

WHEREAS, the John Ferraro Building (JFB) was constructed in 1965, registered as City of Los Angeles (City) Historic-Cultural Monument No. 1022 per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7; and

WHEREAS, JFB is the headquarters for the Los Angeles Department of Water and Power (LADWP) and provides workspace for 3,500 LADWP employees, approximately a third of the agency's workforce; and

WHEREAS, JFB has major building infrastructure deficiencies, which pose a high risk of potential disruption to LADWP's work and operations should these building infrastructure systems fail; and

WHEREAS, the JFB Renovation and Modernization Project (Project) will correct major building safety-related infrastructure deficiencies, which will include demolition of all major building systems, structural and seismic strengthening; hazardous materials abatement and remediation, including Asbestos Containing Material, lead-containing paint and polychlorinated biphenyls; replacement of end-of-life heating, ventilation, air conditioning, electrical, plumbing, and fire/life-safety systems; and

WHEREAS, the Project will include the design and construction of protect-in-place, new parallel cooling ventilation and electrical systems of critical LADWP operations to remain in JFB during construction, including 1) fleet parking operations, 2) information technology network operations, 3) microwave stations, and 4) Water System Supervisory Control and Data Acquisition systems; and

WHEREAS, the Project will also look to achieve Leadership in Energy and Environmental Design gold status, upgrade and modernize the technological infrastructure, security system, elevators, building envelope, helipad, auditorium, Board of Water and Power Commissioners (Board) meeting room (Board room), medical office, food service facilities, fitness center, training and conference rooms, and office spaces; and

WHEREAS, LADWP desires to advertise one Request for Proposal using the competitive-sealed proposal method that permits negotiations after proposals have been submitted to allow clarifications and changes to the proposal. During the proposal phase, LADWP will emphasize past performance of historic renovations, high-rise construction experience, and a project approach plan demonstrating how the proposer will successfully deliver the Project within an acceptable estimated budget and time frame within five years; and

WHEREAS, a Local Business Bid Preference will be applied for businesses located within Los Angeles County, in accordance with Chapter 1, Article 4 of the City Administrative Code, Section 10.25, *et seq.* The criteria as established by the proposed Ordinance will grant local businesses up to an additional 12 percent weighting factor; and

WHEREAS, Section 371(b) of the City Charter (Charter) provides that as an alternative to an award pursuant to open and competitive bidding, a contract may be let pursuant to a competitive-sealed proposal method, in accordance with criteria adopted by a two-thirds vote of the City Council. The competitive-sealed proposal method may permit negotiations in

accordance with criteria as established by the Ordinance authorizing the use of such alternative method; and

WHEREAS, the purpose of this Ordinance is to establish criteria for the letting of contracts pursuant to a competitive-sealed proposal method and to authorize the use of an alternative project delivery method for the contract between LADWP and the successful proposer for engineering and construction services for the Project; and

WHEREAS, because a large number of exceptions and clarifications are anticipated due to the complexity of the Project and due to the specialized nature of the Project, LADWP will require a contract term not to exceed five years to complete the entire Project.

NOW, THEREFORE, BE IT RESOLVED, that the Board finds that adherence to the rule that the contract award be made to the lowest responsive and responsible bidder is not practical or advantageous, and the competitive-sealed proposal method is in the best interests of the City due to the complexity of the Project and the large number of exceptions and clarifications that can reasonably be anticipated for this type of project.

BE IT FURTHER RESOLVED that pursuant to Charter Section 1022, the Board finds that it is more feasible to have the work performed by an independent contractor. There is insufficient existing LADWP staff, along with the historical expertise, to perform the work proposed to be contracted, and additional staff cannot be employed and trained in a timely manner to meet LADWP's needs. Additionally, expert services are required for aspects of the work requiring knowledge and skills that are not available within LADWP.

BE IT FURTHER RESOLVED that the Board approves and recommends to the City Council adoption by Ordinance of the proposed criteria to be used in the selection of the contractor(s) for the proposed Project pursuant to Charter Section 371(b) and that the Board be permitted to award the contract(s) and execute non-material corollary documents and amendments for said equipment and construction for a term not to exceed five years without further approval by the City Council pursuant to Charter Section 371.

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of a resolution adopted by the Board of Water and Power Commissioners of the City of Los Angeles at its meeting held

APPROVED AS TO FORM AND LEGALITY
HYDEE FELDSTEIN SOTO, CITY ATTORNEY
April 7, 2026


Secretary


BY _____
MARK S. REUSCH
Deputy City Attorney