

MEETING DATE: 06/27/11

**AGENDA ITEM: JOINT CITY COUNCIL AND REDEVELOPMENT
AGENCY BOARD ITEM: Approve 1) issuance of a
Request for Qualifications to Solicit Developer
Interest in the City-Owned Property on the Northeast
and Northwest Corners of Washington Boulevard at
Centinela Avenue and 2) Release a Request for
Proposals to Construct a Public Parking Structure.**

ATTACHMENTS

<u>Item</u>	<u>Description</u>	<u>Pages</u>
1	Market Hall Conceptual Plans	1
2	Site Plan Depicting Proposed Parking Structure and Market Hall Locations	2
3	Developer Request for Qualifications	3-18
4	Consulting Firm Request for Proposals	19-27

MARKET HALL CONCEPTUAL PLANS

Market Hall Concept



Market Hall Concept

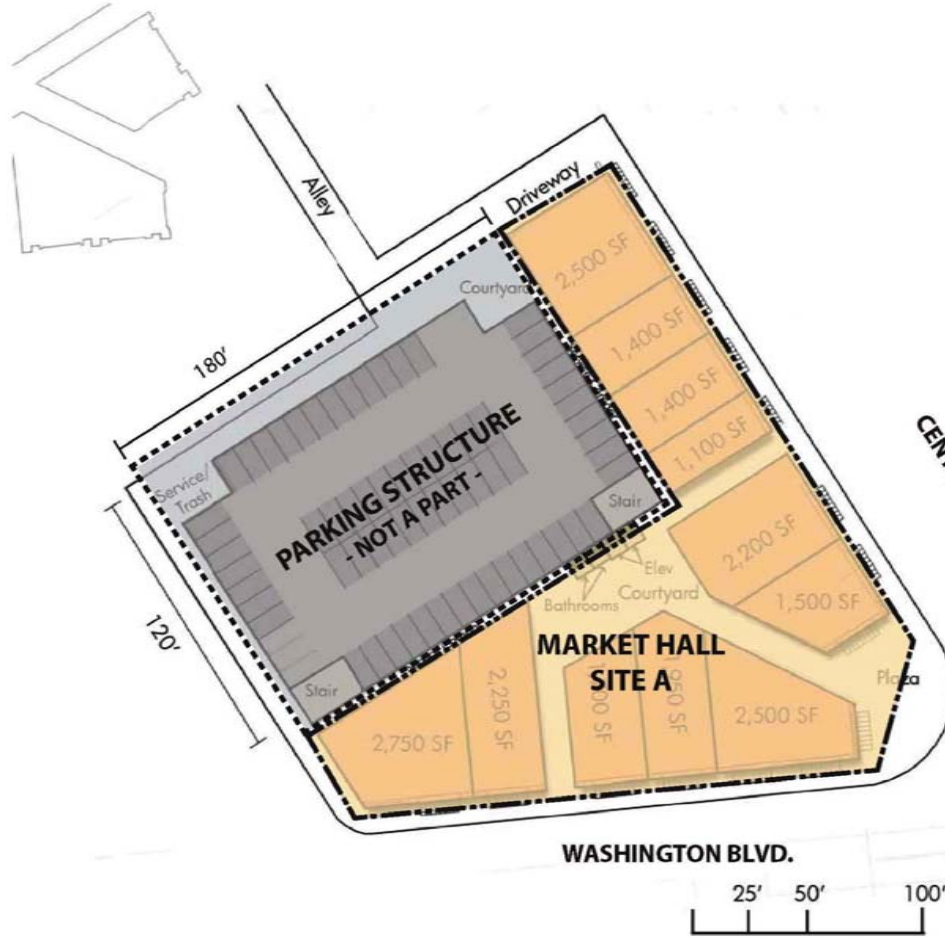


Market Hall Concept



Site B – Aerial View





WASHINGTON CENTINELA
MARKET HALL CONCEPT PLAN



REQUEST FOR QUALIFICATIONS

June 28, 2011

Redevelopment Opportunity:

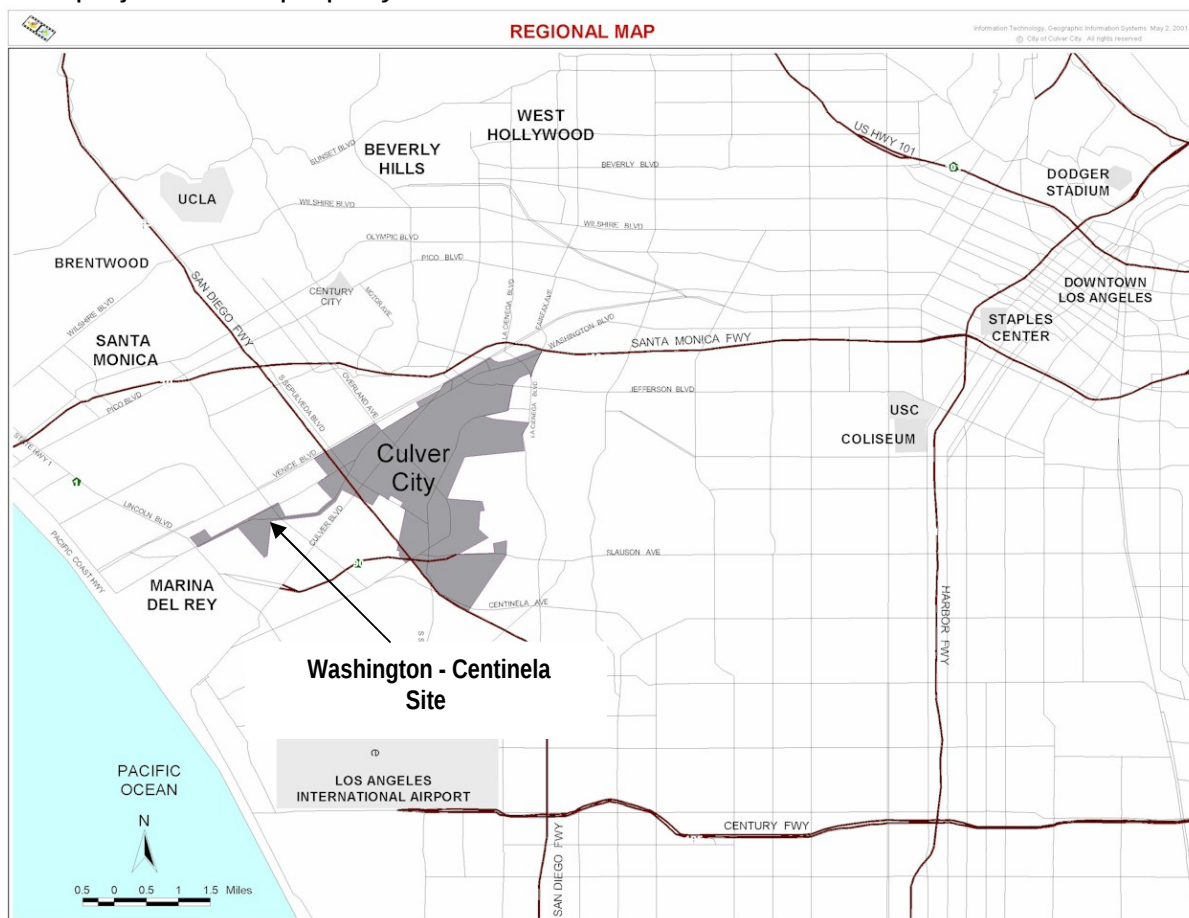
*Northwest and Northeast Corners of
Washington Boulevard at Centinela Avenue
Culver City, California*

Submittal Deadline: 5:00 p.m., August 5, 2011

1. INTRODUCTION

The City of Culver City (the “City”) and the Culver City Redevelopment Agency (the “Agency”) invites responses to this Request for Qualifications (RFQ) by qualified developers to build a unique, high quality market hall development to promote area redevelopment.

The City envisions a two step process for selecting a qualified developer to redevelop the property. The first step involves issuance of an RFQ to identify a group of qualified developers and the second step involves the issuance of a Request for Proposals (RFP) to selected respondents expressing interest in pursuing a proposal. This process will ensure that the City and development community can most efficiently deliver the best project for the property.



2. DEVELOPMENT SITE

Culver City is five square miles in area and comprised of approximately 40,000 residents. The City's top five employers are Sony Pictures Entertainment, Westfield Fox Hills Mall, Brotman Medical Center, Symantec and the City (local government). Demographic and other information is available upon request.

Washington – Centinela is comprised of two sites located at the northern intersection of two key arterials, Washington Boulevard and Centinela Avenue. The sites are generally surrounded by a mixture of commercial and residential uses and are located within 1½ miles of Marina del Rey and Venice and are within two miles of the master planned Playa Vista development in the City of Los Angeles. Washington Boulevard is a four-lane arterial street that runs in an easterly and westerly direction from the City's eastern limits to the coastal communities of Marina del Rey and Santa Monica. Centinela Avenue is a four-lane north-south arterial that connects to Brentwood, Santa Monica, Playa Vista and other Westside locations.

West Washington Boulevard is emerging as a new culinary center of fine dining and the market hall will complement this activity. The Redevelopment Agency has been assisting area business through loans and is engaged in a streetscape program that is fostering overall revitalization of the area.

Site A

Site A is approximately 52,304 square feet and is located on the northwest corner of Washington Boulevard at Centinela Avenue. It is currently zoned Commercial General (CG), Residential Medium Density Multiple (RMD), and Residential Single Family (R1).

Site B

Site B is approximately 19,736 square feet and is located at the northeast corner of Washington Boulevard at Centinela Avenue and is zoned Commercial General (CG).

Sites A and B are depicted in the map below. For a more detailed description of the sites, please refer to Attachment No. 1.



3. DEVELOPMENT PARAMETERS

The City is seeking qualified developers to build a high quality, pedestrian oriented place-making market hall development with iconic architecture. The City has vetted the design and has specific design requirements for prospective developers. The market hall will be uniquely designed with an open floor plan and public plazas that create a gateway at Washington Blvd. and Centinela Ave. (the “Project”).

The Project is comprised of two sites of similar design and constructed concurrently:

Site A: A market hall with high ceiling and/or mezzanine space comprised of approximately 21,250 square feet of building area on a 32,674 square feet parcel with public plaza frontage

Site B: Additional high ceiling and/or mezzanine market hall or other related retail/restaurant uses comprised of 12,000 square feet of building area on a 19,736 square feet parcel with public plaza frontage,

Project parking will be provided in a City constructed a 3½-story 245 space above-ground parking structure on a 21,600 square feet City-owned portion of Site A to satisfy the 170 parking space code-requirement for the Project; the 75 remaining spaces will be used for public parking for the commercial area.

The selected developer will be required to pay only the pro rata share for ongoing maintenance and operation of the parking spaces for the Project and is prohibited from charging customers and employees of the Project a fee for their use in order to discourage spill over parking in the adjacent residential neighborhood. The parking structure is not a part of the land sale or the developer’s Project.

The following summarizes the goals for Project:

Planning & Design Project Goals

1. Provide a high quality mix of boutique retailers and unique restaurant(s) that include outdoor dining on the ground level, promoting weekday, weekend and evening activity. The City envisions the market hall as a place where singular vendors can come together under one roof to sell their products such as purveyors of artisanal cheeses and charcuterie, a bakery, chocolatier and related confections, wine, locally grown produce, specialty coffee, flowers, organic meats, and other high-quality products. The City is seeking similar vendors to those found in the Rockridge Market Hall in Oakland, CA, the Oxbow Public Market in Napa, CA, the Ferry Building Marketplace in San Francisco, and The Market in Santa Monica Place.
2. Provide unique architecture that establishes the building as a landmark. The City’s vision for the site has been successfully captured by JRDV Architects of Oakland, California and the selected developer may want to retain the firm to prepare the construction drawings for the Project due to their market hall experience. The City has retained JRDV for preliminary site planning services

that will be shared with the selected developers during the RFP phase of the process. (See Attachment No. 2 market hall conceptual plans.)

3. Create a place-making project that promotes pedestrian activity, provides a new destination where residents, employees, and visitors can shop and dine and complements and protects the surrounding neighborhood.
4. Foster excellence in urban design and “place-making” by connecting the development, visually, physically and through development programming with the surrounding streets and streetscape with pedestrian plazas and paths.
5. Develop a low rise sustainable project that achieves LEED standards and effectively screens the City’s parking structure from Washington Boulevard and Centinela Avenue.
6. Develop the two sites in concert with complementary site planning and design.
7. Create new jobs and City tax revenues that strengthen the City’s economic base.

Other Development Considerations:

- Area Improvement Plan (AIP): The Project is a component of the Agency’s Phase II Area Improvement Plan- that includes landscaped medians which are maintained through an assessment district.
- Zone Change and General Plan Amendment – The Project will require a General Plan Amendment and Zone Change for development
- Parcel Map – Site A will require a Parcel Map as part of land development.
- Reconfiguration of the Colonial Avenue Alley - Site A’s alley requires reconfiguration to terminate onto Centinela Avenue and an irrevocable easement will be required to be recorded upon Site A for ingress/egress of the alley
- Off-Site Improvements and Utility Undergrounding -- Off-site public improvements will be the responsibility of the developer.
- Triangle Neighborhood Association NTMP: The developer will be required to participate in preparing an “after construction” traffic study and implement Neighborhood Traffic Mitigation Plan measures if necessary.

Site Documents Available:

- Environmental Investigation Reports
- Soil Boring Studies
- ALTA Geographical Survey

4. EVALUATION CRITERIA

The following criteria will be used in evaluating Project submittals:

- Design Quality – Design that creates an exciting, place-making, pedestrian friendly, high quality Project.
- Track Record -- Experience of the development team (architects, developer and financial firms) with projects of similar size, scale and redevelopment objectives.
- Evidence of financial capability to carry out the Project.
- Financial feasibility of the Project.
- Conformance to a development schedule.
- Evidence to attract the desired tenants for the Project.

5. SUBMITTAL CONTENT REQUIREMENTS

The following format is to be used when preparing a response to this RFQ:

A. Organization and Identification of Development Team

1. Letter of Introduction -- Include a summary of the respondent's basic qualifications and past projects.
2. Work Load – Provide a list of the development team's current and anticipated major projects over the following year.
3. Team Members -- Identify members of the development team and provide a brief description of each team member including principals involved , number of years in business, brief history of the company, number of full time employees, an organizational chart of the firm. resumes of key staff members, name of persons authorized to negotiate on behalf of the developer, statements that key staff members assigned to the proposed project are committed for its duration.
4. Financial relationships: At least two references from lenders that have provided the developer with financing for similar projects.
5. If the development is a joint venture, provide information for each venture partner and a description of prior working relationships.
6. Identify key team consultants such as the architectural firm, marketing firm, and the lender and equity source and indicate that the selected architectural firm has demonstrated experience with projects of similar nature and size. The architect must submit references that address this requirement. Identify any special characteristics of the firm that make it uniquely qualified to carry out the Project.

B. Experience and References

Provide a description of at least three relevant projects completed within the last five years by the developer that are similar in scope and consistent with the Development Parameters found in Section 3 of this RFQ.

For each project reference submitted, please include the following information:

1. Project name and location.

2. Description of key project features.
3. Project size (number of square feet, types of commercial uses, etc.)
4. Current status of project including construction start date and actual/projected completion date.
5. Project financial structure including total land and development costs.
6. At least two references who can describe the developer's prior experience in attracting commercial tenants similar to those who are intended to occupy space in the Project.
7. At least two references from governmental agencies on projects recently constructed in partnership with the developer.

C. Financial Capability

The developer shall provide evidence of sufficient financial capability to undertake and successfully complete the Project. The developer shall provide the following financial information:

1. Evidence indicating additional financial sources available to the developer.
2. Evidence that the developer will have an equity contribution in the total development cost.
3. Evidence of experience utilizing conventional and local sponsored financing and associated requirements from the three projects referenced in Section B of this RFQ.
4. The debt/equity and financial return threshold (the unleveraged return on total investment) anticipated by the Project.

D. Proposed Project Description

Provide a detailed narrative description of the proposed market hall development for the site, number of total square feet, description of the height, bulk, materials, and architectural design concept. How the design complements, enhances, and protects the surrounding neighborhood and a description of any other special features and proposed amenities that advance the Project goals shall also be included. A site plan and conceptual images depicting the design of the Project are not requested at this time, but will be required in response to a subsequent RFP.

6. SELECTION PROCESS

Responses will be evaluated based upon the evaluation criterion outlined in Section 4 of this RFQ.

Right of Rejection:

The City intends to select a developer that demonstrates the highest level of expertise, experience, and financial capabilities to successfully develop high quality development projects that achieve City and community goals. The City and Agency reserves the right to reject any and all proposals or to re-issue the RFQ in full when such action shall be considered in the best interest of the City and Agency. Nothing herein shall obligate or

be deemed to obligate the City or Agency to accept the Statement of Qualifications/Proposals from any developer(s), or be obligated to select one or more developers for negotiation of a development agreement or to enter into any Exclusive Negotiation Agreement or Disposition and Development Agreement. The City and Agency are not required to accept any proposal.

7. NOTICE REGARDING DISCLOSURE OF CONTENTS OF DOCUMENT

ALL RESPONSES SUBMITTED ARE THE PROPERTY OF THE CITY AND AGENCY AND ARE PART OF THE PUBLIC RECORD, WITH THE EXCEPTION OF THOSE ELEMENTS OF EACH SUBMITTAL WHICH ARE IDENTIFIED BY THE DEVELOPER AS BUSINESS OR TRADE SECRETS AND PLAINLY MARKED AS "TRADE SECRET," "CONFIDENTIAL," OR "PROPRIETARY." EACH ELEMENT OF A SUBMITTAL WHICH A DEVELOPER DESIRES NOT TO BE CONSIDERED A PUBLIC RECORD MUST BE CLEARLY MARKED AS SET FORTH ABOVE, AND ANY BLANKET STATEMENT (I.E. REGARDING ENTIRE PAGES, DOCUMENTS, OR OTHER NON-SPECIFIC DESIGNATIONS) SHALL NOT BE SUFFICIENT AND SHALL NOT BE CONSIDERED BINDING IN ANY WAY WHATSOEVER. IF DISCLOSURE IS REQUIRED UNDER THE CALIFORNIA PUBLIC RECORDS ACT OR OTHERWISE BY LAW (DESPITE THE DEVELOPER'S REQUEST FOR CONFIDENTIALITY), THE CITY AND AGENCY SHALL NOT BE LIABLE OR RESPONSIBLE FOR THE DISCLOSURE OF ANY SUCH RECORDS OR PART THEREOF.

8. SUBMISSION REQUIREMENTS

Submittals must comply with the requirements detailed in this RFQ. Submittals must be typed. Responses which are incomplete, out of order, have inadequate number of copies, lack required attachments, or have other content errors or deficiencies may be rejected. Contextual changes and/or additions to the proposal after submission will not be accepted. The City/Agency may require additional information to consider the developer's qualifications. The response must be submitted in the legal name of the organization and the corporate seal (if the organization has a seal) must be embossed on the original proposal. Applications must be signed by an authorized representative of the developer who has legal authority to bind the developer in contract with the City and Agency. Submission of a response shall constitute acknowledgement and acceptance of all terms and conditions stated herein. Lack of compliance with legal or administrative submission requirements may lead to disqualification. Submittals that are disqualified will not be reviewed and rated. All hand-delivered proposals must be received by 5:00 p.m. on August 5, 2011. Hand-delivered proposals received after 5:00 p.m. will not be accepted. Proposals sent via U.S. Postal Service, commercial carrier, or self-metered mail must be postmarked no later than 5:00 p.m. on August 5, 2011. If

the U.S. Postal Service is used, proposals should be sent by certified mail and the developer should retain a receipt showing a legible postmark date. If commercial carrier is used, the developer should retain a receipt showing a legible shipping date. Responses submitted via facsimile will not be accepted. It is the sole responsibility of the developer to ensure that the response is submitted on time.

The response shall be submitted in an Adobe Acrobat version burned onto a CD, along with seven bound copies and one unbound copy. The deadline for submission of qualifications is **5:00 pm on August 5, 2011**. To be considered for evaluation a complete set of qualifications as defined herein, including all necessary documentation and attachments must be delivered to the following address:

**City of Culver City
Redevelopment Division, 3rd Floor
9770 Culver Blvd.
Culver City, CA 90232
Attention: Sol Blumenfeld
Community Development Director**

9. TENTATIVE SCHEDULE AND PROCESS FOR DEVELOPER SELECTION

- Developer responses will be evaluated and a short list of those found to be the most qualified will be presented to the City Council/Agency Board for consideration at a public meeting approximately 45-60 days after receipt.
- The developer finalists will then provide detailed proposals including a pro forma, a timeline for completion of the project and detailed designs that include conceptual renderings, a site plan and building elevations.

The selected developer will be required to enter into an Exclusive Negotiation Agreement (ENA) with the City for the purpose of negotiating a Disposition and Development Agreement (DDA) for purchase and development of the site. Both documents will include a Schedule of Performance the developer will be required to adhere to. Though the above describes the anticipated developer review process, the City and Agency reserves the right to vary from or modify the process if deemed to be in the best interest of the City and Agency.

FOR ADDITIONAL INFORMATION, CONTACT:

Joe Susca, Redevelopment Project Manager, at (310) 253-5763.
joe.susca@culvercity.org

ATTACHMENTS:

1. Detailed Descriptions of the Parcels
2. Market Hall Conceptual Plans and Photographs

ATTACHMENT NO. 1-A**DETAILED PARCEL INFORMATION**

Site A: 52,933 total square feet however approximately 21,600 square feet of Site A will not be a part of the sale to the Developer and will remain City-owned property for construction of the parking structure. A subdivision parcel map will be created to define the Developer and City-owned parcels.

Property Address: 4064 Colonial Ave., APN No. 4231-002-060

Property Address: 4061 S. Centinela Ave., APN No. 4321-002-051

Property Address: 4063 S. Centinela Ave, APN No. 4321-002-050

Property Address: 12403 Washington Blvd., APN Nos. 4231-002-044, 048 and 049

Property Address: 12413 Washington Blvd., APN No. 4231-002-045

Property Address: 12421 Washington Blvd. APN No. 4231-002-047

Property Address: 12421 Washington Blvd., APN No. 4232-002-046

Property Address: 12423 Washington Blvd., APN No. 4232-002-047

SITE B: 19,736 square feet

Property Address: 12343 Washington Blvd., APN No. 4232-009-018

Property Address: 12337 Washington Blvd., APN No. 4232-009-002

ATTACHMENT NO. 1-B

DETAILED PARCEL INFORMATION

(PORTIONS OF SITE A ARE NOT A PART OF THE LAND SALE AS DEPICTED ON THE FOLLOWING PAGE)

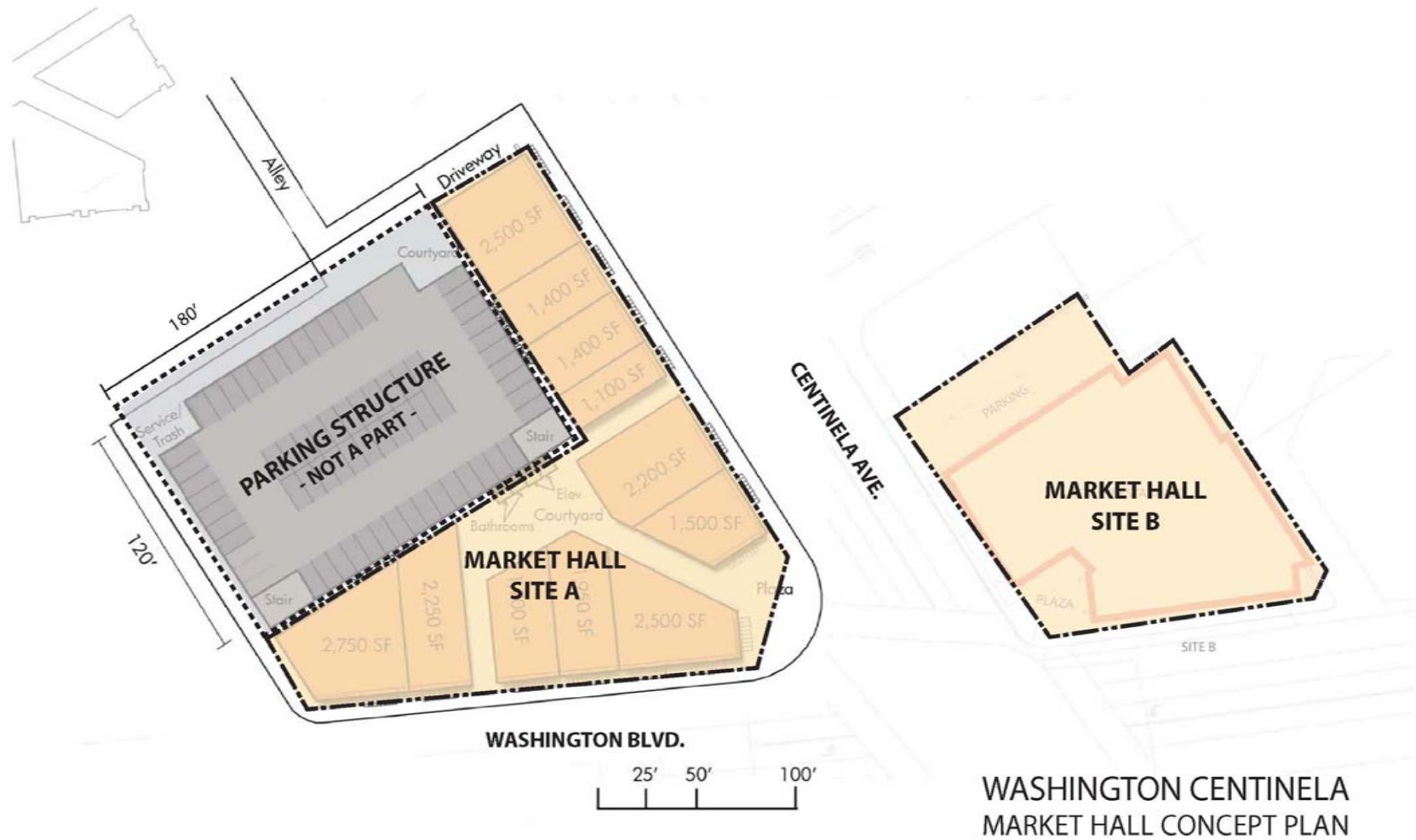


	Address	APN	Square Feet	Zoning	General Plan	Rdvlpt. Area
A-1	12403 – 12423 Washington Blvd.	4231-002-044 thru 49	33,660	CG- Commercial General RMD- Residential Medium Density Multiple	General Corridor & Medium Density Multiple Family	Y
A-2	4064 Colonial	4231-002-060 -061	9,272	R1 – Residential Single Family	Low Density Single Family	N
A-3	4063 Centinela	4231-002-050	4,996	RMD - Residential Medium Density Multiple	Medium Density Multiple Family	Y
A-4	4061 Centinela	4231-002-051	5,001	RMD - Residential Medium Density Multiple	Medium Density Multiple Family	Y

	Address	APN	Square Feet	Zoning	General Plan	Rdvlpt. Area
B-1	12337-43 Washington Blvd.	4232-009-018 4232-009-002	19,973	CG- Commercial General	General Corridor	Y

ATTACHMENT NO. 1-C

DETAILED PARCEL INFORMATION
WASHINGTON-CENTINELA MARKET HALL PARKING DESIGN CONCEPT



ATTACHMENT NO. 2-A

MARKET HALL CONCEPTUAL PLANS AND PHOTOGRAPHS
The following conceptual plans were created by JRDV Architects Inc.

Market Hall Concept



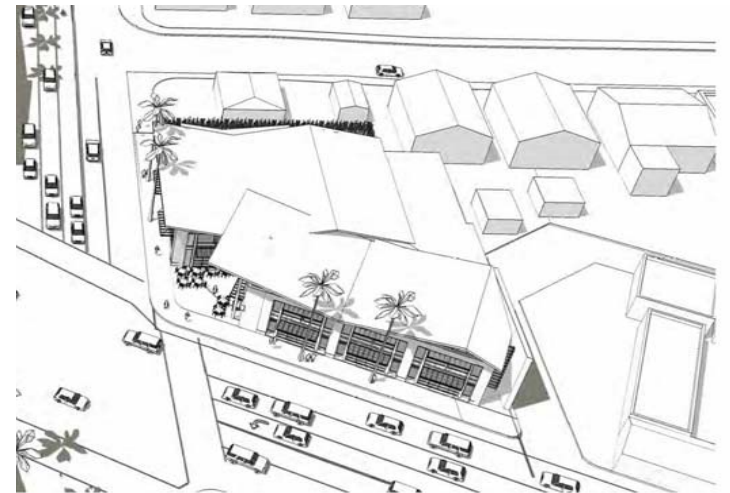
Market Hall Concept



Market Hall Concept

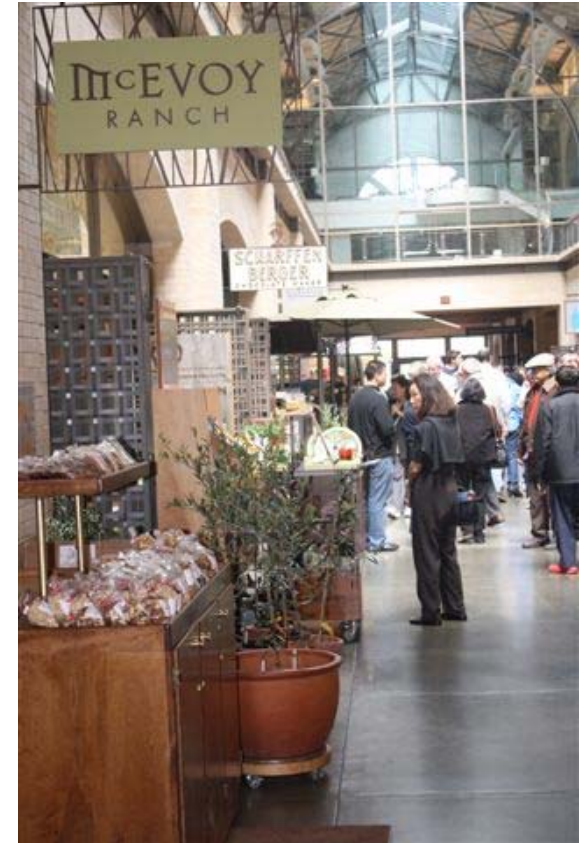


Site B – Aerial View



ATTACHMENT NO. 2-B

MARKET HALL CONCEPTUAL PLANS AND PHOTOGRAPHS



ATTACHMENT NO. 2-C

MARKET HALL CONCEPTUAL PLANS AND PHOTOGRAPHS



ATTACHMENT NO. 2-D

MARKET HALL CONCEPTUAL PLANS AND PHOTOGRAPHS





REQUEST FOR PROPOSALS

June 28, 2011

Public Parking Structure

*Northwest Corner of
Washington Boulevard at Centinela Avenue
In Culver City, California*

Submittal Deadline: 5:00 p.m., August 1, 2011

1. INTRODUCTION

The Culver City Redevelopment Agency and the City of Culver City (collectively, the “Agency”) are soliciting proposals from qualified consultant teams to design and manage the construction of a public parking structure (the Project). Specifically, the consultant team will prepare necessary studies/analysis; coordinate utilities; prepare schematic, design for development and construction documents; prepare the landscape design; secure entitlements; oversee the bidding process; and, manage the construction of the structure.

The Project will provide parking for a specialty retail “market hall” development and will provide additional public parking for the area. The Agency has issued a Request for Qualifications (RFQ) to private developers to construct the market hall, which is expected to occur shortly after completion of the Project.

2. DEVELOPMENT SITE

The location of the Project is the northwest corner of Washington Boulevard between Centinela Avenue and Colonial Avenue in Culver City, California. The Agency has retained JRDV Architects of Oakland, California for preliminary site planning services that will be shared with the selected consultant team. A site plan indicating the location of the market hall and Project is included as Exhibit A of this Request for Proposal (RFP).

The Project is comprised of approximately 245 parking spaces in a 3½-level parking structure on a 21,600 square foot parcel to satisfy the 170 parking space code-requirement for the market hall; the 75 remaining spaces will be used for public parking. Approximately 70 spaces will be located on each of the 3 above ground levels and 35 spaces on ½ level below ground.

A one-story market hall building will be constructed that fronts both Washington and Centinela Boulevards along the entire length and width of the parking structure. The market hall building will screen the parking structure from view from both streets. (See Exhibit B for the market hall conceptual plans prepared by JRDV Architects and Exhibit C for detailed parcel information).

3. DEVELOPMENT PARAMETERS

The Agency requires the consultant team to provide all professional disciplines necessary to carry out the Project. The proposal should outline a detailed scope of work that includes all of the following components:

1. Subdivision Parcel Map
2. Geotechnical Analysis
3. Civil Engineering
4. Utility Coordination

5. Program Planning
6. Schematic Design
7. Design Development
8. Landscape Design
9. Preparation of Construction Documents, Bid Set and Specifications
10. City Entitlements and Building Permits
11. General Contractor Bidding
12. Construction Management and Construction Schedule

Additional requirements:

- Coordinate, prepare and execute a plan with Southern California Edison, other utility companies and the selected market hall developer to underground existing aerial electrical, telephone, and cable television lines.
- Prepare documents and exhibits necessary for entitlement, which will require a General Plan Amendment and Zone Change for development.
- Reconfigure the Colonial Avenue alley so that it terminates onto Centinela Avenue and an irrevocable easement will be required to be recorded upon both the market hall and parking structure parcel maps for ingress/egress of the alley.
- Meet with and make presentations to City staff as necessary and attend approximately 4 community meetings with the City Council, the Redevelopment Agency Board and the Planning Commission.
- Existing Site Documents Available:
 - o Environmental Investigation Reports
 - o Soil Boring Studies
 - o ALTA Geographical Survey

4. EVALUATION CRITERIA

Proposals will be evaluated according to the following criteria:

1. Qualifications of the consulting team in designing parking structures with creative architectural treatments to blend with the market hall and surrounding environment.
2. Project timeline.
3. Fee.
4. Ability to mitigate impacts of the Project to the surrounding residential neighborhood.
5. Consultant's past record of performance with similar projects, including control of costs, quality of work, adhering to schedules, and the number and types of change orders (if applicable).

5. SUBMITTAL CONTENT REQUIREMENTS

The response for the RFP shall be in task format and shall contain the following minimum information:

A. Identification of Consultant Team and Fees

1. Include a letter of introduction that summarizes the consultant team's basic qualifications and past projects.
2. Include an executive summary.
3. Identification of the Project team. Provide resumes of key personnel and the responsibilities assigned to them.
4. Identify and provide resumes of any consultant partners who will be utilized to complete the Project.
5. Explain the consultant team approach to designing and completing the Project, including a detailed scope of work.
6. The proposed fees should be broken down into the following categories:
 - a. Subdivision Parcel Map
 - b. Geotechnical Analysis
 - c. Civil Engineering
 - d. Schematic Design
 - e. Design Development
 - f. Construction Documents, Bid Set and Specifications
 - g. Entitlements/Building Permits
 - h. Bidding
 - i. Construction Management and Construction Scheduling
7. A timeline for completion of the Project.

B. Experience and References

Provide a description of at least two projects completed within the last five years by the consultant team that are similar in scope and consistent with the Development Parameters found in Section 3 of this RFP.

For each project reference submitted, please include the following information:

1. Project name, location and photographs.
2. Description of key project features.
3. Project size (number of parking spaces, square feet, levels, etc.)
4. Current status of project.

Provide at minimum of five references, including three from governmental agencies on projects constructed by the consultant team.

Submittals must comply with the requirements detailed in this RFP. Submittals must be typed. Responses which are incomplete, out of order, have inadequate number of copies, lack required attachments, or have other content errors or deficiencies may be rejected. Contextual changes and/or additions to the proposal after submission will not be accepted. The Agency may require additional information to consider the consultant's qualifications. The response must be submitted in the legal name of the organization and the corporate seal (if the organization has a seal) must be embossed on the original proposal. Proposals must be signed by an authorized representative of the consultant who has legal authority to bind the consultant in contract with the Agency. Submission of a response shall constitute acknowledgement and acceptance of all terms and conditions stated herein. Lack of compliance with legal or

administrative submission requirements may lead to disqualification. Submittals that are disqualified will not be reviewed and rated. All hand-delivered proposals must be received by 5:00 p.m. on August 1, 2011. Hand-delivered proposals received after 5:00 p.m. will not be accepted. Proposals sent via U.S. Postal Service, commercial carrier, or self-metered mail must be postmarked no later than 5:00 p.m. on August 1, 2011. If the U.S. Postal Service is used, proposals should be sent by certified mail and the consultant should retain a receipt showing a legible postmark date. If commercial carrier is used, the consultant should retain a receipt showing a legible shipping date. Responses submitted via facsimile will not be accepted. It is the sole responsibility of the consultant to ensure that the response is submitted on time.

Seven (7) bound copies of the proposal, one (1) unbound copy and one Adobe Acrobat PDF digital version on Compact Disc shall be delivered no later than **5:00 p.m., Monday, August 1, 2011**. Please mail or deliver your proposal to:

**Todd Tipton, Redevelopment Administrator
Culver City Redevelopment Agency
9770 Culver Boulevard
Culver City, CA 90232**

6. SELECTION PROCESS

Responses will be evaluated based upon the evaluation criterion outlined in Section 4 of this RFP.

Right of Rejection:

The Agency intends to select a consultant team that demonstrates the highest level of expertise, experience, and financial capabilities to successfully develop high quality development projects that achieve Agency and community goals. The Agency reserves the right to reject any and all proposals or to re-issue the RFP in full when such action shall be considered in the best interest of the Agency. Nothing herein shall obligate or be deemed to obligate the Agency to accept the proposals from any consultant team, or be obligated to select one or more consultant teams for negotiation of an agreement to complete the Project. The Agency is not required to accept any proposal. The Agency reserves the right to request additional information from any of the respondents.

7. NOTICE REGARDING DISCLOSURE OF CONTENTS OF DOCUMENT

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8. TENTATIVE SCHEDULE AND PROCESS FOR CONSULTANT SELECTION

- The consultant team proposals will be evaluated and staff will recommend the most qualified one be considered by the City Council/Agency Board at a public meeting approximately 45-60 days after receipt.
- The consultant will then negotiate and execute an agreement with City/Agency staff to complete the Project.

Though the above describes the anticipated consultant team review and selection process, the Agency reserves the right to vary from or modify the process if deemed to be in the best interest of the Agency.

FOR ADDITIONAL INFORMATION, CONTACT:

Joe Susca, Redevelopment Project Manager, at (310) 253-5763; or
joe.susca@culvercity.org

ATTACHMENTS:

1. Exhibit A: Market Hall Parking Design Concept
2. Exhibit B: Market Hall Conceptual Plans
3. Exhibit C: Detailed Parcel Information

Exhibit A
 MARKET HALL PARKING DESIGN CONCEPT
 (Provided with the permission of JRDV Architects, Inc.)

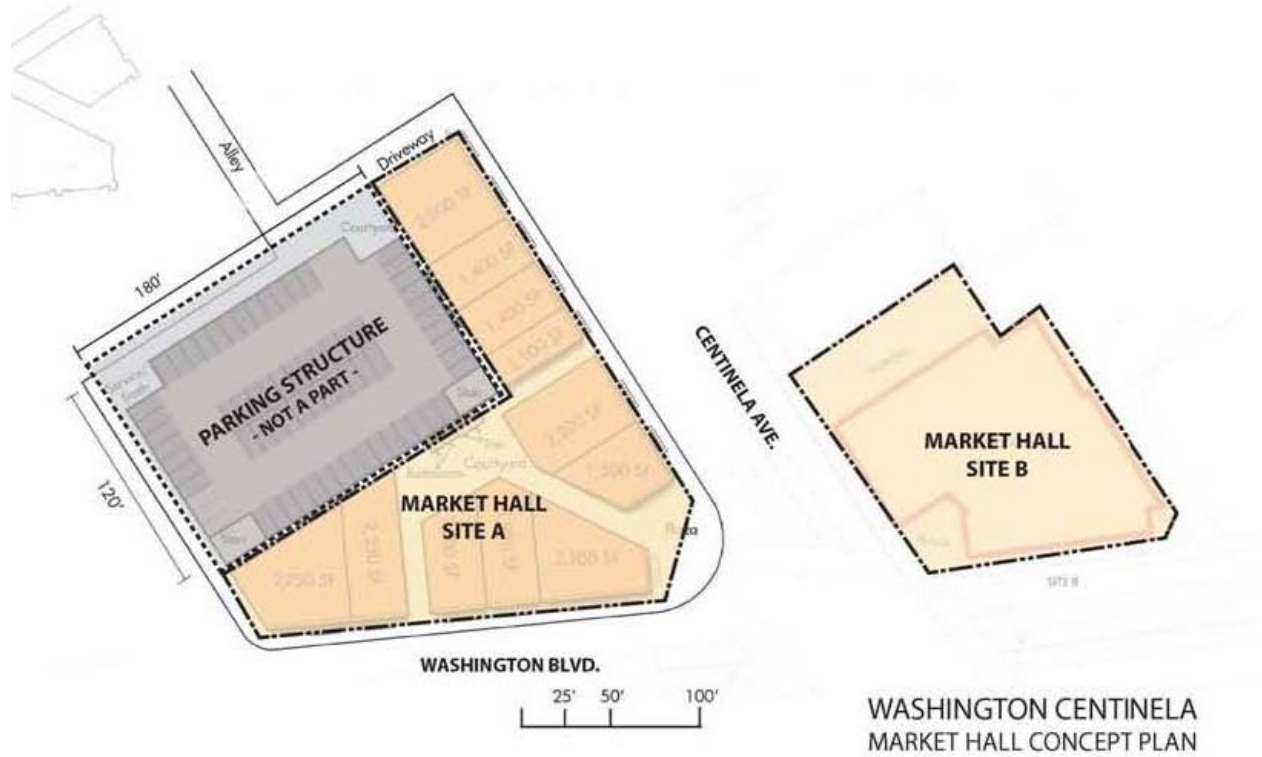


Exhibit B
MARKET HALL CONCEPTUAL PLANS
(Provided with the permission of JRDV Architects, Inc.)

Market Hall Concept



Market Hall Concept



Market Hall Concept



Site B – Aerial View



Exhibit C**DETAILED PARCEL INFORMATION**

Site A: 52,933 total square feet however approximately 21,600 square feet of Site A will not be a part of the sale to the selected market hall developer and will remain City-owned property for construction of the parking structure. A subdivision parcel map will be created to define the market hall developer and City-owned parcels.

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- Property Address: 4061 S. Centinela Ave., APN No. 4321-002-051
- Property Address: 4063 S. Centinela Ave, APN No. 4321-002-050
- Property Address: 12403 Washington Blvd., APN Nos. 4231-002-044, 048 and 049
- Property Address: 12413 Washington Blvd., APN No. 4231-002-045
- Property Address: 12421 Washington Blvd. APN No. 4231-002-047
- Property Address: 12421 Washington Blvd., APN No. 4232-002-046
- Property Address: 12423 Washington Blvd., APN No. 4232-002-047



	Address	APN	Square Feet	Zoning	General Plan	Rdvlpt. Area
A-1	12403 – 12423 Washington Blvd.	4231-002-044 thru 49	33,660	CG- Commercial General RMD- Residential Medium Density Multiple	General Corridor & Medium Density Multiple Family	Y
A-2	4064 Colonial	4231-002-060 -061	9,272	R1 – Residential Single Family	Low Density Single Family	N
A-3	4063 Centinela	4231-002-050	4,996	RMD - Residential Medium Density Multiple	Medium Density Multiple Family	Y
A-4	4061 Centinela	4231-002-051	5,001	RMD - Residential Medium Density Multiple	Medium Density Multiple Family	Y