



City of
**Santa
Monica**

A Public Process to Determine the Future of the Santa Monica Airport

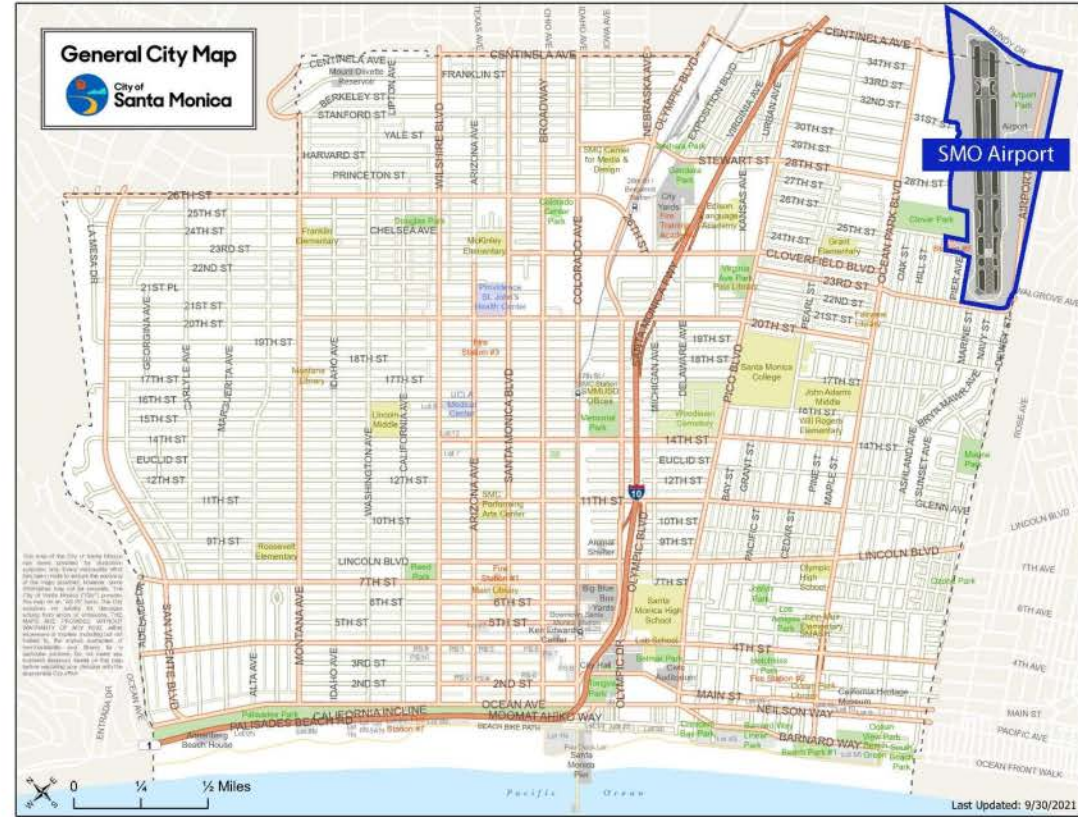
Vendor Briefing
February 21, 2023

<https://procurement.opengov.com/governments/310/projects/37905/sourcing>

<http://www.santamonica.gov/future-of-santa-monica-airport-project>

INTRODUCE PUBLIC PROCESS TO PLAN THE FUTURE OF THE SANTA MONICA AIRPORT LAND

- Virtual Tour
- Background & Legal Context
- Early concepts
- Process
- Scope
- Goals
- Timelines



WELCOME! Thank you for joining us today for this non-mandatory virtual site visit.

- The airport is a restricted space and cannot be accessed by the public inside the fence. This tour will be the opportunity to view the property and see some of the unique places.
- There will be no Q&A section of this presentation. Chat has been disabled. **ALL questions MUST be asked through OpenGov**
- Questions are due thru OpenGov 4pm, March 1st
- Responses to Questions: end of day March 6th
- Proposals of Qualifications are due thru OpenGov 4pm, March 13th

Sunset Park

Business Park

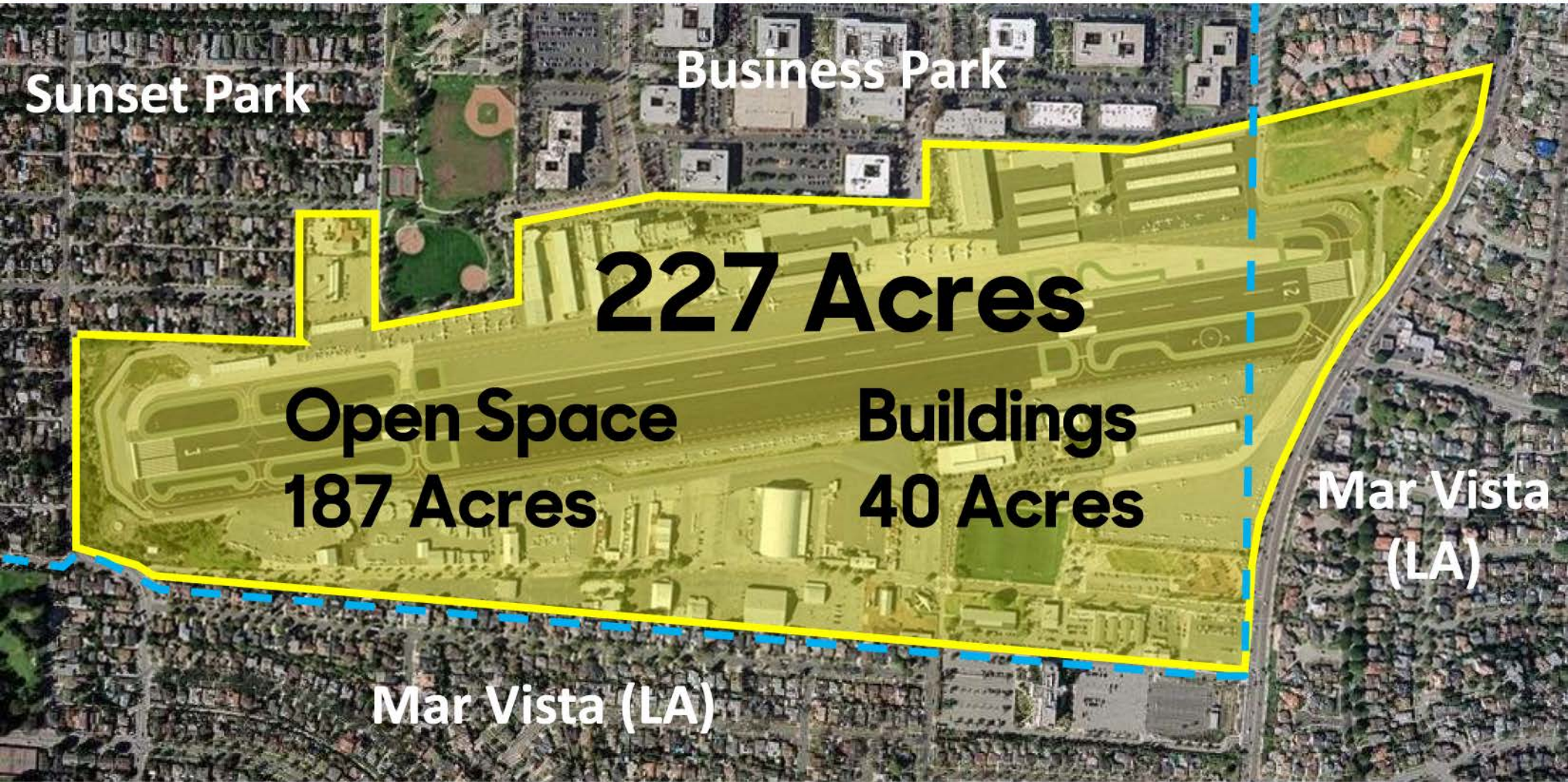
227 Acres

**Open Space
187 Acres**

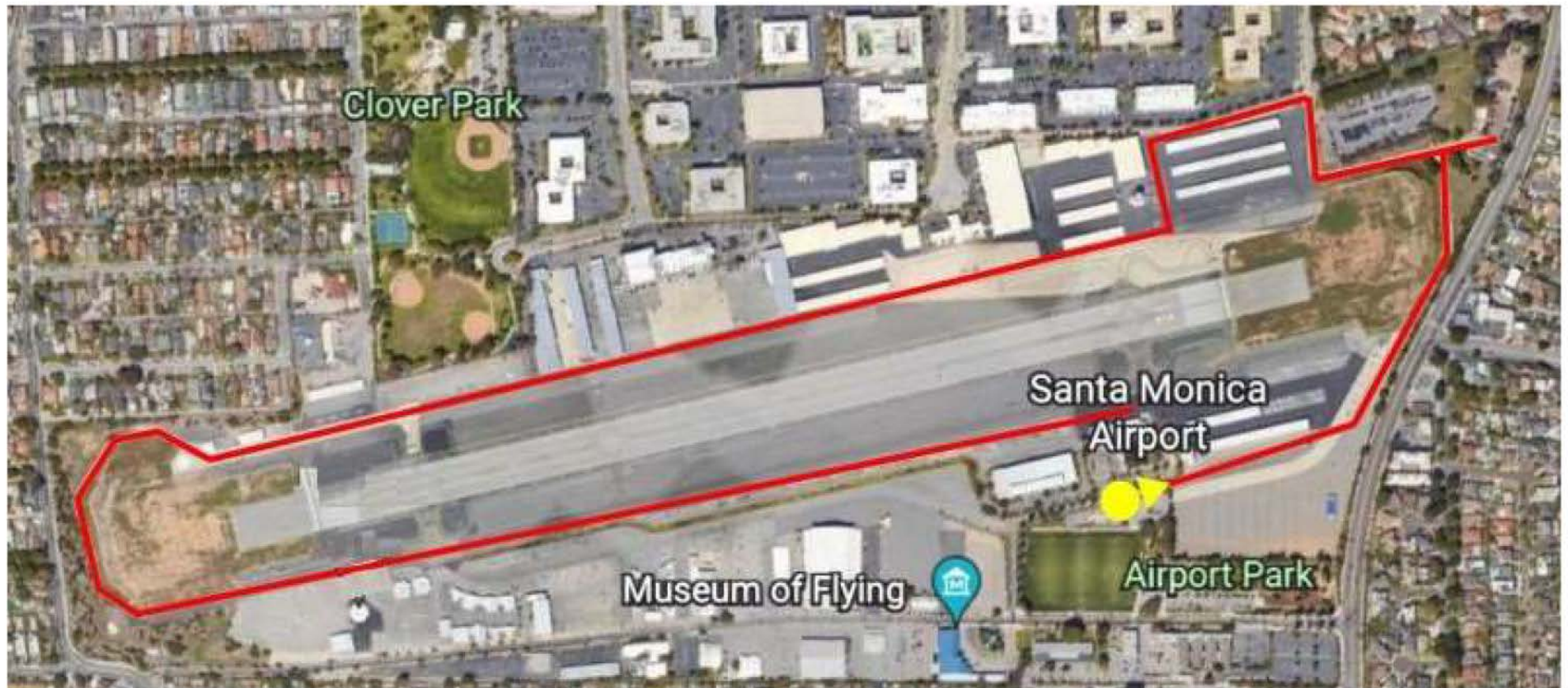
**Buildings
40 Acres**

Mar Vista (LA)

Mar Vista (LA)



AIRPORT MAP



Donald Douglas Loop South/East Access Road

(Looking east from Admin. Building parking lot towards gate 14 and inside Airfield Access Road)



Donald Douglas Loop East Access Road

(Looking west over shortened runway towards FAA Control Tower)



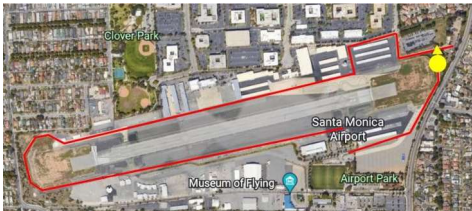
Donald Douglas Loop East Access Road

(Los Angeles portion)



Donald Douglas Loop East Access Road

(Los Angeles portion)



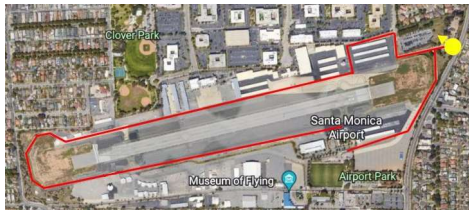
Donald Douglas Loop North/East Corner

(Los Angeles Portion)



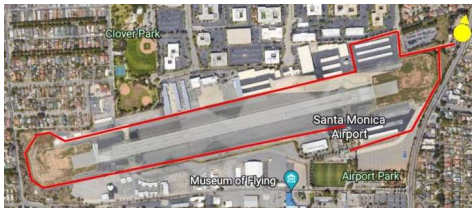
Donald Douglas Loop North/East Corner

(Los Angeles portion - Public Landscape Contractor storage area)



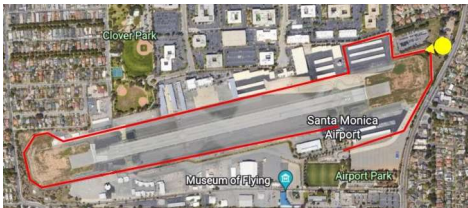
Donald Douglas Loop North/East Corner

(Los Angeles portion - Looking north with Bundy below and Century City)



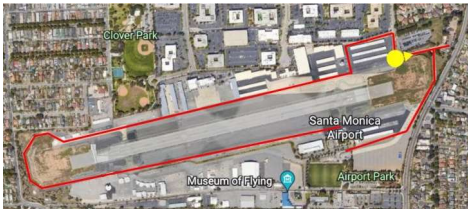
Donald Douglas Loop North/East Access Road

(Los Angeles portion - Looking west towards Airfield and FAA Control Tower)



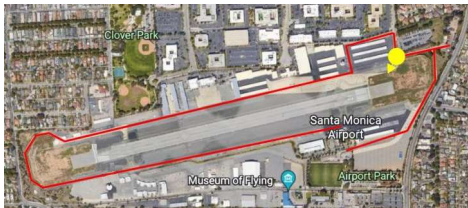
Donald Douglas Loop North Access Road

(Looking east towards northeast corner, Century City and Downtown Los Angeles)



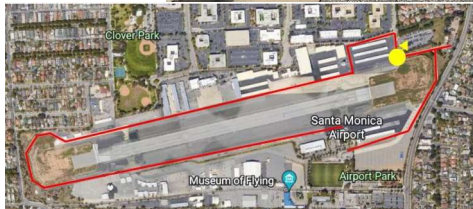
Donald Douglas Loop North Access Road

(Looking left/east over shortened runway towards Downtown Los Angeles and Culver City)



Donald Douglas Loop North Access Road

(Looking left northeast over car dealer parking lot and the City Limit line/ center line of road)



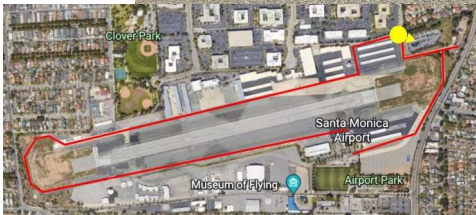
Donald Douglas Loop North Access Road

(Aligns with Centinela Ave- Center line of road is the City Limit line)



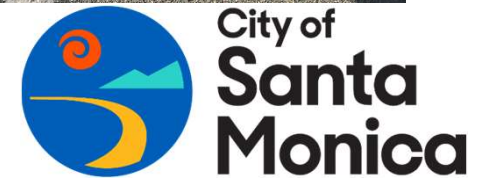
Donald Douglas Loop North Access Road

(Looking east over car dealer parking lot - Los Angeles portion)



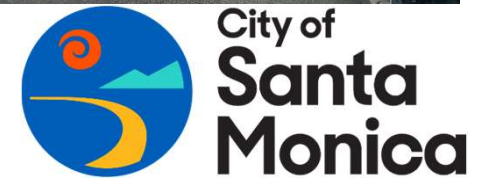
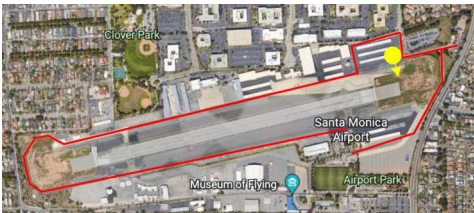
Donald Douglas Loop North Access Road

(Looking south over Tiedown area towards runway)



Donald Douglas Loop North Ramp

(Looking south over tiedown/runway towards Culver City and Administration Building)



Donald Douglas Loop North Access Road

(Looking south over taxiway/runway towards Administration Building and Beacon)



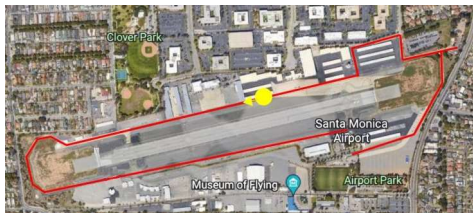
Donald Douglas Loop North Access Road

(Looking west towards Pacific Ocean, next to taxiway/runway)



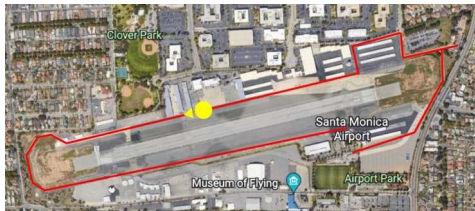
Donald Douglas Loop North Access Road

(Looking west towards Pacific Ocean, next to taxiway/runway)



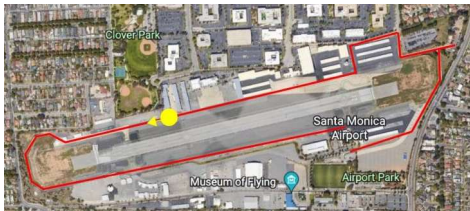
Donald Douglas Loop North Access Road

(Looking west towards Pacific Ocean, next to taxiway/runway)



Donald Douglas Loop North Access Road

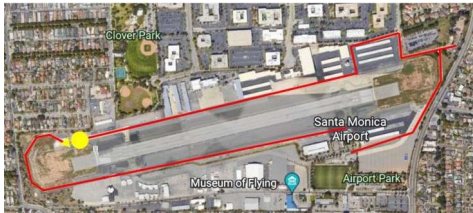
(Looking west towards Pacific Ocean, next to taxiway/runway- Clover Park to the right)



City of
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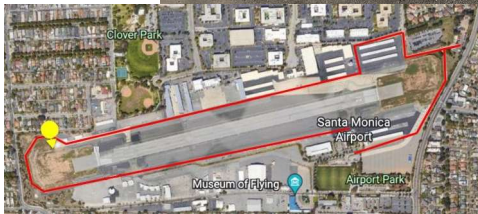
Donald Douglas Loop North/West Access Road

(Looking west over Compass Rose towards Pacific Ocean)



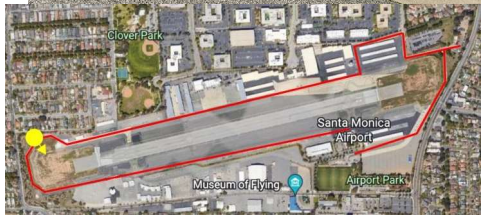
Donald Douglas Loop North/West Access Road

(Looking southwest over Compass Rose and shortened runway towards Pacific Ocean)



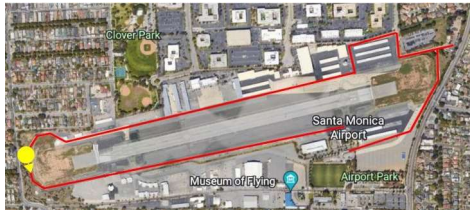
Donald Douglas Loop West Access Road

(Looking south over shortened runway towards Mar Vista and Venice)



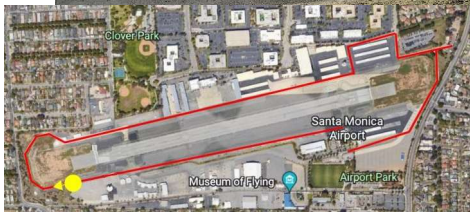
Donald Douglas Loop West Access Road

(Looking south under west end of Runway- looking at VOR (Very High Frequency Omnirange Radar))



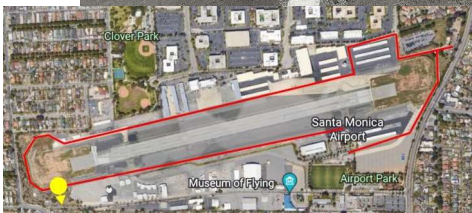
Donald Douglas Loop South/West Access Road

(Looking west over VOR towards Pacific Ocean)



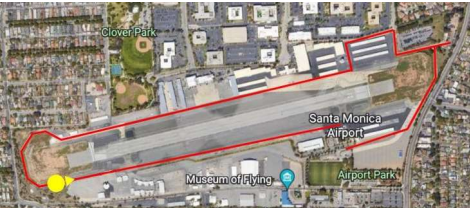
Donald Douglas Loop South/West Access Road

(Looking southeast towards Mar Vista/Los Angeles and Culver City)



Donald Douglas Loop South/West Access Road

(Looking east over runway shortening area towards Century City and tiedowns)



Donald Douglas Loop South Access Road

(Looking east along runway and Clover Hangars and ramp down to Barker Hangar)



Clover Hangars



ramp down to Barker Hangar



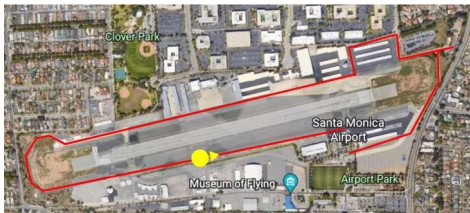
Donald Douglas Loop South Access Road

(Looking east towards Administration Building (left) and Barker Hangar (right))



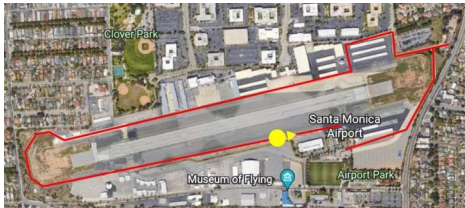
Donald Douglas Loop South Access Road

(Looking east over runway towards Century City and Hollywood Sign)



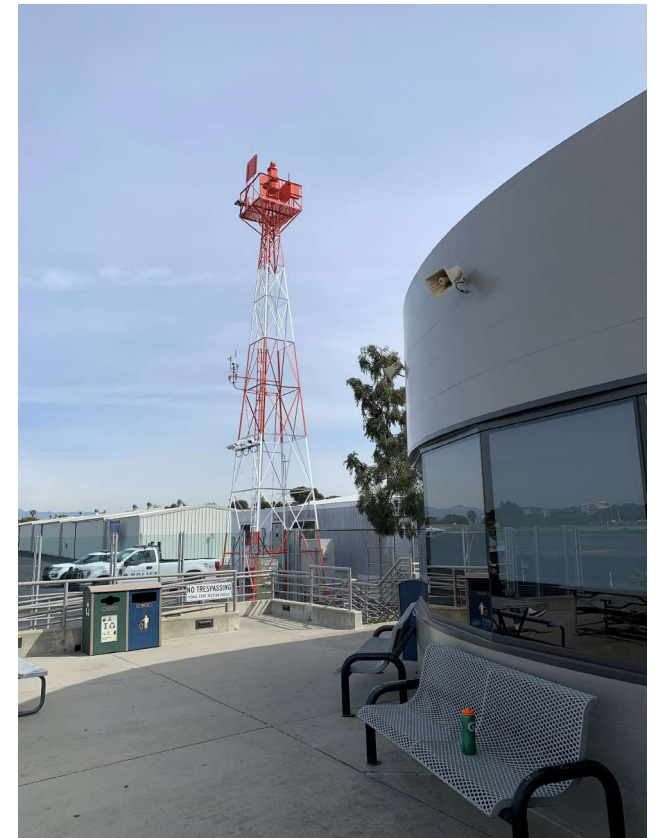
Donald Douglas Loop South Access Road

(Looking East towards Los Angeles, Specialty Hangar, Administration Building and Beacon)



Donald Douglas Loop South Access Road

(Airport Administration Building and Beacon)





City of
**Santa
Monica**

Background and History



AIRPORT IS HOME TO AVIATION AND NON-AVIATION INDUSTRIES

- 166 total businesses
- 43 industry sectors
- \$20M annual revenue
(Airport Fund)
- Recreational uses
- Arts, culture, education
- Retail and restaurant
- Many more...



CITY HAS LEGAL AUTHORITY TO CLOSE AIRPORT, IF DESIRED

- Authorized for closure after December 31, 2028
 - Requires Council action
- Budget established for planning process to determine future use of land
- History of local measures and community preferences

GENERAL AVIATION

FAA Caves In to City Demand To Close Santa Monica Airport

by Matt Thurber - January 29, 2017, 8:14 PM



After the city of Santa Monica shortens SMO airport's runway to 3,500 feet, large business jets like those in the background will no longer be able to use the iconic airport. (Photo: Matt Thurber)



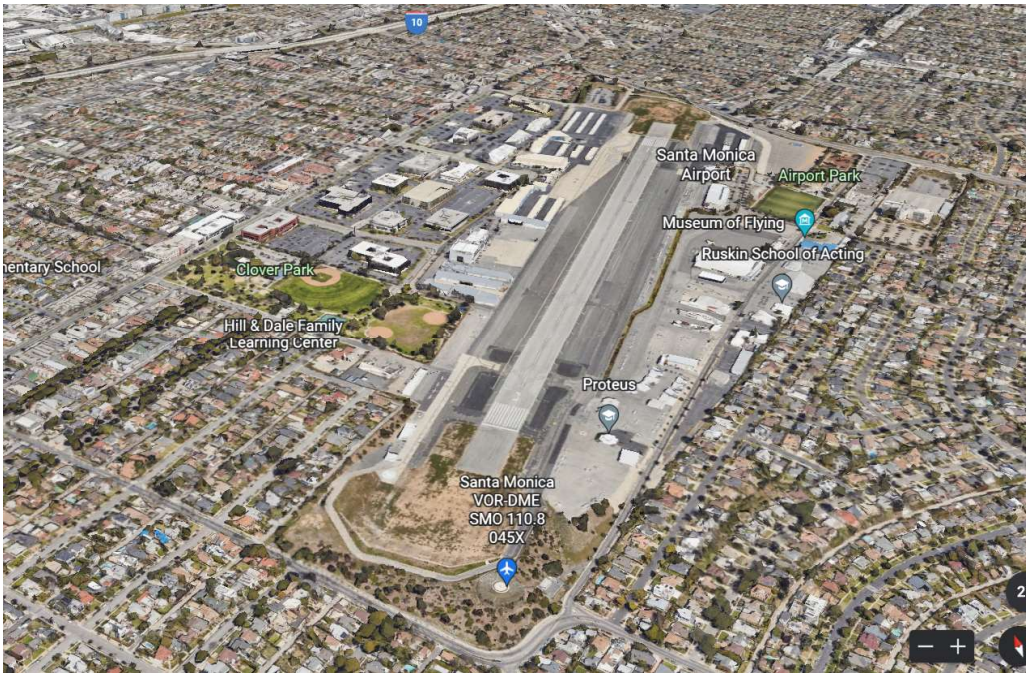
California's Santa Monica Airport (SMO), both historically important and a key part of the National Airspace System (NAS), will close at the end of 2028, the FAA said on Saturday following two weeks of negotiations between city leaders and the agency. Somewhat sooner, possibly within a year, the city of Santa Monica, which owns the 227-acre airfield, will cut the 4,973-foot runway down to 3,500 feet, effectively eliminating access to the larger jets that currently fly there.

Before Saturday's surprise settlement, the city and FAA had been embroiled in multiple lawsuits, with the city council and its airport commission firmly arguing for closing the airport while the FAA and pro-airport proponents repeatedly pointed out that after World War II, the city had signed an instrument of transfer to keep the airport

100 YEARS OF SMO IN OUR COMMUNITY AS THE REGION GREW AROUND US



1924
Santa Monica Population: 15,000
Los Angeles Population: 575,000



2023
Santa Monica Population: 94,000
Los Angeles Population: 3,900,000

2014 - MEASURE LC LIMITS LAND USE AT SANTA MONICA AIRPORT

- No new development until voters have approved limits on uses
- Provides exemptions for:
 - Parks and public open spaces
 - Recreational facilities
 - Maintenance/replacement of existing cultural arts and education uses

"Shall the City Charter be amended to:

- (1) Prohibit new development on Airport land, except for parks, public open spaces and public recreational facilities, until the voters approve limits on the uses and development that may occur on the land; and**
- (2) Affirm the City Council's authority to manage the Airport and to close all or part of it"**

60% yes, 40% no



City of
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Monica**

What We've Heard



2010-2013 FOCUS ON “NON-AVIATION” LANDS

- Community open space
- Access for pedestrians, cyclists, and transit
- Reduce traffic impacts
- New uses for the benefit of the community (arts, culture, education, housing, light retail, etc.)
- Sustainable agriculture projects
- Incubator for green startup businesses
- Green building practices and sustainability
- Infrastructure improvements
- Improve aesthetics



COMMUNITY DIRECTION ON AIRPORT



HIGH-LEVEL OUTLINE OF PROCESS AND SCOPE FOR FUTURE STUDY

- Global case studies
- Implementation pathways
- Funding approaches
- Staffing and consultant recommendations

*The Airport Conversion Report was not published due to delays with the Recreation and Parks Masterplan





City of
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Monica**

The Planning Process



THREE FUNDAMENTAL QUESTIONS TO START THE CONVERSATION

What are We Working With?

What work needs to be done to prepare the land?

What Do We Want & Need?

Inclusive, multi-generational vision

What Can We Afford?

Economic Sustainability

IDENTIFYING CONSENSUS AROUND COMMUNITY PREFERENCES



THREE SCOPE COMPONENTS RECOMMENDED

1. Establish the baseline.
Comprehensive site evaluation and existing conditions.
2. Work with the community.
Outreach and engagement – vision, testing, consensus.
3. Scenario planning.
Concept exploration, alternatives planning and refinement around a great park and supporting uses.



Park – Non-revenue generating. Costly to build/maintain.



Mixed Use – Revenue generating. Growth concerns.

PUBLIC – CITY FINANCED



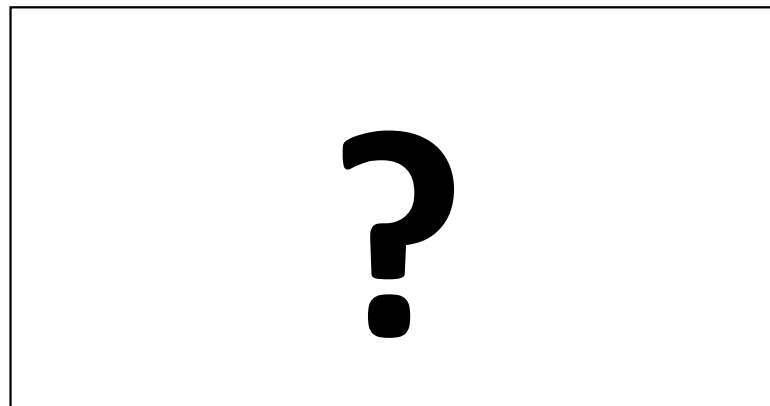
PUBLIC + BENEFACTOR



PUBLIC PRIVATE PARTNERSHIP



OTHER?





City of
**Santa
Monica**

Outreach & Engagement



JUST, DIVERSE, EQUITABLE and INCLUSIVE

- Multi-year community dialogue requiring a modern approach to outreach.



WORKSHOPS



CITIZEN ASSEMBLIES



ONLINE SURVEYS



YOUTH & SENIOR EVENTS



NEIGHB. GROUPS SM + LA



BIZ GROUPS



STAKEHOLDER MTGS



THE BOARD OF SUPERVISORS

REGIONAL PARTNERS



City of
**Santa
Monica**

Project Goals



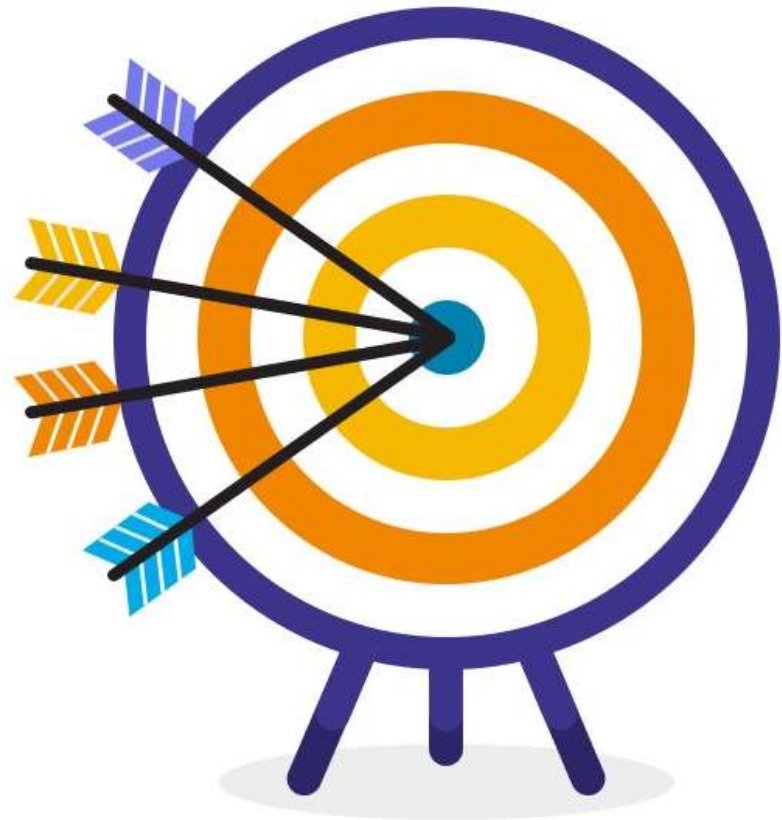
HEIRARCHY OF GOALS TO PROVIDE ACCOUNTABILITY, SUSTAINABILITY AND INCLUSIVITY

21st Century Government

Great Park Goals

Living Community Challenge

- Sustainability
- Resiliency
- Regenerative
- Multigenerational

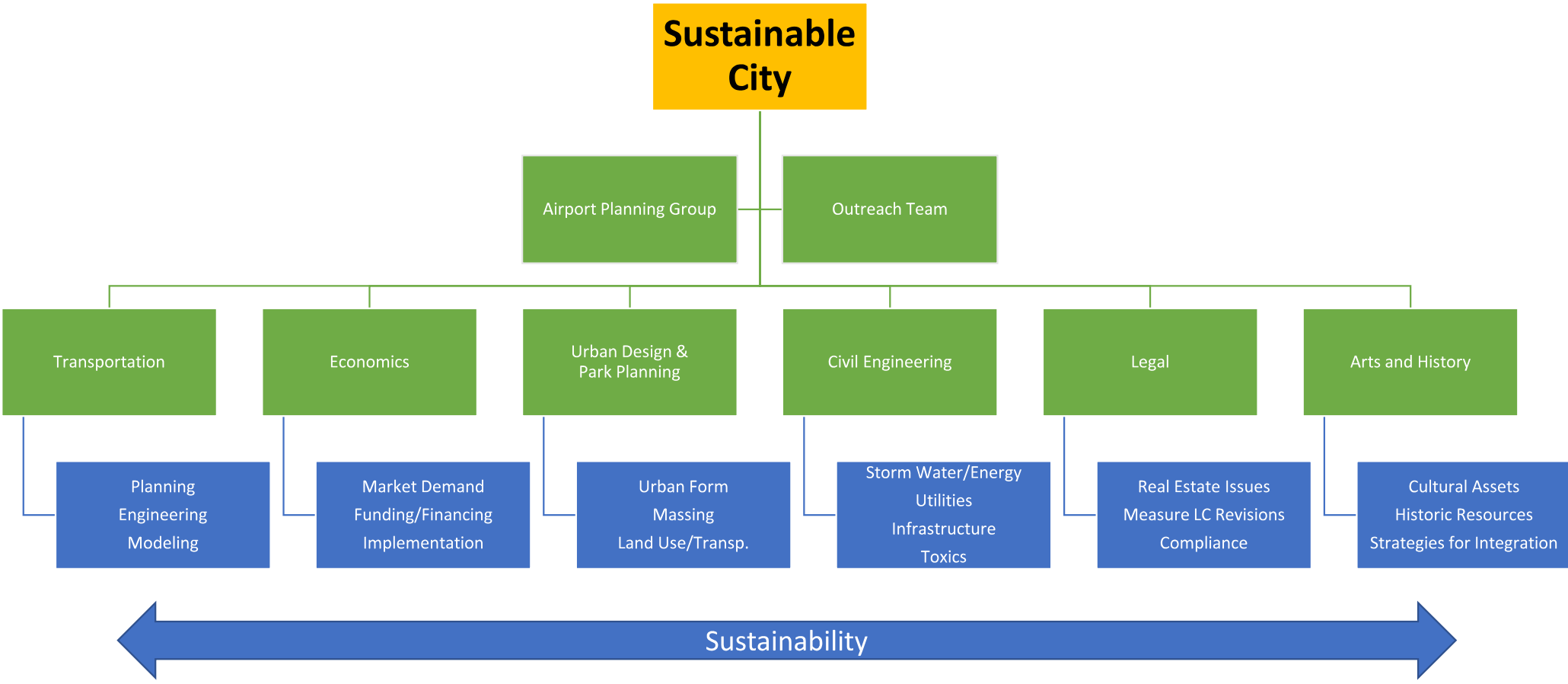




City of
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Timelines

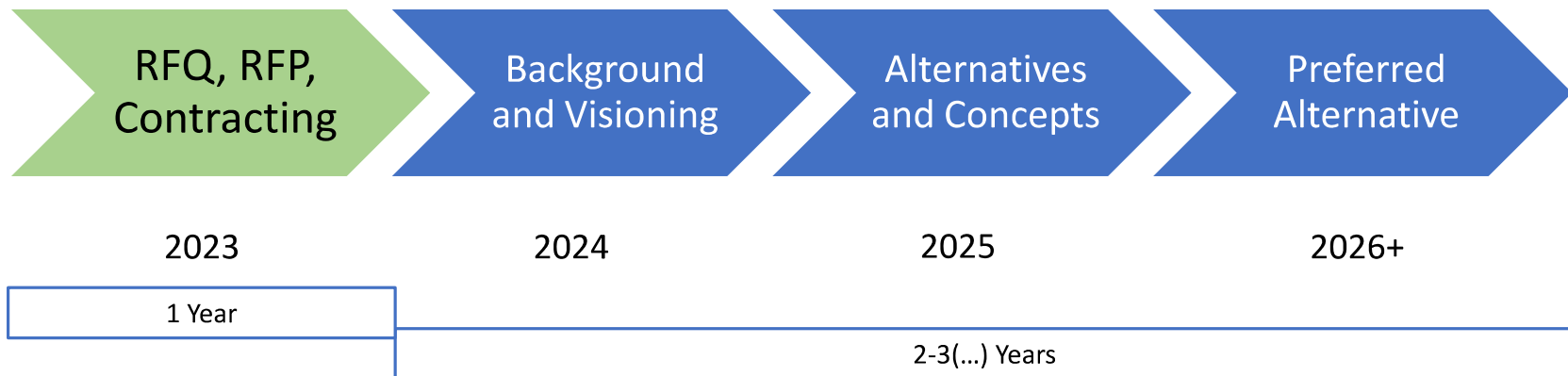




Project Initiation - 2023 *Project Completion - 2026(ish)*

- Council January 24, 2023
- RFQ issued: February
- RFQ deadline: March
- Vetting of Quals: April-May
- RFP Issued: April
- RFP Deadline: May
- Candidate interviews: June
- Selection: June
- Council Authorization: August
- Contract Execution: October
- Project Kickoff: October 2023 - January 2024

Project Process





City of
**Santa
Monica**

Requirements



I. INTRODUCTION

The Public Works Department (Department) of the City of Santa Monica (City) is seeking qualified firms or multi-disciplinary teams to assist the Department in developing the following projects or processes related to the potential conversion of the historic Santa Monica Airport (SMO), which is authorized for closure by the Federal Aviation Administration (FAA) after December 31, 2028. The Scope of Work includes:

1. A comprehensive technical report of existing conditions, including but not limited to land use, topography, infrastructure and utilities, environmental and ecological conditions including potential contamination issues, existing buildings and facilities, historical and cultural assets, and mobility conditions.
2. A robust, inclusive and modern outreach process that engages Santa Monica's diverse stakeholders, as well as nearby residents in Los Angeles in providing input on conceptual land use scenarios, economic, environmental and social tradeoffs, and other issues related to potential airport conversion.
3. An exploration of alternative land use scenarios, leveraging triple bottom line sustainability, for the potential conversion of SMO's 227 acres that provide the community and City Council with content for discussion, review, refinement and identification of a preferred scenario that can endure for several generations. Scenarios will be developed around a "Great Park" concept that is supported by a variety of land uses, mobility improvements and infrastructure enhancements. Scenarios will provide rough order of magnitude costs for site preparation, capital design and construction and ongoing operations and maintenance.

Demonstrated expertise and experience in the following areas is highly desirable:

Existing Conditions

- Ability to produce comprehensive existing conditions technical reports from data provided by the City and by contracted sub-consultants that provide information for planning purposes; ability to summarize findings in a graphically rich, easy to read format understandable to community members;

Outreach

- Proven ability in community outreach using modern, multilingual and accessible engagement strategies that are diverse, inclusive, equitable and creatively designed to solicit innovative input from a wide variety of stakeholders. Democratic engagement approaches that are demographically representative of the community's makeup is strongly preferred. Experience with Using racial equity impact assessments to inform decision making with the ultimate goal of reducing, eliminating and preventing racial discrimination and identifying new options to remedy long-standing inequities is also preferred;

Scenario Planning and Analysis

- Professional expertise in urban design, architecture, landscape architecture and master planning, including cutting-edge idea analysis, project management and coordination of sub-consultants;
- Experience in park planning, design and implementation strategies, including multi-generational concepts that anticipate future needs;
- Competence in transportation and multi-modal planning, including vehicular, transit, bicycle and pedestrian access. The City will be looking to increase access to and through the site to better integrate the Airport land into the larger connectivity grid;
- Ability to conduct comprehensive analysis related to the availability of, or demand for, infrastructure and utilities, including water and energy resources planning, demand and capacity analysis for land uses, and cost estimating;
- Expertise in coordinating public safety and resiliency planning concepts that are compatible with recreation activities, mixed-use and other land use scenarios ;
- Knowledge of performing carbon capture and environmental remediation analysis, including toxic soils mitigation strategies using natural processes when possible;
- Proficiency in creative and cultural integration and programming, including financial feasibility and subsidization strategies; and,
- Professional expertise in conducting comprehensive historic resource analysis at the district scale;
- Fluency in economic feasibility and market demand analysis, including consideration of revenue and non-revenue generating land uses, sports field management, innovative concepts, small business incubation and development, and community facing services and amenities; appraisal of land value options; implementation, phasing and funding strategies.
- Fluency in infrastructure financing, utilizing various financing tools like Enhanced Infrastructure Financing Districts.

III. SUBMISSION FORMAT AND ORGANIZATION

A. NUMBER OF RESPONSES

Proposers may submit multiple qualifications, if desired. The City is not recommending or suggesting that proposers submit multiple qualifications. The City is merely stating an available option. If a proposer chooses to submit multiple qualifications, each must be entirely separate from the others. The Evaluation Committee will not collate, merge, or otherwise manipulate the proposer's qualifications.

B. NUMBER OF COPIES

Proposers shall submit their proposals via the City's online vendor portal, OpenGov.

C. PROPOSAL FORMAT

The proposal must detail the proposer's experience in work of similar scope and nature to the work submitted for. The City encourages minority participation.

1. Letter of Transmittal

- a. Identify the submitting organization
- b. Identify the name, title, telephone, and e-mail address to be contacted for clarification
- c. Identify what the proposal is being submitted for
- d. Resume/list of previous clients/jobs from the last five years
- e. Acknowledge receipt of any and all amendments to this RFQ

2. Qualifications

- a. A description of the team's qualifications with emphasis on previous jobs of this type. Identify teams and individuals and describe their relevant experience on similar types of projects and dates of the relevant work; provide names of individuals who will be working on the project as described in this RFQ, including identification of roles on project (i.e. lead and/or other roles); and current resumes for key personnel.

- b. Provide examples and descriptions of relevant work products on similar projects, including but not limited to: project name, project dates, locations, project description, team or firm's specific role in the project, names and title of lead project staff, funding sources, dollar amounts, timelines, sample project management status updates, services provided and an explanation of the clients reception of the final project. For graphic material, describe how it was produced (programs, production proces) and approximate budget.

3. Project Understanding

Include description of different scope, approaches, and timelines for the phases. Include relevant, similar project examples

4. Staffing Rate Sheet

For purpose of evaluation, please provide an hourly rate/fee sheet for the interested teams.

5. References

Provide a list of at least three recent client references from previous projects of similar scope and magnitude. The list should include key personnel contacts and their position with the agency/company.

6. Sub-consultant / contractor

Please provide a list of sub-consultant/contractors

7. Santa Monica Business License

A Santa Monica Business License will only be required from vendors selected to work on a project. A Business License is not required to submit the RFQ.

EVALUATION INFORMATION



V. EVALUATION AND SELECTION

A. EVALUATION POINT SUMMARY

All proposals meeting the requirements will be further evaluated using the same criteria and point structure. Evaluations will be based on the weighted criteria listed below, which correspond to information requested in various sections of the proposal:

Note: Only those that achieve a score of 70 points or more will be eligible for consideration and evaluation under this proposal.

B. EVALUATION FACTORS

All proposals meeting the requirements will be further evaluated using the same criteria and point structure. Evaluations will be based on the weighted criteria listed below, which correspond to information requested in various sections of the proposal:

Note: Only those that achieve a score of 75 points or more will be eligible for consideration and evaluation under this proposal.

CRITERIA	MAXIMUM POINTS
Experience / Technical Competence	25
Ability to Meet Work Plan / Timelines	20
Project Understanding	20
Stability / References	15
Hourly Rates	10
Quality Control	5
Value Added- Breadth of Service	5
TOTAL POINTS	100

Thank you for joining us today!

- **ALL questions MUST be asked through OpenGov**
- Questions are due thru OpenGov March 1st at 4pm
- Proposals of Qualifications are due thru OpenGov March 13th at 4pm
- Request for Proposals for the short-list anticipated May 2023
- Final candidate selection anticipated June of 2023
- Project website <http://www.santamonica.gov/future-of-santa-monica-airport-project>
- The slides of this presentation will be uploaded to OpenGov as an addendum shortly

THANK YOU!



City of
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**A Public Process to
Determine the Future of the
Santa Monica Airport**

Vendor Briefing
February 21, 2023

<https://procurement.opengov.com/governments/310/projects/37905/sourcing>