



**New Long Beach Court Building- Request for Qualifications
(OCCM #081105)**

Responses to Questions received from Interested Parties as of
December 12, 2008 through January 9, 2009
A performance based infrastructure court facility project

QUESTIONS	RESPONSES
1. If the AOC elects not to proceed with the project, the honorarium be paid to all short-listed parties?"	More information regarding the honorarium will be provided in the RFP.
2. I was wondering if you could tell me if the Materials Testing and Inspection for the New Long Beach Court Building will be contracted out of the Judicial Council of California or if it would be part of the contractor's contract?	All or part of the testing and inspection regarding the project may be undertaken by the AOC, and if so will be subject to the AOC's standard procurement procedures.
3. The RFQ requests that the respondent teams submit information about the financial strength of their respective companies. Is there a manner in which this information can be submitted whereby such information can be maintained in a confidential manner, or at least be provided a degree of confidentiality in which such information will be reviewed by the proper people and authorities necessary to make a decision about the Respondent's qualifications, but otherwise not generally disseminated? Some idea of how the AOC intends to review, maintain, and control this information – both during the review process and afterward – would be helpful.	Respondents are invited to identify portions of their submittal information for which they request confidential treatment by following the procedure outlined in Exhibit D of the RFQ, section 2.f.
4. How many teams does the AOC intend to select for RFP?	Please see section 2.1 of the RFQ.
5. We note that Form GS SF 330 is identified for Architect and Engineering firms. Is there a different form of project experience template that can be provided for O&M/FM firms as some of the requested information requested within the SF330 form does not apply to FM contracts.	Please complete form GS SF 330 to the extent relevant to the firm.
6. Section E of Form 330 includes the requirement to provide a resume for each "key person who will participate in this	At this time resumes are required only with respect to Key Individuals, as

<p>project". This appears to be in conflict with section 1.5 of the RFQ response requirements which states that only names of Key Individuals (Project Director, Assistant Project Director/Project Manager, Construction Manager, O&M Manager and Finance Manager) are required at this time." Further, Section D of the form 330 requires respondents to provide organizational charts including all the individuals identified in section E. Would the AOC please clarify to which level we must identify individuals for this project in the RFQ stage.</p>	<p>specified in section 1.5. Organizational charts are required only at the Project Team level to indicate the proposed roles of identified Key Individuals.</p>
<p>7. We note that in Section 2.3 of Exhibit A it references completing a "Public Financing Experience Table" for a maximum of 10 relevant projects, however the only financing table that is provided in the RFQ is the "Project Finance Experience Table". Would you please confirm that the "Project Finance Experience Table" is the proper table to use to complete Section 2.3.</p>	<p>Yes.</p>
<p>8. What level of Architectural Schematic or Design Documents (details) will be required to respond to the "RFP"?</p>	<p>The level of design will be specified in the RFP. It is anticipated at this time that the required level will be schematic design.</p>
<p>9. What level of Engineering Schematic or Design Documents (details) will be required to respond to the "RFP"?</p>	<p>The level of design will be specified in the RFP. It is anticipated at this time that the required level of architectural & engineering design will be equivalent to schematic design In order to substantially describe the character and scope of a proposed design and the financial proposal.</p>
<p>10. What specialty consultants will be required to respond to the "RFP"?</p>	<p>Constitution of the Project Team will be the responsibility of the Short Listed Proponent.</p>
<p>11. Does AOC have a generic list of design team deliverables (i.e. drawing list including floor plans, elevations, sections, interior elevations, schedules, specifications, etc.) that will be required to respond to the "RFP" ?</p>	<p>More information regarding design deliverables will be provided in the RFP.</p>
<p>12. Will AOC set standards or limits on final presentation media or materials (i.e. automated computer modeling, renderings, etc.)?</p>	<p>More information regarding presentation materials will be provided in the RFP.</p>
<p>13. Will the design team be responsible for developing other agencies interior plans and space programming during the</p>	<p>The County of Los Angeles has defined space requirements its justices</p>

<p>"RFP" process, or will the users initially define their individual space requirements?</p>	<p>agencies and these will be provided in the RFP.</p>
<p>14. Will the individual design workshops be conducted locally or in the San Francisco Bay area?</p>	<p>It is anticipated that design workshops will be conducted at the office of the architects in the Short Listed Proponents' teams, or if these are not in California, at the offices of the AOC.</p>
<p>15. Has AOC decided the amount of allotted time for the RFP design process?</p>	<p>The timetable is outlined in the RFQ Solicitation timetable and will be formally established in the RFP and in meetings with the Short Listed Proponents.</p>
<p>16. Which are the property taxes, (Business & New construction tax or Commercial lease tax) that would apply to the Private Partner during (1) the construction and (2) operational phase</p>	<p>More information regarding treatment of possessory interest tax will be dealt with in the draft Project Agreement. Short Listed Proponents are responsible for their own tax determinations.</p>
<p>17. Can you please elaborate on the following paragraph pertaining to "annual appropriation" stated on page 7 of the RFQ:</p> <p>"G) Annual Appropriation: Payments under the Project Agreement will be subject to appropriation."</p> <p>1. Will annual payment to the project development team for the courthouse be subject to legislative appropriation each year, as part of the state's general fund appropriation?</p> <p>2. If so, could there be a scenario during certain years within the 35 year agreement that the State's dismal funding situation might potentially result in non-payment to the project development team?</p>	<p>Further details on the payment and the security structure will be provided in the draft Project Agreement.</p>
<p>18. Section 1.6: Can you clarify the definition of 'Team Lead?' Does this refer to an individual team member or firm?</p>	<p>Team Lead refers to a firm.</p>
<p>19. Section 1.6: Can you clarify the definition of 'material off-balance sheet financing?'</p>	<p>Respondents should apply the definition standard to their respective industry and accounting jurisdiction. At a minimum, the category should include transactions, arrangements, obligations (including contingent</p>

	<p>obligations) and other relationships of the company with unconsolidated entities (not a subsidiary or an affiliate established for the purposes of the arrangement) or other persons that have or are reasonably likely to have a current or future effect on the financial condition, results of operations, liquidity, capital expenditures, capital resources or significant components of revenue or expenses that is material to the company.</p>
<p>20. Section 2.1: We want to clarify that the ‘Finance Manager’ is an individual team member not a firm.</p>	<p>The term “Finance Manager” refers to an individual.</p>
<p>21. What is the AOC referring to when it requests “service value” in the Relevant Project Experience Table? How is this different than “Capital Value?”</p>	<p>The Service Value relates to the value of the services component (ie value of the facilities management service contract) within the project</p>