

ORDINANCE NO. 183494

An ordinance authorizing the award of one design-build contract for the decommissioning, disablement, demolition and removal of Scattergood Generating Station Unit 3 pursuant to a competitive sealed proposal.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. The Los Angeles Department of Water and Power (LADWP) may enter into one contract on a competitive sealed proposal basis, as provided herein, for the Scattergood Unit 3 Demolition Project (Project).

Sec. 2. Contract negotiations may be engaged in by LADWP after proposals have been opened to allow clarification and changes in the proposal. LADWP shall take adequate precautions to treat each proposer fairly.

Sec. 3. Any decision by LADWP to use the competitive sealed proposal method permitting negotiations for contracts shall be supported by a written finding, supported by a written statement of facts, that adherence to the rule that the contract award be made to the lowest responsive and responsible bidder is not practical or advantageous. No award may be made utilizing this method to a proposer whose final proposal is higher as to the ultimate cost to the City than any other responsive proposal submitted.

Sec. 4. Proposals shall be solicited by the issuance of a Request for Proposal (RFP) to obtain bids from qualified firms or from firms at large. The RFP shall be published in the same manner as notices for public works contracts performed by LADWP. The RFP shall state the time and place at which the proposals will be received by LADWP. Proposals received after the time and date specified shall be returned and shall not be considered. LADWP retains the right to reject all proposals.

Sec. 5. Pursuant to Sections 371(a) & (b) of the Charter of the City of Los Angeles, the following criteria and Local Bid Preference, approved by the Board of Water and Power Commissioners, Resolution No. 015-141, is hereby approved.

Sec. 6. The criteria for this contract award shall be as follows:

- (a) Qualifications – Bidder's proposal shall contain at a minimum the following:
 - (i) Experience in decommissioning, disablement, decoupling, demolition, scheduling, managing and removal of comparable projects.
 - (ii) Experience in safety implementation and having good safety record for comparable projects related to bidder's business and profession work history.

- (iii) Financial, labor, material procurement and equipment resources available for the Project.
 - (iv) Bidder's organizational and management approach in planning and achieving project objectives.
- (b) Bidder's proposal shall provide proposed contract terms and conditions, and commercial factors for the Project, including:
- (i) Evaluated cost, proposal prices, estimated lump sum cost, schedule of payments and the time value of money.
 - (ii) Capability and resources available to meet schedule requirements.
 - (iii) Quality assurance/control plan and program to ensure the quality of salvaged equipment and demolition work.
 - (iv) Insurance, performance and labor and material bond requirements to manage the risk.
 - (v) Liquidated damages to critical items such as the milestone schedule and guarantees.
 - (vi) Warranties and guarantees to make corrections due to damage of adjacent facilities and equipment.
 - (vii) Selection plan for subcontractors, including a list of prospective Minority/Women/Other Business Enterprises for use on the Project and to ensure that fair practices are used in such selection.
 - (viii) Safety program (Injury and Illness Prevention Plan) to meet federal, state, local and Department safety requirements.
 - (ix) Authorized auditors to audit contractor, contractor's subcontractors, and suppliers.
 - (x) Authorized inspectors to perform examinations, inspections and tests of equipment, material and workmanship.
- (c) Bidder's proposal shall provide proposed technical factors including:
- (i) Scope of Work for the Project.
 - (ii) Schedule for the Project.
 - (iii) Quality assurance/control plan and program to ensure the quality of the demolition and applicable construction work.
 - (iv) Methods to demonstrate that the proposed equipment and materials, and resources meet all contractual requirements.
 - (v) Demolition plan to include qualified personnel and construction equipment for the Project.
 - (vi) Regulatory compliance to meet all local, state and federal requirements.
 - (vii) Demonstrations of ability to decommission, disable, demolish and remove similar equipment.
 - (viii) Implementation of demolition, hazardous material and construction monitoring programs during all phases of the Project.

- (ix) Methods to incorporate design modifications and field changes, and to provide accurate and timely as-built drawings.
 - (x) Preparation and implementation of Storm Water Pollution Prevention Plan base on a template plan provided by LADWP.
- (d) Bidder shall submit the following:
- (i) A sealed cost proposal; and
 - (ii) A proposal security in the form of a cash deposit or proposal bond not less than 10% of the bid amount of the contract, as established by each proposal. Said deposit or bond shall be forfeited if a proposal is accepted but the responder fails to execute the contract; and
 - (iii) Other relevant information.
- (e) Bidder's proposals submitted for this effort will be evaluated against the following criteria ranked in order of relative importance, and pass or fail criteria:
- Pass/Fail- Compliance with Minimum Requirements
 - Pass/Fail - Compliance with Mandatory Requirements
 - Pass/Fail - Safety and Training Programs
 - Pass/Fail - QA/QC Programs
 - Pass/Fail - Financial Stability
 - Pass/Fail - SBE/DVBE Program Requirements
1. Qualification of Firm
 2. Project Schedule
 3. Environmental Compliance and Approach
 4. Technical Compliance and Approach
 5. Project Cost
 6. Commercial Compliance
 7. Qualification of Personnel
 8. Project Management Approach
 9. Project Payment and Cancelation Schedule
 10. Local Bid Preference (additional to final score)
- (f) Procedures applicable to discussions and negotiations with bidders shall be adhered to, including safeguards to preserve confidential and proprietary information supplied by bidders, and other appropriate precautions to treat each bidder fairly. Bidder's sealed cost proposal shall not be considered confidential nor proprietary information.
- (g) Procedures for acting on and indemnifying and holding harmless the City of Los Angeles, acting by and through its Department of Water and Power

(LADWP), with respect to protests relating to solicitation, negotiation or award of the Contract.

- (h) LADWP's other standard contract terms and conditions, including, but not limited to, the right to reject all bids, shall apply.

Sec. 7. For the agreement described in Section 6, a Local Business Preference shall be applied. A proposer qualified as a Local Business shall be awarded additional points to the proposer's final score such that the score awarded to the proposer is increased by 8% of the total possible evaluation points. To be qualified as a Local Business, a proposer must satisfy all of the following criteria, as certified by the Designated Administrative Agency, the Los Angeles Department of Public Works, Bureau of Contract Administration:

- (a) The business must occupy space within the County of Los Angeles. The business must submit proof of occupancy to the City by supplying evidence of a lease, deed or other sufficient evidence demonstrating that the business is located within the County.
- (b) The business must submit proof to the LADWP demonstrating that the business is in compliance with all applicable laws relating to licensing and is not delinquent on any Los Angeles City or Los Angeles County taxes.
- (c) The business must submit proof to the LADWP demonstrating one of the following:
 - (i) That at least 50 of full-time employees of the business perform work within the boundaries of the County at least 60% of their total, regular hours worked on an annual basis; or
 - (ii) That at least half of the full-time employees of the business work within the boundaries of the County at minimum of 60 percent of their total, regular hours worked on an annual basis; or
 - (iii) That the business is headquartered in the County. For purposes of the Local Business Preference, the term "headquartered" shall mean that the business physically conducts and manages all of its operations from a location in Los Angeles County.

A business that has not yet established operations in Los Angeles and therefore is unable to qualify as a Local Business may, as an alternative, qualify as a Local Business on a provisional basis if the proposer satisfies all of the following criteria, as certified by the Designated Administrative Agency:

- (a) The proposed Contract between the proposer and the LADWP involves consideration valued at no less than \$1,000,000 and has a term of no less than three years;

- (b) The proposer can demonstrate that the proposer is a party to an enforceable, contractual right to occupy commercial space within the County and its occupancy will commence no later than 60 days after the date on which the Contract with the LADWP is executed. The proposer must demonstrate proof of occupancy or an enforceable right to occupancy in the County of Los Angeles by submitting to the LADWP a lease, deed or other sufficient evidence; and
- (c) The proposer can demonstrate that, before the proposer is scheduled to begin performance under the Contract with the LADWP, the proposer qualifies as a Local Business, by submitting proof to the LADWP that it meets the criteria of Subsection C of Section 10.47.2 of the Los Angeles Administrative Code. The proposer must demonstrate proof of ability to satisfy the requirements of Section 10.47.2(C) by submitting to the LADWP a business plan or other evidence deemed sufficient by the Designated Administrative Agency.

A business that does not qualify as a Local Business, but that identifies a qualifying Local Subcontractor to perform work under the Contract, shall be awarded a preference of up to 5%, provided the Local Subcontractor satisfies the criteria enumerated in Sections 10.47.2 and 10.47.7 of the Los Angeles Administrative Code. The score awarded to a proposer will be increased by 1% for every 10% of the total cost of the proposed work under the Contract to be performed by a Local Subcontractor; provided that each Local Subcontractor, the work of the Local Subcontractor and the cost of the work of the Local Subcontractor are specified clearly in the proposal. The maximum preference possible is 5%.

The preferences authorized under the Local Business Preference Program shall be subject to the following additional requirements:

- (a) Preferences awarded for services shall be applied only if the services are provided directly by the Local Business or Local Subcontractor using employees whose exclusive, primary working location is in Los Angeles County;
- (b) Preferences awarded for equipment, goods or materials shall be applied only if the Local Business or Local Subcontractor substantially acts as the supplier or dealer, or substantially designs, manufactures or assembles the equipment, goods or materials, at a business location in Los Angeles County. As used in this section, "substantially" means not less than two-thirds of the work performed under the Contract must be performed, respectively, by the Local Business or Local Subcontractor;
- (c) The maximum bid or proposal preference shall not exceed \$1,000,000 for any bid or proposal;

- (d) Preferences applied pursuant to the Local Business Preference Program shall be utilized solely for the purpose of evaluating and selecting the Contractor to be awarded the corresponding Contract. Except as provided in Los Angeles Administrative Code Section 10.47.9, the preference points shall in no way lower or alter the Contract price, which shall in the case of a proposal reflect the amount proposed by the Local Business in the proposal before the application of preference points;
- (e) This section neither creates a right to receive a proposal preference, nor the duty to grant a proposal preference;
- (f) The LADWP may, at any time before the award of a contract, determine that it is not in the LADWP's best interest to grant a proposal preference and award the contract to the proposer eligible for the award without consideration of the provisions of this section; and
- (g) This section applies only to contracts that involve the expenditure of funds entirely within the City's control and shall not apply to contracts that involve the expenditure of funds that are not entirely within the City's control, such as state and federal grant funds, that due to legal restrictions prohibit its application.

Should a Local Business fail to maintain its Local Business status:

- (a) If for any reason the Contractor fails to qualify as a Local Business for more than 60 days during the entire term of the Contract, the LADWP shall be entitled to withhold or recover funds from the Contractor in an amount that represents the value of the Proposal Preference.
- (b) If for any reason the Local Subcontractor, providing the basis for a Local Subcontractor Preference, is unable to, or does not, perform the work under the Contract, the Contractor shall, within 60 days, replace that Local Subcontractor with another Local Subcontractor. If the Contractor is unable to replace the Local Subcontractor specified in the Contract with another Local Subcontractor within 60 days, the LADWP shall be entitled to withhold or recover funds from the Contractor in an amount that represents the value of the Proposal Preference.
- (c) For purposes of determining the value of the Proposal Preference in Subsections (a) and (b), above, the LADWP may withhold or recover the difference in proposal price between the Contractor's proposal and the proposal of the next most competitive proposer that did not receive the award of the Contract by the LADWP. In addition, the LADWP may withhold or recover any other additional cost or detriment to the City from the Contractor's failure to maintain the Contractor's Local Business status for more than 60 days during the term of the Contract.

- (d) If a Contractor fails to maintain the Contractor's Local Business status for more than 60 days during the term of the Contract, as specified in Subsections (a) and (b), above, the failure is subject to the recording and reporting requirements of Articles 13 and 14, Chapter 1, Division 10 of the Los Angeles Administrative Code.
- (e) The remedies available to the LADWP under this section are cumulative to all other rights and remedies available to the LADWP.

Sec. 8. The Local Business preference applied pursuant to this ordinance shall be utilized solely for the purpose of evaluating and awarding the corresponding contract and shall not change in any way the price to be paid by the Department for goods and services under the contract.


Sec. 9. Pursuant to Charter Section 1022, the services advertised for in this Request for Proposal are for expert services which require knowledge and skills that are not available within LADWP, and can therefore be performed more economically and feasibly by independent contractors than by City employees.

Sec. 10. Notwithstanding any other ordinance, rule or law of the City of Los Angeles to the contrary, the Board of Water and Power Commissioners may award contracts using the aforementioned criteria pursuant to Sections 371(a), 371(b), 373 and 674 of the Charter of the City of Los Angeles as to the equipment and services described in Sections 1 and 6 for a term not to exceed five (5) years without further approval by the Los Angeles City Council.

Sec. 11. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting it for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than two-thirds** of all of its members, at its meeting of MAR 18 2015.

HOLLY L. WOLCOTT, City Clerk


By  _____ Deputy

Approved 3/23/15 _____

 _____ Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By  _____
ERIC ROSENBLATT
Deputy City Attorney

Date 2/26/15 _____

File No. 15-0147 _____