

Request For Proposals For
An Affordable Housing Project at
Marina del Rey Parcel 147
RFP DBH-82

Pre-Proposer's Conference
August 6, 2024



Caring for Our Coast

Conference Instructions

- If you find yourself unable to hear at any time, please let us know.
- This conference may be recorded to ensure that we obtain all questions.
- Please hold your questions until the end of the presentation. There is a designated Q&A segment.
 - For questions that arise following today's presentation we highly encourage proposers to submit their written questions via e-mail to IBordenave-Priestley@bh.lacounty.gov no later than **5:00 P.M., Thursday August 15, 2024**

Welcome and Introductions



Conference Panel

- **Ivy Bordenave-Priestley**, Lease Specialist – LA County Dept. of Beaches and Harbors Asset Management Division
- **Maral Tashjian**, Planning Specialist – LA County Dept. of Beaches and Harbors Planning Division
- **Beatriz Lopez**, Analyst – LACDA Housing Investment and Finance
- **Robert Glaser**, Supervising Regional Planner – LA County Dept. of Regional Planning
- **Shawn Skeries**, Principal Regional Planner – LA County Dept. of Regional Planning
- **Zoe Axelrod**, Senior Regional Planner – LA County Dept. of Regional Planning

Agenda Overview

- RFP Timeline
- Site Information
- Development Requirements
 - General Requirements
 - Residential Requirements
 - Entitlements & Environmental Requirements
- Submission Requirements
 - Submittal Requirements
 - Proposer Team Qualifications
 - Development History
 - Project Financing Strategy
- Evaluation Criteria
- Q&A

Disclaimers

- Please note, this is an informational meeting and is intended to answer questions and explain our interpretation of the RFP. What is stated here is not intended to amend or modify the RFP. We are bound by the written language of the RFP and any changes will be issued in writing, as an addendum. For complete and detailed information, please refer to the RFP document.
- Submissions in response to this RFP become a matter of public record under the California Public Records Act. The proposer may designate portions of its submittals that contain proprietary data as “CONFIDENTIAL,” “PROPRIETARY,” or “TRADE SECRET,” but the County cannot guarantee it will be able to enforce such confidentiality.

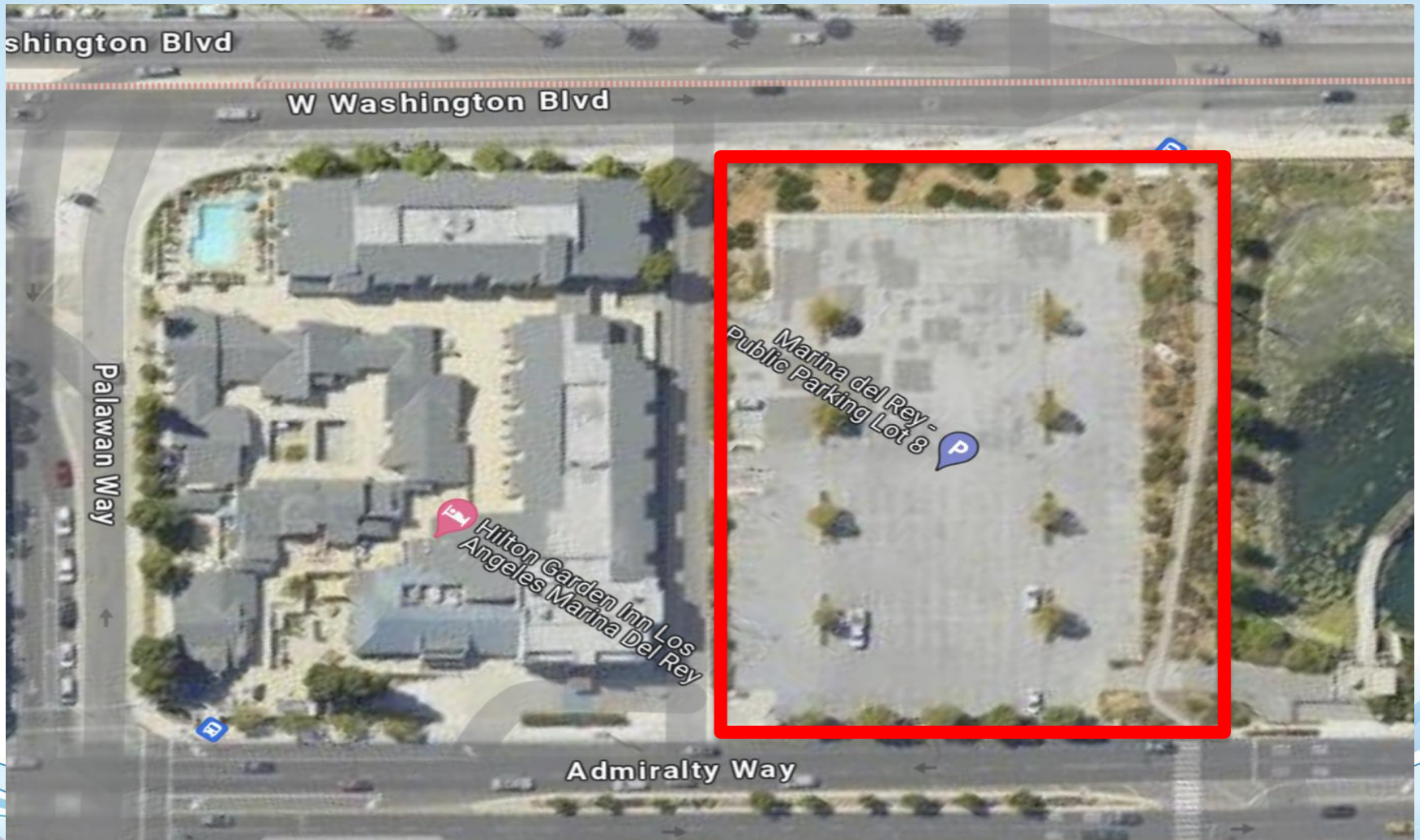
RFP Timeline

Critical Dates

Release of RFP	July 18, 2024
Access to Site	August 1, 2024
RSVP Deadline for Pre-Proposal Conference	August 5, 2024
Pre-Proposal Conference (Mandatory)	Tuesday, August 6, 2024
Deadline to Submit Questions	Thursday, August 15, 2024 5:00 PM
Release of Answers to Questions	Thursday, August 29, 2024 5:00 PM
Proposal Submission Deadline	Thursday, September 26, 2024 4:00 PM
Short Listed Proposers Selected for Interviews	October 2024
Proposer Interviews	October 2024
Preferred Proposer Selected	November 2024
Preferred Proposer Notified/Initiate Board Calendar Process	November 2024
Board of Supervisors Final Approval of Proposer and Authority to Engage an ENA	December 2024



Site Information



Site Information (cont.)

Project Site Summary Information

Location	4206 Admiralty Way, Marina del Rey, CA 90292 The site is a rectangular shaped Parcel that is bounded by Washington Blvd to the north, Palawan Way to the West, and Admiralty Way to the south, and Oxford Basin to the East.
APN	4224006900
Lot Size (SF)	90,134 SQFT
Zoning	SP (Specific Plan)
Land Use Plan	Senior Accommodation, Mixed Use Overlay
Environmental Condition	To Be Assed by Proposer

Development Requirements

General Requirements

- **Deal Structure**

- County intends to ground lease the Project Site for a minimum of 50 years upon selection of a successful proposer.

- **Open Space**

- Proposer is encouraged to design and maintain accessible, people-friendly, open and green spaces with pathways, community serving features, and landscaping, potentially including roof areas.

- **Community Outreach**

- Proposer is required to perform outreach to the surrounding community to create a project that accommodates the neighborhood's needs and expectations.

- **Parking**

- Proposer is required to comply with all local minimum parking requirements, a minimum of 0.5 on-site parking spaces per bedroom are required.

Residential Requirements

- **Affordable Residential Units**

- A minimum of fifty (50) affordable residential units are required on the project site
 - 2/3 of the units must be designated for very-low income, and
 - 1/3 of the units must be designated for low and moderate income.
- All units shall be deed restricted for a minimum of 50 years for rental to very-low, low, and moderate-income households.

- **Residential Management & Services**

- The Project shall include all appropriate facilities for building management and any potential wraparound/supportive services at the Project Site for the ongoing operation of the Project for the life of the ground lease.

Entitlements & Environmental Requirements

- **LCP Amendment**

- In order to develop a 100% affordable housing project, an LCP amendment is needed to change the current land use category from Senior Accommodation to Residential V.
- Residential V category permits approximately 150 dwelling units.
- The LCP amendment is also needed to transfer public parking obligations from parcel 147 to other parcels in Marina del Rey, subject to approval from the California Coastal Commission (CCC).
- A minimum of 0.5 on-site parking spaces per bedroom would be required.
- Any commercial use would be subject to the standard parking requirements in Title 22.
- The selected proposer will be required to commission a site-specific sea level rise (SLR) adaptation analysis for the proposed project, which would include a site vulnerability analysis, as well as inclusion of adaptive strategies and design measures to address long-term impacts from SLR.

Submission Requirements

Submittal Requirements

The entire Proposal package with all Appendices and Exhibits, shall be enclosed in one sealed envelope or box, plainly marked in the upper left-hand corner with the name and address of the Proposer and bear the words:

"PROPOSAL FOR AN AFFORDABLE HOUSING DEVELOPMENT AT MARINA DEL REY PARCEL 147"

The proposal(s) must be delivered or mailed to:
LOS ANGELES COUNTY DEPARTMENT OF BEACHES AND HARBORS
13837 Fiji Way, Marina del Rey, CA 90292
Attention: Ivy Bordenave-Priestley

- One (1) hard copy proposal
- One (1) electronic proposal via Universal Serial Bus (USB)
- All architectural drawings shall be submitted as a 11"x17" document.

Proposer Team Qualifications

- **Team Organization and Background**
 - Provide an overview of the Proposer's organization, including the Core Team's names and roles or categories of each firm involved.
 - Include details about the organization's structure (e.g., non-profit, corporation, partnership, joint venture), year established and incorporated, and information on corporate officers, board members, partners, and headquarters location.
- **Partner Descriptions**
 - Description of each partner, including key facts about the organization's experience, location(s), number of employees, and other important information related to their anticipated role in the Project.
- **Team / Personnel Resumes**
 - Resumes for key project personnel listed under "Team Organization and Background" for each partner firm.
- **Other Team Members**
 - Please include additional information of other members and subcontractors from the larger team not included as part of the Core Team.

Development History

- A list of completed developments, which includes affordable housing, similar to the scale of this Project Site with either the County or other municipal agencies. For each project example, describe the role and level of participation that is represented by Proposer, the Prime Proposer, and Core Team members. Include relevant photographs highlighting the applicability of the project examples to this RFP.
- Highlight key team members from the proposed Core Team demonstrating strong expertise and capacity in both development and operation of similar projects.

Project Financing Strategy

- **Funding Sources**

- Describe experience with securing similar funding sources as those contemplated in the proposed Project.

- **Financial Health**

- Provide documentation on Proposer's financial position and health for the past five (5) years. Acceptable documents include, but are not limited to, income statements, balance sheet, statement of cash flows, and statement of retained earnings.

Evaluation Criteria

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EVALUATION CRITERIA (In weighted order)	MAXIMUM POINTS
Proposals Qualifications & Capability to Implement Project	250
Financial Capacity	200
Project Design/Concept & Narrative Description	250
Project Financing Strategy	250
Community Benefits Strategy	50
Interview	50
Total Maximum Points Possible	1050

Proposals Due

WHEN: September 26, 2024, at 4:00PM

WHERE: LOS ANGELES COUNTY DEPARTMENT
OF BEACHES AND HARBORS
13837 Fiji Way, Marina del Rey, CA 90292
Attention: Ivy Bordenave-Priestley

NO EXCEPTIONS!

Questions & Answers

Questions



Thank you for your participation!

