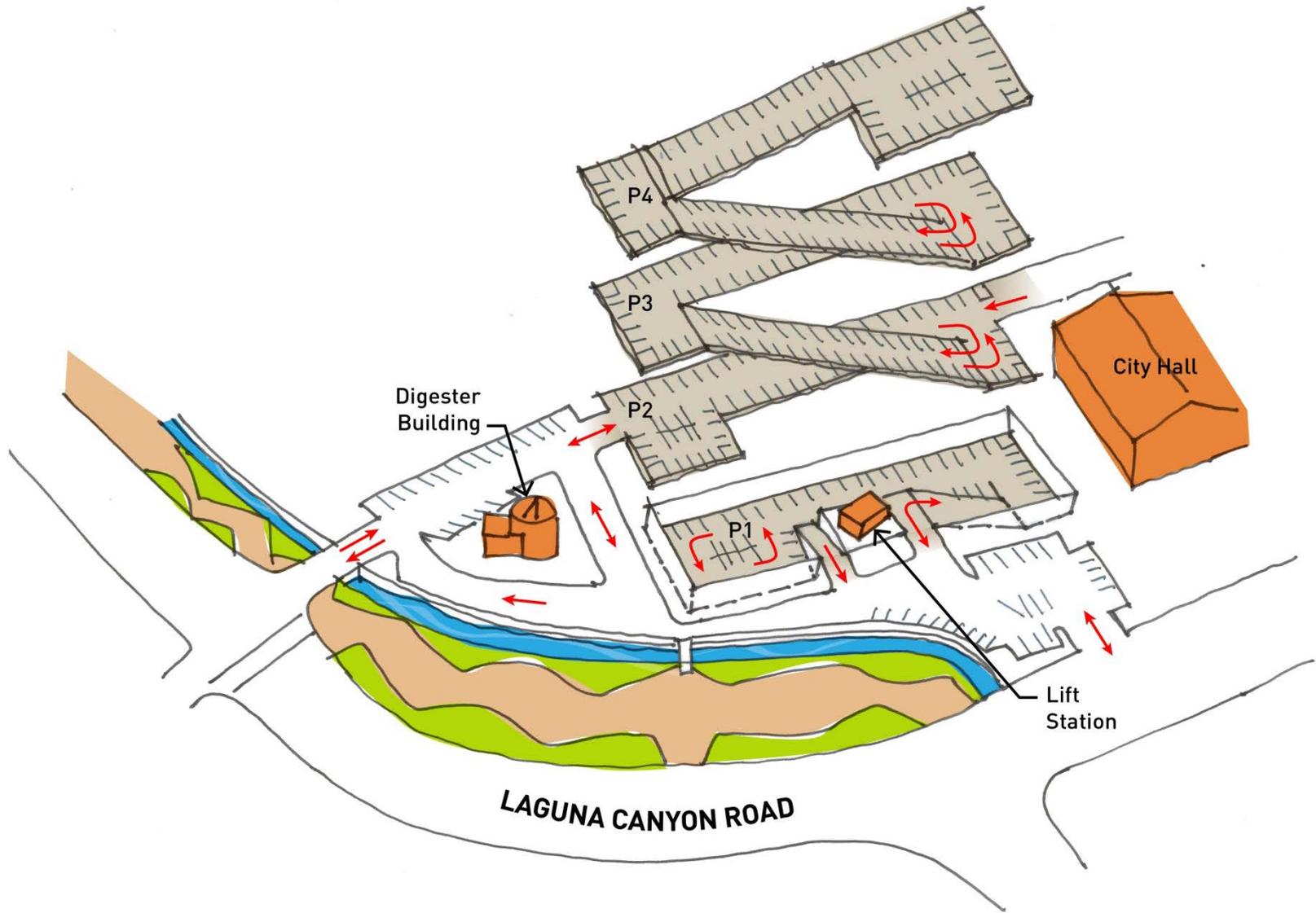
Approximately 500 spaces in parking structure

Approximately 600 spaces total

Less than 36 feet high



Draft Conceptual Site Plan



Parking Structure Circulation Diagram