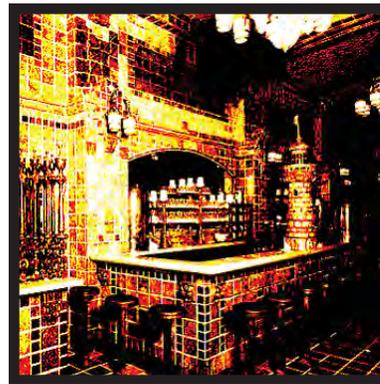
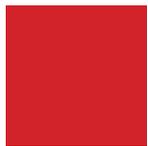


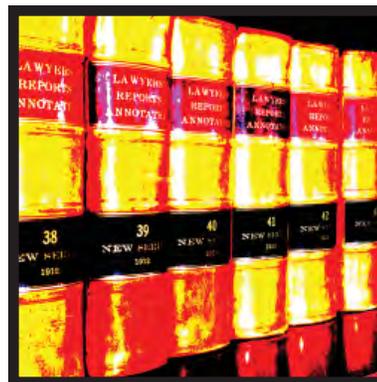
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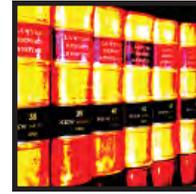
LEGISLATIVE ISSUES



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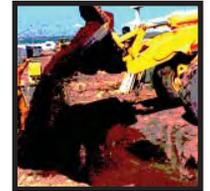
PROJECT DELIVERY & DESIGN / CONTRACTING SERVICES



AN OFFICE OF ARCHITECTURE & URBAN DESIGN



DEMONSTRATION DESIGN PROJECTS

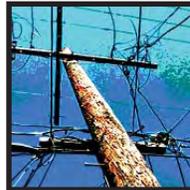


CONTENT

CULTURAL HERITAGE



RENEWABLE ENERGY



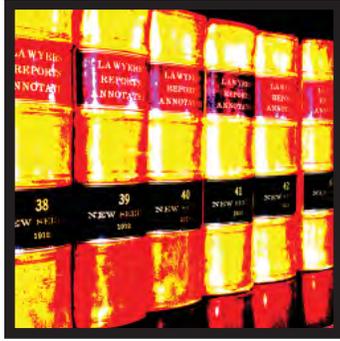
CITY APPOINTMENTS



CONTACT INFORMATION



AIALA



PROJECT DELIVERY & DESIGN / CONTRACTING SERVICES

ISSUE

The City of Los Angeles constrains opportunities to deliver high quality best value projects by limiting the array of construction project delivery methods and building contractor selection criteria at its disposal.

While attorneys within local governments and public agencies disagree in detail, they agree in general that California State law has since the 1930's limited the ability of local governments and public agencies to one method of project delivery, design-bid-build, and only recently allowed another, design-build. Over the past seventy years, the record shows that many public sector projects delivered through the design-bid-build method have failed to deliver high quality projects at reasonable cost, or "best value", to the taxpayer. While with few exceptions Los Angeles has not employed the design-build method, the not-quite decade-old record of its use by other public agencies in California shows mixed results. Selection of builders through the low-bid design-bid-build method alone compromises best value. It also does not take into account the numerous processes available such as construction manager at risk and integrated project delivery, which are being used successfully by public entities to manage costs, reduce change orders, and deliver quality design, i.e., best value.

PROPOSAL

Allow alternative project delivery methods tailored appropriately to the circumstances of individual projects and allow for selection criteria in addition to cost for the evaluation and selection of builders.

The AIA | LA requests that the City of Los Angeles: 1) support efforts by the University of California, the Los Angeles Community College District, and others to pass legislation in the California State Assembly allowing for use of alternative methods of project delivery by these entities; 2) work to adopt in the City of Los Angeles measures to allow a broad range of project delivery methods including integrated project delivery, design assist, architect led design-build, CM multiple prime, CM at risk and lease-lease back; and 3) adopt measures to allow qualifications and past performance to be used in addition to cost as criteria in the selection of contractors.

DISCUSSION

The delivery of best value in design and construction.

The quality and economy of built architecture and urban design projects benefit from an integrated, coordinated, and cooperative team of designers, engineers, and builders. The design-bid-build process excludes the contribution of those who build buildings in assisting the design team in the planning and design of projects and has repeatedly led to added costs in the form of excessive change orders, schedule overruns, and adversarial relationships between the owner, design professionals, and the builder. The design-build process alleviates some of these issues but can limit the participation of the owner (the city and stakeholders) in the design process. Owners in the private sector and other government agencies have employed a variety of alternative project delivery methods to address these issues with positive results -- reducing change orders, improving budget and schedule conformance, and realizing improved quality of built projects.

AN OFFICE OF ARCHITECTURE & URBAN DESIGN



ISSUE

The city of Los Angeles needs to promote and support high quality architecture and urban design to maintain and enhance its competitive advantage amongst world cities.

Los Angeles enjoys a geographic setting and climate that rivals any major city in the world. By contrast, much of the city's built and natural environment is systemically overlooked and under-designed. To remain competitive globally, nationally, and regionally, and to improve the quality of life of its inhabitants, the city must prioritize and commit to high quality architecture and urban design in its planning, urban design, and capital improvement endeavors.

PROPOSAL

Establish an Office of Architecture and Urban Design to ensure capital improvements excellence in both the delivery and design of projects and to implement three demonstration projects.

AIA | LA proposes that the city establish an Office of Architecture & Urban Design with a staff to act as the client on behalf of the taxpayers of the city of Los Angeles. In general terms this office could assist or handle the responsibility of managing and directing the formulation of capital projects with architectural and design components, selecting design professionals, overseeing the design review process and community and stakeholder outreach, coordinating amongst regulating agencies, administering the project delivery method, as well as , administrating as appropriate construction of architecture and urban design projects funded in whole or part by the city of Los Angeles. Specifically, this office could take the lead role in implementing case study projects that demonstrate innovative project delivery and design practices.

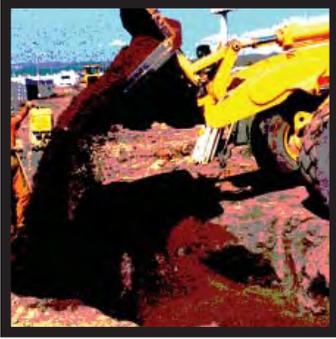
DISCUSSION

The role of an office of Architecture & Urban Design.

To remain competitive among the great cities of the world, Los Angeles can no longer rely on its climate, geography, the Pacific Ocean, or the entertainment industry. In today's world, this city's ability to design and grow its cultural capital, as well as to maintain, improve and enhance the quality of life of its inhabitants, will determine its ability to compete globally in attracting investment, businesses, residents and visitors. Excellence in architecture and urban design is a key means of accomplishing this. Good design not only contributes to making a place healthier, safer, more livable and delightful, it also engenders marketing and brand value that attracts prestige and prosperity.

To achieve excellence in architecture and urban design, a city has to attend to and cultivate that excellence. An Office of Architecture and Urban Design, with the ability and authority to communicate with, coordinate among, and work with all City departments, will assure that the city better initiates, invests, participates in, and executes capital projects with an eye toward their contribution to the growing of Los Angeles' cultural capital, identity, and consequent economic vitality.

DEMONSTRATION DESIGN PROJECTS



ISSUE

The City of Los Angeles needs to demonstrate that alternative project delivery methods deliver best value projects.

The City of Los Angeles offers too little evidence to its inhabitants, the real estate development community, planning and design professions, and the construction industry that locally responsive high quality architecture and urban design is important and valued and can be delivered. To promote new methods of design delivery that demonstrate best value, the City must first demonstrate the efficacy of alternative approaches.

PROPOSAL

Implement three demonstration projects.

AIA | LA proposes that the City of Los Angeles implement three architecture and urban design projects utilizing alternative methods of procurement and delivery of professional design and contracting services.. These projects will demonstrate excellence in architecture and urban design through the planning, design, contracting, and construction of projects. Projects may include ones already planned and funded through one of the City's departments; a combination of projects planned and funded through more than one of the city's departments; or a separately conceived and funded project. The objective will be to test, demonstrate, and improve design delivery from inception to completion and utilize findings and recommendations to improve project delivery on a citywide basis.

DISCUSSION

First steps to realizing best value projects on a citywide basis.

Three demonstration projects will allow the City to test, implement, and learn from alternative methods of project delivery as a first step to wider adoption. These case study projects will seek to demonstrate: that Los Angeles can achieve - as London, Paris, Barcelona, New York and Chicago have - a world-renowned yet locally-responsive built and natural environment through the accumulation over time of well planned, designed, and executed projects that integrate infrastructure, transportation, landscape, open space, and architectural design culminating in best value to the city and its citizens.



ISSUE

To meet the challenges of global warming, as mandated by AB 32, and to meet the City's aggressive renewable energy goals, the Department of Water and Power (DWP) should be open to all methods of generating renewable energy.

PROPOSAL

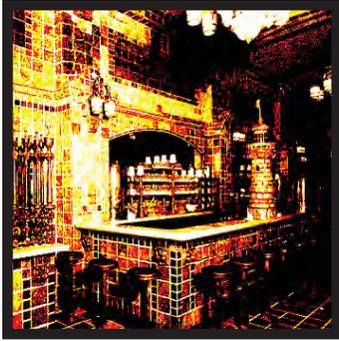
AIA | LA requests the City of Los Angeles through the DWP do the following:

- Implement the ideas represented by the Mayor's Solar LA plan (November, 2008). This plan calls for the creation of 1.3 gigawatts of solar power by 2020. This amount would represent approximately 15% of DWP's total capacity and is a significant increase from the current amount of grid tied solar (approximately 40 megawatts).
- Support the key ideas represented in the recently vetoed SB 14 Renewable Energy bill. SB 14 required all power providers – investor owned utilities such as Southern California Edison, and publicly owned utilities such as DWP – to generate 33% of their electricity from renewable sources by 2020. Penalties for not meeting the goal would be levied. Governor Schwarzenegger vetoed the bill because of a requirement that the majority of power be generated in state. The Governor has issued an executive order S-21-09 that implements AB 14 – without the state line issue.
- Create a feed-in-tariff to spur independent renewable energy power generation close to the source of power consumption. A feed-in-tariff encourages private property owners to install renewable energy in excess of their on-site needs by offering a guaranteed rate that the property owner will be paid for power sold to the utility.
- Continue the aggressive water conservation and use restriction policies currently in place as the use of water requires a tremendous amount of power. Reductions in water consumption lead directly to reductions in power consumption. Approximately 20% of the State's electricity use is to move water from Northern California to Southern California.

DISCUSSION

Following the electoral failure of Measure B in the Spring of 2009, it should be clear that efforts to move power generation forward must incorporate open and level access from all aspects of the Los Angeles economy. Limiting who can generate power and where that power can be generated from only drives up the cost of electricity enriching one party without creating any environmental or social benefit. If the City is to meet its aggressive renewable energy goals, it will do well to rely upon any power provider that can meet the State's and the City's requirements.

The other challenge for DWP is to accept small scale power producers. If 1 million 3 kilowatt solar systems were installed in the City, they would generate 3 gigawatts of power. A three kilowatt system requires approximately 300 square feet of space, space easily found on most single family homes to say nothing of a commercial or industrial rooftop. But current City code prevents the DWP from paying for the power; all that the producer can do is 'spin their meter down to zero'. Using the feed-in-tariff mechanism creates a strong inducement to the public to do their part to power the City.



ISSUE

The City of Los Angeles' architectural heritage is recognized all over the world and is the basis for inestimable economic and cultural value, yet this city's preservation ordinance does not protect Los Angeles cultural monuments from demolition.

PROPOSAL

AIA | LA supports the efforts of the Department of City Planning's Office of Historic Resources to revise Los Angeles' Cultural Heritage Ordinance such that demolition review procedures will be strengthened, criteria for historic designations clarified, and the notification process of private property owners enhanced when private property is considered for landmarking. **AIA | LA supports passage and adoption of the revised ordinance as adopted by the City of Los Angeles Planning Commission.**

DISCUSSION

The AIA | LA and its Historic Resources Committee believe that proposed revisions to Los Angeles' landmarks ordinance bring the City of Los Angeles in line with other major municipalities in California by updating an early and exemplary ordinance with today's standards of practice in planning and historic preservation. The update of the ordinance was developed by a broadly based and City appointed Working Group representing many interest groups. This group worked with City staff to hone an initial draft addressing a range of concerns and issues that directly affect property owners, architects, and advocates for preservation of our cultural heritage. While the proposed new law is stronger than the existing ordinance, particularly with regard to the proposed allowance to deny demolition of City of Los Angeles Historic Monuments, compromises were made. The ordinance before City Council is clearly a consensus result that balanced competing interests, as evidenced by a unified draft put forward by the Working Group for passage through the Cultural Heritage Commission.

Among the beneficial changes are increased clarity of eligibility criteria for buildings nominated for designation as Historic-Cultural Monuments, notification of owners that their properties are being considered for nomination, a new Certificate of Appropriateness process, better protection process when demolition is proposed, a new "Certificate of Hardship" process that allows demolition in specified circumstances, and references to incentives that are available to historic property owners. The Office of Historic Resources has led an exemplary process of public outreach that has utilized meaningful feedback from a broad constituency of stakeholders. This process serves as a model of excellence for how the City can engage with architects, property owners and the public when developing positive public policy for the built and natural environment of the City.



ISSUE

Key decisions that shape the future of Los Angeles need to be considered from a design point of view as well as other points of view by City of Los Angeles commissions, boards, and committees whose actions influence the built environment of Los Angeles.

PROPOSAL

AIA | LA requests that design professionals in general and architects in particular be appointed to sit on the following commissions, boards and committees. The list of such entities includes but is not limited to:

- Affordable Housing Commission
- Area Planning Commissions of Central, East LA, Harbor, North Valley, South LA, South Valley, and West LA respectively.
- Board of Airport Commissioners
- Board of Building and Safety Commissioners
- Board of Harbor Commissioners
- Board of Library Commissioners
- Board of Los Angeles Export Terminal
- Board of Neighborhood Commissioners
- Board of Public Works Commissioners
- Board of Recreation and Park Commissioners
- Board of Transportation Commissioners
- Board of Water and Power Commissioners
- Community Redevelopment Agency
- Cultural Affairs Commission
- Cultural Heritage Commission
- El Pueblo De Los Angeles Historical Monument Authority
- Environmental Affairs Commission
- Housing Authority of the City of Los Angeles
- Industrial Development Authority
- Metropolitan Transportation Authority
- Metropolitan Water District of Southern California
- Planning Commission

DISCUSSION

Numerous commissions, boards, and committees are empowered to create and implement policies for the City of Los Angeles that have a significant impact on the physical environment. Design professionals and architects are trained to understand and think critically and creatively about issues involving the built environment. Qualified architects and design professionals such as landscape architects hold too few of the positions on the panels which develop and implement environmental design policies in Los Angeles. **AIA | LA maintains a list of architects interested in serving as members of the above mentioned commissions, boards and committees; these names are available to the City upon request.** The City of Los Angeles will benefit greatly by inclusion of architects in the decision-making process concerning the built environment.

