

LOS ANGELES WAREHOUSE NO. 1*Redevelopment And Adaptive Re-Use Opportunity - Request For Interest**Harbor Department Responses to Questions*

ID	Category	Questions & Responses
1	Question	May I suggest a general open house tour of Warehouse No 1 property for the public? I would love to explore and photograph it before it's eventually redeveloped. I wouldn't mind paying a modest fee for the tour. Thank you.
	Response	As part of this Request for Information (RFI), a site tour of Los Angeles Municipal Warehouse No. 1 (Warehouse No. 1) was conducted on December 12, 2024. The RFI serves as the initial phase of the procurement process. Additional site tours are planned to be conducted during the Request for Qualifications (RFQ) and Request for Proposals (RFP) phases.
2	Question	I just wanted to clarify that the Warehouse No. 1 Opportunity ID 218334 requires a structural engineering component for this RFI.
	Response	This RFI does not require respondents to provide a formalized structural engineering analysis.
3	Question	I would really appreciate if you can share the excel financial file or at least the actual tables for the three scenarios, so we can do some study on the range of operations and determine ROI/risk assessment on Warehouse1 Redevelopment.
	Response	The tables in question are included in the Due Diligence Document titled <i>Development Assessment: Cabrillo Way Marina Pads and Historic Warehouse No. 1</i> , prepared for the Harbor Department by Economic & Planning Systems, Inc. (EPS) in 2018. The Harbor Department does not have the Microsoft Excel files used in the <i>Warehouse No. 1 Financial Feasibility Analysis</i> section of the report.
4	Question	Which LA county office will be handling/managing the building and safety and plan checks?
	Response	The County of Los Angeles will not oversee building and safety plan checks. The entitlement process will involve, but is not limited to, the City of Los Angeles Department of Building and Safety. For more information on the entitlement process, refer to Section 5.7 of the RFI titled <i>Port of Los Angeles Regulatory Framework</i> .
5	Question	Will this project require any Fiber-Reinforced Polymer applications to reinforce existing building or concrete members for historical purposes or structural damage?
	Response	The developer is responsible for determining the appropriate specifications in the final construction documents, which will be refined throughout the entitlement process to secure approval from the relevant governing bodies.
6	Question	Adaptive reuse of the warehouse will require the modification of the exterior to add many windows. How does the National Register listing of the warehouse impact the approval process for the added windows?
	Response	All modifications to the building will be reviewed for compliance with the Port's Historic Policy, which will include evaluating modifications to historic buildings against the Secretary of the Interior's Standards for Rehabilitation.
7	Question	Will a Section 106 review be required for this redevelopment?
	Response	If there is a Federal Nexus for the project, Section 106 review will likely be necessary.

8	Question	Will a CEQA process be required?
	Response	Yes.
9	Question	Does the legal structure of the Port entity and its participation in the project impact the identity of the authorities with historic review jurisdiction and nature of the historic reviews required? Note that we believe that the extensive addition of windows to the exterior of the building will make the project ineligible for Federal Historic Tax Credits.
	Response	The developer is responsible for defining the ultimate project scope and identifying applicable financing methods. All building modifications will be reviewed for compliance with the Port's Historic Policy, including an evaluation against the Secretary of the Interior's Standards for Rehabilitation. The developer must determine the appropriate specifications in the final construction documents, which will be refined throughout the entitlement process to obtain approval from the relevant governing bodies. Additionally, these specifications must support the project's financial feasibility.