



CIVIC CENTER REVITALIZATION PROJECT PRE-BID MEETING

City of Garden Grove
August 7, 2023

AGENDA

Project Description

Procurement Description

Q&A

Please type your name, firm name, phone number and email into the chat box so that you and your firm can be recognized for attending this required pre-bid meeting.

PFAL CONSULTANT TEAM



**Procurement Strategy, Financial &
Commercial Advisory**



**Architecture / Conceptual Design
Project Specifications
PSF and Parking**



Technical Specifications



Park Specifications

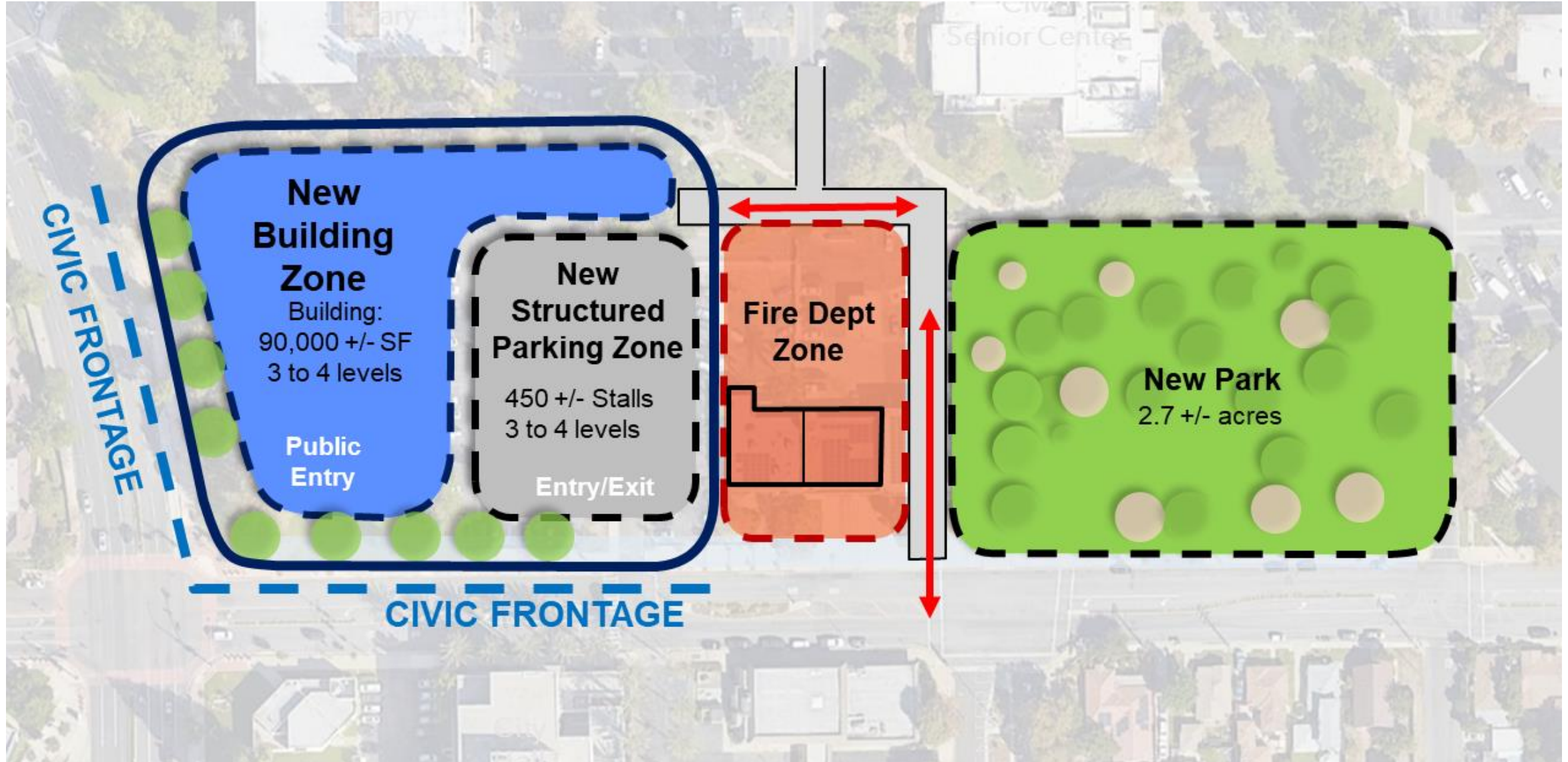


Cost Estimating



PROJECT PLAN

<https://ggcity.org/civic-center>



CITY ACTIONS



Site Prep Work

- CEQA
- Site Investigation



RFI/Market sounding/advertising



Evaluation Criteria and RFQ



Program Refinement and Updates



Funding plan



Community and stakeholder engagement

VISIONING



VISIONING



DOCUMENTS



Request for Qualifications	Exclusive Negotiating Agreement (“ENA”)	Development Agreement
<ul style="list-style-type: none"> • RFQ <ul style="list-style-type: none"> Project Description Proposal Process Proposal Evaluation Criteria and Selection Process Required Content • Attachment A – Site Map • Attachment B – Draft Exclusive Negotiating Agreement • Attachment C – Project Specifications • Attachment D – Development Agreement Sample • Attachment E – ENA Period Budget • Attachment F – Conflict of Interest Form • Attachment G (in the RFQ) – Required Questionnaire 	<ul style="list-style-type: none"> • Project Description • Reporting Requirements and Deadlines • Responsibilities • Termination Rights • Guaranteed Maximum Price 	<ul style="list-style-type: none"> • General Terms and Conditions Governing Construction Activities • Financial Agreement • Design Build Contract

KEY SUBMISSION REQUIREMENTS

- **Project Labor Agreement**
- **100% bonding required**
- **Must meet criteria specified in the required questionnaire (Attachment G)**
- **ENA period budget including contractor profit and developer fee commitment**
 - Excel document will be provided

RFQ - SUBMISSION REQUIREMENTS

- 1) Introduction Letter – signed by person authorized to bind the bidder team
- 2) Project and Team Experience
 - a) Firm Profiles and Team Organization
 - b) Experience of Key Personnel within the last 5 years
 - i) Capital value of over \$100 million of similar scope for municipal governments or other public agencies
 - ii) Open-book pricing process
 - iii) Design-Build or Design-Build-Finance
 - iv) Guaranteed Maximum Price Contract
 - v) Introducing value-added concepts that have saved your clients time and/or money or provided a meaningful community benefit
 - vi) Stakeholder and Community Engagement Experience
 - c) One relevant reference for each Key Person
- 3) Approach
 - a) Development and Management Plan for meeting the ENA milestones.
 - b) Construction Management Plan and General Approach to achieving project completion on time and within budget
 - c) Design Approach, specifically addressing how information about operations and maintenance will be shared throughout the design process to inform City decisions. Proposers are encouraged to provide representations of rendered and completed public safety facilities, parking structures, and parks that reflect the designers' aesthetic values
- 4) Budget for the ENA period in the form of Attachment E
- 5) Required Questionnaire – Attachment G
Per Public Contract Code 22164 (b), all respondents must meet the minimum criteria specified in the Required Questionnaire. Firms that do not meet the criteria specified in the Questionnaire will not be considered.
- d) Construction Approach and experience working under a Project Labor Agreement
- e) Financing Approach, how the developer or its financing partner will determine the best financing options for different projects and what might work best for the proposed Project.

FINANCING STRATEGY

- Financing strategy will be evaluated
 - City retains right to finance the project
 - Benefits of risk transfer
 - Funding is currently available to pay a portion of construction costs





**civic center
revitalization
project**

SCHEDULE	The selection of the preferred bidder and development process will occur according to the following schedule:
JULY 31, 2023	RFQ Posted to PlanetBids
AUGUST 7, 2023	Mandatory Pre-Bid Meeting via Zoom – (details to be provided to registered bidders on PlanetBids)
AUGUST 9, 2023 AT 3:00 PM (PACIFIC)	Deadline to Submit Questions or Requests for Clarification via PlanetBids. The City may request proposal hardcopies following bid submission.
AUGUST 16, 2023	Responses to Questions and Requests Posted
AUGUST 28, 2023 AT 10:00 AM (PACIFIC)	Statements of Qualification due via PlanetBids
SEPTEMBER 6, 2023	Shortlisted respondents invited to interview
SEPTEMBER 12-13, 2023	Interviews with shortlisted respondents
SEPTEMBER 26, 2023	Developer Team selection, recommendation to City Council
OCTOBER 2, 2023	Execute Exclusive Negotiation Agreement
OCTOBER 5, 2023	Kick-Off Meeting with City & Development Team (In-Person)
NOVEMBER 7, 2023	Completion of Design Concepts
NOVEMBER 14, 2023	Presentation of Design Concepts to City Council
JANUARY 2024	Completion of 50% Design + Project Pricing Update
FEBRUARY 2024	Expected completion of CEQA process by the City
MARCH 2024	Completion of 100% Design + 50% Structural/Foundation + Project Pricing Update
APRIL 2024	Recommendations to City Council for Approval of Project Design Build Contract
MAY 2024	Financial Close

PROCUREMENT PLAN AND COST MANAGEMENT

Selection based upon qualifications across ALL required disciplines

Exclusive Negotiation Period: Developer provides design and guaranteed maximum construction price

The Developer agrees to design and build the project to the City's budgetary constraints

The City (GG, PFAL, Dharam) will ALWAYS have access to ALL COST DATA.

The Developer will be compensated for Actual Costs + Agreed Profit % proposed in the SOQ

ENA PERIOD MILESTONES

**Kick off Meeting
- 3 days**

**Design
Concepts– no
later than 36
days**

**Milestone 1 - no
later than 100
days**

- 50% Design Drawings
- Preliminary Financing Plan
- Schedule
- Cost estimate

**Milestone 2 – no
later than 175
days**

- 100% Design, 50% Structural
- Approved Final Financing Plan
- Schedule and Cost Estimate

**Execute
Development
Agreement**

PROJECT SPECIFICATIONS

ATTACHMENT C

- Minimum design criteria
- Open invitation to improve on requirements
- Cost efficiency
- Incorporate lifecycle cost considerations
- Creativity
- Design excellence



WE ARE HERE



FEEDBACK / QUESTIONS?

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SUBMIT QUESTIONS IN WRITING BY AUGUST 9