

NOTICE INVITING CONTRACTORS TO PREQUALIFY
FOR
REAR BERTHS 136-139 TERMINAL BUILDINGS AND MAIN GATE PROJECT
SPECIFICATION NO. 2663

Prospective Applicants:

The City of Los Angeles' Harbor Department (City or Department) is inviting contractors [Applicant(s)] to apply for prequalification for construction of the Rear Berths 136-139 Terminal Buildings and Main Gate Project (Project) located in Wilmington, California. The Port of Los Angeles is seeking a LEED™ (Leadership in Energy and Environmental Design) rating from the U.S. Green Building Council for the Administration Building.

Because of the schedule for the Project, and the expertise and equipment required to construct a LEED compliant building, the Department will prequalify Applicants desiring to bid on the Project or perform electrical, mechanical, or pile driving specialty work (Specialty Work). Applicants will be prequalified as described in the Prequalification Instructions and Information package. Additional prequalification packages can be downloaded from the Department's website www.portofla.org or by calling (310) 732-3522 or by Fax at (310) 831-5389.

PROJECT DESCRIPTION

Project consists of the demolition of the existing Administration Building and Main Gate and other improvements; construction of several buildings and structures; and backland and site redevelopment.

Description of buildings and structures:

1. Administration Building: 4-story building designed to achieve US Green Building Council Gold LEED Certification. Area: 21,170 square feet
2. Yard Operations Building: 1-story, steel and masonry building. Area: 5,700 square feet (LEED certification not required).
3. Driver Services Building: 1-story, steel and masonry building. Area: 1,000 square feet (LEED certification not required).
4. Guard House: 1-story, 1-story steel and masonry building. Area: 500 square feet (LEED certification not required).
5. Main Exit Gate Canopy Structure (LEED certification not required).
6. Identification Entry Gate Canopy Structure (LEED certification not required).
7. Identification Exit Gate Canopy Structure (LEED certification not required).

8. Pedestrian Bridge Access from parking lot to the Terminal over railroad tracks (LEED certification not required).

The estimated construction cost is \$40 to \$50 million. Construction is estimated to begin September, 2012. The contract time will be 790 Calendar Days.

The work described in this prequalification will be awarded under a single contract.

PREQUALIFICATION JUSTIFICATION

- A. Contractors and personnel who are familiar with sustainable building construction, pile driving, the LEED rating system, have experience with the LEED documentation procedures, and have achieved the certification goal on previous projects will ensure construction of the Project in a timely manner, and achieve LEED goals.
 1. Project Contractor: Timely completion of the Project is of paramount importance. A contractor, project manager, site superintendent, and accredited professional experienced in constructing sustainable buildings, buildings on concrete pile foundations and buildings with LEED goals, and with experience in managing overlapping trades is required to meet the schedule.
 2. Specialty Work Contractors:
 - a. Electrical Work: Procurement and installation of electrical equipment for a sustainable and LEED certified building, and interfacing with the contractor and other specialty subcontractors to allow work to proceed without delaying other trades, and achieve the LEED rating goal for the Project require an experienced contractor and full time site superintendent. Cost of the electrical work is estimated to be \$3 to 4 million.
 - b. Mechanical Work: Procurement and installation of mechanical equipment for a sustainable and LEED certified building, and interfacing with the contractor and other specialty subcontractors to allow work to proceed without delaying other trades to achieve the LEED rating goal for the Project require an experienced contractor and full time site superintendent. For the purpose of this prequalification, mechanical work shall refer to heating, ventilating, and air conditioning (HVAC) systems and related appurtenances. Estimated cost of the mechanical work is \$6 to 8 million.
 - c. Pile Driving Work: Installation of prestressed concrete piles is a specialized field of construction requiring experienced personnel and specialized equipment to accomplish the work in a timely manner. Estimated cost of the pile driving work is \$500,000.

STANDARDS FOR PREQUALIFIED DESIGNATION

A. Qualifying Project:

1. A qualifying project for Applicants and their personnel is a building project that was successfully completed within the last 5 years that meets the following:
 - a. Valued at or more than the minimum contract value listed in Paragraphs B.1, C.1.a, C.2.a, or C.3a.
 - b. Achieved the LEED rating goal of Certified, Silver, Gold, or Platinum for the project.
 - c. LEED building requirements do not apply to the pile driving work.
2. A qualifying project may be individual or separate buildings meeting 1 or more of the requirements. Each requirement shall be met either individually or collectively for Applicant to be prequalified.
3. A qualifying project must have taken place within the United States.

B. Applicants desiring to bid on the Project as a prime contractor shall meet the following requirements:

1. The minimum value of the qualifying project for Applicants desiring to bid on the Project as a prime contractor is \$15 million.
2. Applicant's proposed project manager, site superintendent, and accredited professional shall have worked at the same level position on a qualifying project. Applicant shall fill the Personnel Assignment Form for personnel to be assigned for each particular position.

C. Applicants desiring to perform Specialty Work as a prime contractor or as a subcontractor shall meet the following requirements:

1. Electrical Work:
 - a. The minimum value of a qualifying project for Applicants desiring to perform electrical work is \$1.5 million.
 - b. Applicant's proposed site superintendent was the site superintendent for electrical work on a qualifying project.
 - c. Refer to Paragraph A for definition of qualifying project.

2. Mechanical Work:
 - a. The minimum value of a qualifying project for Applicants desiring to perform mechanical work is \$3 million.
 - b. Applicant's proposed site superintendent was the site superintendent for mechanical work on a qualifying project.
 - c. Refer to Paragraph A for definition of qualifying project.
 3. Pile Driving Work:
 - a. The minimum value of the qualifying project for Applicants desiring to perform pile driving work is \$300,000.
 - b. Applicants desiring to perform pile driving work shall have successfully driven prestressed concrete piles of at least 12-inches in size (round, octagonal, or square) that were at least 55 feet in length.
 - c. Applicant's proposed site superintendent was the site superintendent for pile driving work on a qualifying project. Applicant shall fill the Personnel Assignment Form for personnel to be assigned as site superintendent.
 - d. Refer to Paragraph A for definition of qualifying project.
- D. Applicants desiring to bid on the Project as a prime contractor or perform Specialty Work on the Project shall have the following additional qualification:
1. Applicant shall not have been disbarred from contracting or procurement work with any federal, state, or local government agency.

INFORMATIONAL MEETING

A meeting has been scheduled to provide additional information on the Project, the prequalification process, and to respond to questions regarding the application process and Project.

Date: TBD
Time: 2:00 p.m.
Place: Port of Los Angeles Administrative Offices, Board Room
425 S. Palos Verdes Street
San Pedro, CA 90731

Potential Applicants are cautioned that security measures may delay building entry and early arrival is recommended.

PROJECT DOCUMENT REVIEW

The Department will make available in-progress contract documents for review during the prequalification period. Applicants wishing to view the documents may contact Ms. Donna Enfiajian at (310) 732-3689.

PREQUALIFICATION SUBMITTAL ACCEPTANCE DEADLINE

Prequalification submittals will be accepted until the date specified on the attached Prequalification Instructions and Information package. Prequalification submittals will be available for public review only after the prequalification process has been completed.

We thank you for your interest in working for the Department and look forward to receiving your prequalification submittal.

Very truly yours,

SHAUN SHAHRESTANI
Chief Harbor Engineer
Construction Division

CB:mvr
Attachment
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