



**MICHAEL N. FEUER**  
CITY ATTORNEY

REPORT NO. **R 18 - 0 2 9 4**  
**SEP 24 2018**

**REPORT RE:**

**DRAFT ORDINANCE AUTHORIZING THE DEPARTMENT OF PUBLIC WORKS –  
BUREAU OF ENGINEERING TO USE A DESIGN, BUILD, FINANCE, OPERATE AND  
MAINTAIN PROJECT DELIVERY METHOD AND A COMPETITIVE SEALED  
PROPOSAL FOR PROJECTS RELATED TO THE DEVELOPMENT AND  
OPERATION OF THE LOS ANGELES STREET CIVIC BUILDING**

The Honorable City Council  
of the City of Los Angeles  
Room 395, City Hall  
200 North Spring Street  
Los Angeles, California 90012

Council File No. 14-1604

Honorable Members:

Pursuant to your request, this Office has prepared and now transmits for your consideration the enclosed draft ordinance, approved as to form and legality. The draft ordinance would authorize the Department of Public Works – Bureau of Engineering (BOE) to use a design, build, finance, operate and maintain (DBFOM) project delivery method and the competitive sealed proposal selection process for capital improvement projects related to the development and operation of the Los Angeles Street Civic Building (the Project), a new civic building at 150 North Los Angeles Street, consistent with City Charter Section 371.

The purpose of this ordinance is to establish criteria for the award of contracts pursuant to a competitive sealed proposal method and authorize the use of the DBFOM project delivery method for contracts between BOE and the successful contractors for procurement, pre-construction services, construction and related services for select capital improvement projects related to the Project. BOE recommends the use of the competitive sealed proposal selection process and a DBFOM delivery method, pursuant

to the terms of this ordinance, because the Project is highly specialized and has time constraints, making it critically important that the contractors have experience and expertise. In addition, BOE indicates that the City's interests are served by expediting implementation of the Project in order to quickly realize the benefits of the Project, which include, but are not limited to, the development of office space for City departments, commercial spaces, and a childcare facility.

Council Rule 38 Referral

A copy of the draft ordinance was sent, pursuant to Council Rule 38, to BOE with a request that all comments, if any, be presented directly to the City Council when this matter is considered.

If you have any questions regarding this matter, please contact Deputy City Attorney Tanea Ysaguirre at (213) 978-8130. She or another member of this Office, along with representatives of BOE, will be present when you consider this matter to answer questions you may have.

Sincerely,

MICHAEL N. FEUER, City Attorney

By 

DAVID MICHAELSON  
Chief Assistant City Attorney

DM:TY:ac  
Transmittal