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EXECUTIVE SUMMARY

Development Opportunity

The County of Los Angeles is soliciting qualified developers to construct an approximately 50,000 square foot medical office building on the Martin Luther King Jr. Medical Campus in the unincorporated community of Willowbrook. The proposed project should include facilities that can support a variety of medical uses, including space for primary care and specialty physicians, labs, outpatient testing, physical therapy, durable medical equipment, chronic care treatment facilities (such as dialysis), and other health related services that will operate in coordination with the new Martin Luther King, Jr. Community Hospital and the new MLK Outpatient Center.

Submission Process

Proposers should download the Request for Qualifications Package from the following website: www.mlkmob.wordpress.com

There will be an optional walk-through tour of the site on September 10, 2014 from 2:00 to 3:00 p.m. The tour will start at the Martin Luther King, Jr. Center for Public Health at 11833 S. Wilmington Avenue, Los Angeles, CA, 90059.

Responses (seven hard copies and one electronic copy) must be submitted no later than 5:00 p.m. PDT on October 17, 2014 to County of Los Angeles Chief Executive Office, 500 West Temple Street, 7th Floor, Los Angeles, California 90012, Attn: Sabra White. Electronic copies should be sent to the following email address: swhite@ceo.lacounty.gov.

The County will select a short list of respondents. Those shortlisted will be asked to respond to a Request for Proposals. The County will select from the RFP responses a Development Team with which to negotiate a ground lease agreement.

Submission Requirements

Responses must include a cover letter; a narrative that identifies the development team including resumes of key members; examples of relevant projects; a statement of financial capability including banking references; discussion of a proposed development strategy, including the overall approach, market and financial feasibility, proposed development execution plan, and timeline; and a strategy for collaboration with the County of Los Angeles and the Martin Luther King, Jr. Community Hospital.

Selection Process

The selection of the short list will be based on the development team’s experience, development strategy, and financial capacity. The County anticipates selecting the short list within 45 days after the submission date.
PROJECT DESCRIPTION

Introduction | 1.1

The County of Los Angeles (“County”) has issued this Request for Qualifications (“RFQ”) to solicit responses from developers/development teams (“Development Teams” or “Proposers”) interested in developing a Class A medical office building (“Project”) to be located on the new Martin Luther King, Jr. Medical Campus (“Medical Campus”) in Willowbrook, a community in unincorporated Los Angeles County.

The Project, an approximately 50,000 square foot medical office building, will be built at the site of the Genesis trailer, located at the southwest corner of East 120th Street and South Wilmington Avenue. Because the property is owned by the County, the developer will enter into a Ground Lease Agreement with the County of Los Angeles to develop the Project on the existing site.

The proposed Project should include facilities that can support a variety of medical uses, including space for primary care and specialty physicians, labs, outpatient testing, physical therapy, durable medical equipment, chronic care treatment facilities (such as dialysis), and other health related services that will operate in coordination with the new Martin Luther King, Jr. Community Hospital (“MLK Community Hospital”) and the new “MLK Outpatient Center.”

It is required that the Project will be completed no later than January 1, 2017.

Site Description | 1.2

MLK Medical Campus & Master Plan | 1.2.1

The proposed Project will be located within the larger MLK Medical Campus. The Medical Campus is a 42-acre site in the unincorporated community of Willowbrook, within the County of Los Angeles. Currently, the Medical Campus is home to several outpatient and preventative healthcare facilities. In Spring 2014, the County-operated MLK Outpatient Center will be relocated to a new site on the Medical Campus. In 2015, the new MLK Community Hospital will offer inpatient services.

The Medical Campus land is owned by the County of Los Angeles and a portion of the property will be leased to the Martin Luther King, Jr. Los Angeles Healthcare Corporation (“MLK-LA”) to accommodate the new MLK Community Hospital’s inpatient tower. The “MLK Medical Center Campus Master Plan & The Willowbrook MLK Wellness Community Vision” (“Master Plan”) will guide the development of the 42-acre Medical Campus. The document also provides an outline of proposed development activity for the larger 124-acre study area around the Medical Campus.

A central fixture of the Medical Campus will be the new MLK Community Hospital. The hospital is a private hospital governed and operated by MLK-LA. The hospital is expected to open in Spring 2015, offering inpatient care, basic emergency services, health education, and community outreach services. The Medical Campus also includes County-operated facilities that provide outpatient and public health services. The MLK Outpatient Center provides a range of services, including general medicine, cardiology, dermatology, dentistry, geriatrics, HIV and AIDS treatment services, neurology, orthopedics and physical therapy, and mental health services. In addition, the MLK Center for Public Health provides the community with public health services such as immunizations, testing and treatment for tuberculosis and sexually transmitted diseases, case management, and health promotion programming.

The Medical Campus will serve over one million residents and, at full build-out, the Master Plan contemplates nearly 1.6 million square feet of medical, residential, medical office, research and development, office, community, and health-related retail spaces.
Site Description | 1.2

MLK Community Hospital & Medical Campus Services | 1.2.2

When it opens in 2015, the MLK Community Hospital will directly employ 700 workers at the facility. The expected service mix for the hospital includes the following:

- Anesthesiology
- Cardiology
- Emergency Services
- Endocrinology
- Gastroenterology
- General Medicine
- Gynecology
- General Surgery
- Neurology
- Obstetrics
- Oncology
- Ophthalmology
- Otolaryngology
- Pathology
- Pulmonary Medicine
- Radiology
- Reconstructive Surgery
- Urology

The existing MLK Outpatient Center will move to a new building alongside the new hospital on the Medical Campus in Summer 2014. The MLK Outpatient Center is a County-operated facility offering outpatient services including general medicine, cardiology, dermatology, dentistry, geriatrics, HIV and AIDS, neurology, and orthopedics and physical therapy. Mental health services are provided by the Department of Mental Health at the adjacent Augustus Hawkins Mental Health Center. In addition to the MLK Outpatient Center, the County-operated MLK Center for Public Health, located north of 120th Street, currently focuses on providing public health services.

The Medical Campus will serve Service Planning Area 6, which includes the communities of Athens, Compton, Crenshaw, Florence, Hyde Park, Lynwood, Paramount, Watts, and Willowbrook. This area has a significant need for new and improved healthcare facilities and services. Based on a Physician Needs Analysis conducted by The Camden Group in 2012, the following healthcare services are needed in the area:

- Primary Care (i.e., Family Practice, Internal Medicine, and Pediatrics)
- Allergy & Immunology
- Cardiology
- Dermatology
- Endocrinology
- Gastroenterology
- Hematology & Oncology
- Infectious Disease
- Neurology
- Physical Medicine & Rehab
- Psychiatry
- Pulmonary Disease
- Radiation Oncology
- Obstetrics & Gynecology
- Ophthalmology
- Oral & Maxillofacial Surgery
- Orthopedics
- Otorhinolaryngology
- Plastic Surgery
- Urology

The Master Plan includes a preliminary program for the complete build-out of the Medical Campus. This program calls for the following (note that all figures are approximate):

- 535,000 square feet of medical buildings (behavioral health, inpatient services, outpatient services, and clinics)
- 354,000 square feet of residential buildings (skilled nursing, assisted living, and senior living facilities)
- 100,000 square feet of research & development space
- 125,000 square feet of medical office space
- 11,000 square feet for support buildings
- 6,000 square feet for community development
- 5,000 square feet for health related retail
PROJECT DESCRIPTION

Site Description | 1.2

MLK Community Hospital & Medical Campus Services | 1.2.2

The medical office building as proposed may house the following uses:

GROUND FLOOR

- Primary care (family practice/internal medicine)
- Child care
- Hospital education and training space
- Pharmacy
- Home health, durable medical equipment, hospice

UPPER FLOORS

SURGICAL SUBSPECIALISTS

- Orthopedics
- General surgery
- Obstetrics/gynecology
- Urology

MEDICAL SUBSPECIALISTS

- Cardiology
- Infectious Diseases
- Gastroenterology
- Rheumatology
- Pulmonology
- Hematology/Oncology
- Nephrology
- Otolaryngology
- Ophthalmology
- Dermatology
- Podiatry
- Perinatology/Neonatology

Administrative offices for Hospital Based Groups:

- UCLA Anesthesia, Radiology, Pathology
- Valley Emergency Physicians
- Eisner Family and Pediatric Medical Group
- Intercede Hospitalists/Intensivists

The selected Development Team will need to complete an independent market study to determine demand for medical office space in the immediate vicinity. The presumed mix of tenants will be derived from uses generated by the MLK Community Hospital, be compatible with the outpatient services provided at the MLK Outpatient Center and MLK Center for Public Health, and fill service deficits highlighted in the Physician Needs Analysis report.

County Objectives | 1.3

Development Objectives | 1.3.1

The County has two principal development objectives:

1) Equip the MLK Medical Campus with facilities that support planned and existing inpatient and outpatient services provided at the new MLK Community Hospital and the MLK Outpatient Center.

2) Provide patients with an integrated system of care that guides and tracks patients over time through a comprehensive array of health services.

Objectives of the RFQ | 1.3.2

This RFQ requests that each Proposer: (1) describe its approach to the Project; (2) explain its relevant experience as a Development Team; (3) detail prior collaborative experience of team members; and (4) explain the management control, financial, and other decision-making processes of its team.

The County does not expect a final development or design solution as a response to the RFQ. Rather, it seeks to understand the reasoning and analysis relating to the proposed Project, the methodology that the Development Team will use to create a concept, any recommendations as to the highest-and-best uses for the Project, and the proposed financial structure of the transaction.

The County will evaluate, in its sole and absolute discretion, each response based on the firm’s qualifications, financial qualifications, and track record of the Development Team. The County will also evaluate the Development Team’s demonstrated capabilities in executing projects of this type and magnitude, and the quality of the Team’s proposed development strategy.
PROJECT DESCRIPTION

Entitlements | 1.4

Due to the location of the Project site in the unincorporated County of Los Angeles, the development of hospital or ancillary uses will be subject to the County of Los Angeles’ land use and entitlement process. Planning and development standards will be established in a long-term Ground Lease with the County of Los Angeles. The Los Angeles County Board of Supervisors’ approval of the Ground Lease will be required.

The County, as the fee owner of the Project site, may join the successful Proposer in applying for any required land use entitlements to implement the Project. The County’s proprietary assistance is without prejudice to its ability and obligation to fully exercise its regulatory governmental powers, including without limitation its review of and determination concerning any required entitlements, and the full exercise of its discretion with respect to its compliance with the California Environmental Quality Act (CEQA) prior to its approval of the Project. The selected Proposer will be required to produce an appropriate CEQA document for review and approval by the County in connection with its approval of the Project.

The Board of Supervisors certified a program Environmental Impact Report (EIR) for the Master Plan. The Master Plan EIR analyzed the impacts of 1.6 million square feet of development on the MLK Medical Campus, including 125,000 square feet of medical office space. The 50,000 square foot medical office building contemplated in this RFQ fits within the development envelope analyzed by the Master Plan EIR.

Key Issues | 1.5

Project Tenants | 1.5.1

The selected Proposer will work with MLK Community Hospital, the MLK Outpatient Center, the MLK Center for Public Health, and the County Department of Health Services to determine the exact tenant mix for the Project. Discussions are currently underway to identify a major tenant for the facility. However, additional study may be required to determine the most feasible tenant mix based on the services provided on the Medical Campus and any service deficiencies identified by the aforementioned entities.

Parking | 1.5.2

The Proposer should describe a strategy to provide appropriate parking for the Project, including an explanation of how the cost of providing the parking will be financed.

Design Specifications | 1.5.3

The design of the new facilities will be required to maintain consistency with the new buildings (i.e., the Martin Luther King, Jr. Community Hospital inpatient tower and the new MLK Outpatient Center building) on the MLK Medical Center campus and final design plans must be approved by the County of Los Angeles. The Project must be a Class A medical office building and meet LEED Silver certification standards at a minimum. The Project must meet California energy efficiency requirements and comply with the Americans with Disabilities Act.

Prevailing Wage, Living Wage, and Local Hire Requirements | 1.5.4

The selected Proposer will be required to meet County standards and comply with all applicable laws, including without limitation those pertaining to prevailing wage, living wage, and local hire requirements.
Transaction Structure | 1.6

The County will only enter into an unsubordinated ground lease. The ground lease will be made on an “AS-IS, WHERE-IS WITH ALL FAULTS” basis. The County will not subordinate its fee interest on ground rental payments, but the County is motivated to negotiate favorable lease terms to achieve the development of a quality medical office facility. The County anticipates entering into a long-term ground lease with the selected proposer, with proposer to operate and maintain the building during the lease term.

Master Tenant | 1.7

Martin Luther King, Jr. Community Hospital anticipates identifying a master tenant by the fall of 2014. More information will be made available during the RFP process.

Utilities | 1.8

The Project will be required to secure its own power source and utilities for the project.
SUBMISSION PROCEDURES

Submission Format & Schedule | 2.1

Proposers are requested to submit five (7) hard copies of the response to RFQ and one (1) electronic copy in PDF format to the Chief Executive Office of the County of Los Angeles at the address indicated below no later than 5:00 p.m. on Friday, October 17, 2014. All supporting materials and documentation should be included in the response package. Once all submissions are reviewed, the County of Los Angeles will select firms to be short-listed for a potential RFP process. The County will notify the selected firms by November 19, 2014.

Send responses to:
Sabra White
County of Los Angeles
Chief Executive Office
500 West Temple Street, 7th Floor
Los Angeles, California 90012
swhite@ceo.lacounty.gov (for the electronic submittal)

Walk-Through Tour | 2.2

The County of Los Angeles has scheduled a walk-through tour of the existing facilities and property on Wednesday, September 10, 2014 from 2:00 p.m. – 3:00 p.m. Please email Richard France of ELP Advisors at richard@elpadvisors.com no later than Tuesday, September 9, 2014 to RSVP for the tour and to receive additional details. Attendance is not a requirement for submission, but is strongly encouraged. Additional pertinent project information is available at the Project website: www.mlkmob.wordpress.com.

Questions & Clarifications | 2.3

All questions regarding the RFQ and the Project should be directed to Richard France of ELP Advisors no later than Friday, September 12, 2014 via email to richard@elpadvisors.com. All requests and/or questions and their responses will be shared with Proposers who attend the walk-through tour. If you wish to receive correspondence related to this RFQ via email but are unable to participate in the walk-through tour, please email richard@elpadvisors.com.

Please do not direct communications regarding this RFQ to any County of Los Angeles or MLK Community Hospital employees or other related organizations. In addition, do not make any contact with any governmental agencies without first obtaining permission from ELP Advisors. The County retains the right to disqualify any Proposer that contacts any of these individuals or organizations concerning this RFQ.

Schedule | 2.4

The following is a summary of major milestones in the RFQ submission process:

- **Tuesday, September 9, 2014**
  - Deadline to RSVP for walk-through tour of existing Medical Campus facilities

- **Wednesday, September 10, 2014**
  - Walk-through tour of existing Medical Campus facilities

- **Friday, September 12, 2014**
  - Deadline to submit questions regarding the RFQ and the Project

- **Monday, September 22, 2014**
  - Responses to the questions will be posted to the project website

- **Friday, October 17, 2014**
  - Deadline to submit responses to the RFQ no later than 5:00 p.m.
REQUIRED SUBMISSION PACKAGE

To be considered under this RFQ solicitation, Proposers must submit the following (the “RFQ Package”) in accordance with the requirements of this RFQ:

Cover Letter | 3.1

The cover letter shall bear the signature of a duly authorized officer, manager, or partner of the proposing entity that will serve as the principal for the project. The proposal cover letter shall clearly identify the person or persons authorized to represent the Proposer, including contact information. There shall also be an acknowledgement of the notice regarding the California Public Records Act, as shown in Attachment #1.

Development Team | 3.2

Legal Entity | 3.2.1

Identify the legal entity that will serve as the principal of the Project and provide a brief history of that entity and the parent company, if applicable. If a joint venture is proposed, specify percentage of ownership of each entity and describe financial, liability-related, and other decision-making relationships.

Project Team Key Members | 3.2.2

Provide in-depth resumes of each key Project team member (including key consultants such as architects, engineers, legal counsel, etc.) and describe each one’s relevant skills, project experience, and accomplishments.

Experience and Qualifications of Development Team | 3.2.3

Provide a list of similar development projects in which the Proposer and proposed associates have participated. Describe the relationships to these projects (i.e., developed, owned, operated, or managed) and show the location, cost and scale, type and dollar volume of the work. Identify which of the listed similar projects have been successfully completed (with completion date), and which have been completed over and under budget. Include photographs or renderings of these projects.

Describe experience in ownership and management of completed development projects, including similar managed properties, indicating scale, type, and dollar volume of the managed development.

Describe experience working or partnering with public agencies on other, similar development projects.

For each project or relevant experience, provide a name and phone number of a contact person familiar with your project.

Evidence of Financial Capability | 3.3

The RFQ submittal must include information that will enable the County to discern the financial resources available to the Development Team. Such information should help the County determine whether the Proposers have the financial ability to deliver the Project. Proposers must submit adequate information that fully demonstrates their financial capacity and readiness to develop the Project. Documentation may include recent financial statements, names and addresses of banks and/or other financial institutions that can serve as references, copies of annual reports (if available), financial rating reports, or other documents indicating the financial condition of the Proposer.

Development Strategy | 3.4

Proposer shall submit a narrative that addresses the items detailed in the following outline. The narrative should enable the County to understand the Proposer’s approach to ensuring that the Project is developed in a manner that supports the surrounding Medical Campus. The narrative should also give an overview of the development process and highlight any challenges that the Proposer anticipates.

Overall Approach | 3.4.1

This section should include:

1. A statement of the Development Team’s understanding of the Project site, including its strengths, weaknesses, opportunities, and constraints; the relationship of the Project to surrounding uses; and the role of this Project in supporting the Medical Campus and the broader Willowbrook community.

2. A description of the Proposer’s vision and goals for this development.
REQUIRED SUBMISSION PACKAGE

Market Feasibility | 3.4.2

This section should include:

(1) The Proposer’s view of the market feasibility of the Project in general economic terms and specific keys to success to attract a variety of tenants, including potential concerns or issues related to the County’s objectives for development of the property.

(2) The Proposer’s view of market premiums associated with the Proposer’s development concept.

(3) The market interaction of the proposed Project with the existing and proposed healthcare service mix on the Medical Campus and in the surrounding community. For purposes of the RFQ, responses need not incorporate detailed and comprehensive market research, although such research may be required at a later date.

Development Execution | 3.4.3

This section should include:

(1) The development process envisioned, including a description of critical milestones anticipated through the completion of construction. Ideally, this will include a timeline from selection through completion of construction.

(2) Identification of the most important development challenges and how they will be addressed.

(3) Discussion of approach to working with MLK Community Hospital and the County Department of Health Services to ensure that the Project is supporting the existing and planned facilities at the Medical Campus.
SELECTION PROCESS

All RFQ Packages submitted in a timely manner in response to this RFQ will be reviewed and evaluated based on the information contained in the respective proposals. The County reserves the right to request additional information from Proposers as deemed necessary and appropriate by the County and to solicit additional information regarding each or any proposal and Development Team or individual members thereof from third parties other than those provided as references by the Proposers. The County reserves the right, in its sole discretion, to reject any RFQ Package that is determined to be inadequate, incomplete, non-responsive, or untimely.

Three-Step Process | 4.1

The selection of a developer for the Project will be conducted in a three-step process:

First Step: RFQ Packages will be reviewed for their relative strengths and weaknesses based on the submission requirements. Each Development Team will be considered on its merits. The selection process may include interviews of the Proposers. An Evaluation Committee will recommend a short list of Proposers to the County CEO, who will make the final determination regarding which Proposers will have the opportunity to respond to the RFP.

Second Step: Short-listed Proposers will be asked to respond to a detailed RFP and provide a development plan for the Project and a financial pro forma.

Third Step: The Evaluation Committee will evaluate proposals submitted in response to the RFP and make a recommendation to the County CEO regarding the proposals submitted. The CEO will, in turn, make a recommendation to the Board of Supervisors, which will make the final determination whether to go forward with the Project and, if so, which Proposer to select.

RFQ Short List | 4.2

The County expects to conduct interviews with some or all Proposers prior to determining the short list. Proposers may also, at the discretion of the County, be required to respond in writing to questions or clarifications requested by the County. Following analysis of the foregoing, the County may make a decision to reject all proposals, to terminate the RFQ, or to select a short list to continue to a second stage evaluation. All Proposers will be notified in writing of the County’s decisions. The County anticipates selecting the short list within 45 days after the Due Date for submission in response to the RFQ.

The selection of the short list will include consideration of the following elements of the responses:

Proposer Experience | 4.2.1

An Evaluation Committee will evaluate the combined experience of the Proposed Development Team in completing and operating medical office developments of similar size and scope. The evaluation will also include the experience of the Development Team members in working together on projects similar to the Project proposed in the RFQ, particularly in California and working in collaboration with a governmental entity.

Development Strategy | 4.2.2

The proposed Development Team will be evaluated based upon its overall development approach, including the Proposers discussion of market feasibility and the proposed development execution.

Request for Proposals (RFP) | 4.3

The short list of Proposers may be invited to respond to an RFP. The County will require more specific information from the selected Proposers about the proposed development strategy, the Development Team’s financial and development capacity, and may require written response to questions, oral interviews, and/or presentations to the County. Further information regarding RFP submittals will be contained in the RFP.
**SELECTION PROCESS**

**Exclusive Negotiations | 4.4**

The County’s election to negotiate in its sole discretion with one or more of the Proposers, and the issuance of this RFQ or the subsequent RFP, should not be interpreted to suggest that the County will enter into exclusive negotiations with any single Proposer. The County does, however, retain the right in its sole discretion to enter into such exclusive negotiations with any one of the Proposers.

**General Rights of County | 4.5**

The County reserves the unqualified right, in its sole and absolute discretion at any time: (1) to amend or withdraw this RFQ, or the subsequent RFP, or to withdraw from this process with no recourse for any Proposer; (2) to choose or reject any or all proposals received in response to this RFQ and the subsequent RFP in its sole and subjective discretion; (3) to modify the response deadlines; (4) to conduct further due diligence with one or more Proposers or any third party; (5) to modify the County’s objectives or the scope of the Project; (6) to issue subsequent RFQs and/or RFPs for the same property, or variations, or components thereof; (7) to disqualify any Development Team on the basis of any real or perceived conflict of interest that is disclosed or revealed by responses submitted or by any data available to the County; (8) to proceed with that proposal or modified proposal, if any, which in its judgment will, under the circumstances, best serve the County’s objectives; (9) to waive minor deficiencies, informalities and/or irregularities in the proposals or compliance by the Proposers with requirements for submission of proposals; and/or (10) to determine not to proceed with the Project, either on the basis of an evaluation of the factors listed in this RFQ, including without limitation the County’s full exercise of its governmental powers in its review of and determinations concerning any required entitlements, and the full exercise of its discretion with respect to its compliance with the California Environmental Quality Act prior to its approval of the Project, or for another reason, or for no reason, including but not limited to the convenience of the County. Notwithstanding a recommendation of a department, agency, individual, or other, the Board of Supervisors retains the right to exercise its judgment concerning the selection of a proposal and the terms of any resultant agreement, and to determine which proposal best serves the interests of the County. The Board is the ultimate decision-making body and makes the final determination necessary to arrive at a decision to award, or not to award, a lease or other agreement. No representation of any County official, employee or agent shall be binding on the County. Only the Board of Supervisors can legally bind the County.

**Amendments | 4.6**

No oral amendments of the RFQ are authorized and only the County has the right to amend the RFQ by written addendum. The County will not be bound by any oral statements or modifications. If this RFQ is amended, all terms and conditions which are not modified shall remain unchanged. Each Proposer shall acknowledge receipt of each amendment to this solicitation in writing by including a statement to such effect in its proposal.

**No Liability for Proposal Costs | 4.7**

The County reserves the right to reject any or all applications and is not liable to pay or reimburse any costs incurred by the Proposers in the development, submission or review of the RFQ Packages, including, without limitation, all costs incurred by Proposers in their responses to this RFQ, in response to any request for information made by the County throughout the selection process, in submitting such proposals to the County, in negotiating with the County on any matter related to this RFQ or such Proposer’s proposal, or otherwise, unless specifically agreed to in writing by the County.

**RFQ Not a Commitment | 4.8**

This RFQ is not a contract offer, a request for technical services, or an agreement to construct any project that may be proposed or otherwise submitted and does not commit the County to enter into any agreement, development agreement, or any other agreement (exclusive or otherwise), or to accept any part of any proposal, including, without limitation, a selected proposal, or to pay any costs incurred in the submission of any proposal. By submitting its RFQ Package each Proposer agrees that the County has the right, in its sole and absolute discretion, to use ideas suggested by any particular Proposer, regardless of whether the County selects that Proposer to be the developer of this Project. Should this process result in an exclusive negotiation agreement, the execution of such agreement does not constitute a contract, agreement, or promise that such agreement will lead to a ground lease or that the County will agree to build or have built any proposed project or projects.
SELECTION PROCESS

Accuracy of Information | 4.9

It is the responsibility of the recipient of this RFQ to assure itself that information contained herein, including that made available in Attachments or enclosures to this RFQ, is accurate and complete; the County provides no warranties, guarantees, or assurance in that regard.

No Brokerage Fees to be Paid by County | 4.10

The County will not pay brokerage fees to or on behalf of any party in connection with this RFQ solicitation.

Disqualification Review | 4.11

If an RFQ Package is disqualified due to non-responsiveness, the County shall notify the Proposer in writing and the Proposer may submit a written request for a disqualification review by the date specified in the notice. Requests for a disqualification review not timely submitted will be denied. A disqualification review shall only be granted if the person or firm requesting the review submitted an RFQ Package, the request is submitted in a timely manner, and the request asserts that the disqualification determination was erroneous and provides actual support on each ground asserted as well as copies of all documents and other materials that support the assertions. The disqualification review shall be completed and a determination provided to the Proposer, in writing, prior to the conclusion of the RFQ evaluation process.
ATTACHMENT #1

Notice to Proposers Regarding The California Public Records Act

RESPONSES TO BECOME PUBLIC RECORDS

Responses to this RFQ become the exclusive property of the County. At such time as the County CEO recommends a Proposer to the Board of Supervisors and such recommendation appears on the Board agenda, all materials submitted in response to the RFQ and any subsequent RFP become a matter of public record and shall be regarded as public record except as indicated below.

DESIGNATION OF CONFIDENTIAL INFORMATION

The County will recognize as confidential only those elements in each proposal which are trade secrets as that term is defined in the law of California and which are clearly marked as "TRADE SECRET," "CONFIDENTIAL," or "PROPRIETARY." Vague designations and blanket statements regarding entire pages or documents are insufficient and shall not bind the County to protect the designated matter from disclosure.

COUNTY NOT LIABLE FOR REQUIRED DISCLOSURE

The County shall not in any way be liable or responsible for the disclosure of any records if they are not plainly marked "TRADE SECRET," "CONFIDENTIAL," OR "PROPRIETARY," or if disclosure is required by the California Public Records Act or by an order of any court of competent jurisdiction.

__________________________________  
Name (printed)

__________________________________  
Signature

__________________________________  
Date
ATTACHMENT #2

Project Site Map