

# Frank Liu

Associate | Los Angeles

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Frank Liu helps public agencies use innovative procurement methods to deliver highly complex and large-scale airport, highway, bridge, tunnel, transit and social infrastructure projects.

His work spans every step of the procurement process. He assists with drafting procurement and contract documents relating to design-build, public-private partnerships (P3s) and design-build-operate-maintain agreements, and advises on proposer evaluation and selection strategies.

Frank offers infrastructure clients unique expertise in engineering matters. Before attending law school, he worked as a civil engineer with Airport Design Consultants Inc. handling airport design, and with AI Engineers Inc. focusing on bridge inspection.

## EXPERIENCE

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**City of Los Angeles, Los Angeles World Airports – Consolidated Rent-A-Car Facility (ConRAC).** Key member of the legal team advising on the ConRAC project at the Los Angeles International Airport (LAX). The facility will relocate and centralize car rental facilities away from the Central Terminal Area and provide direct access to major freeways. The estimated \$1 billion project is being procured through an availability payment public-private partnership delivery model. The project captured many honors.

**City of Los Angeles, Los Angeles World Airports – Automated People Mover (APM).** Key member of the legal team advising on a \$4.9 billion APM train system to ease access in and out of the Los Angeles International Airport. It will also connect travelers to a light rail, intermodal transportation facility and a rental car center. It is the first APM system to be procured through an availability payment public-private partnership delivery model and earned several national and international awards.

**University of Hawaii – Life Sciences Building.** Member of the Nossaman team that advised the University on its first design-build project, a 45,000-square-foot structure currently under construction on the Manoa Campus as the new home for the College of Natural Sciences' biology, microbiology and botany departments, as well as the Pacific Biosciences Research Center and the Biological Electron Microscope Facility serving 60 campus labs. Services included review of the procurement package and providing an initial draft of the design-build contract, as well as conducting a statutory compliance review. In early 2017, the contract was awarded to Layton Construction Company, LLC, with Group 70 International as the designer. Completion is scheduled for spring 2019. The state-of-the art facility is anticipated to open in spring 2020.

**University of California Board of Regents – UC Merced 2020 Campus Expansion.** Member of the legal team that advised the University of California on this-high profile project to accommodate growth of the university system's newest campus from the current 6,700 students to 10,000 students by 2020. The \$1.3 billion project, procured as an availability payment-based P3, added approximately 790,000 assignable square feet of a mix of new revenue-

generation and non-revenue generating facilities, including student housing, administrative and research space, classrooms and recreational centers and associated infrastructure. Following a best and final offer phase, which included negotiation with the ultimately successful Plenary-led consortium, the project quickly reached commercial and financial close in August 2016, and achieved substantial completion on schedule and on budget in June 2020. As the first university campus expansion in the United States undertaken using the P3 availability payment model, the successful project serves as a template for other colleges seeking to expand or rehabilitate their campuses. Frank's services included assisting with structuring the procurement, drafting and finalizing procurement and contract documents, and developing the evaluation process. Following closing, he advised on legal issues arising from the implementation of the project. *Project Finance International* named the project the 2016 "Americas P3 Deal of the Year" and *IJ Global* honored it as the 2016 "North American Social Infrastructure Deal of the Year." In 2017, the Board of Regents and the University received the silver award in the "Government Agency of the Year" category, and claimed the gold award for "Best Social Infrastructure Project" at the *P3 Bulletin* awards ceremony.

**Orange County Transportation Authority – I-405 Improvement Project.** Member of the legal team engaged as part of the Authority's program management team to advise on a project to add a general purpose lane and a toll lane in each direction, as well as the conversion of an existing HOV lane in each direction, between SR 73 and I-605 in Orange County, California. The project, the largest highway upgrade in Southern California, will relieve pressure on one of the state's most congested corridors. In November 2016, the Authority awarded a \$1.2 billion design-build contract to a consortium led by OHL USA Inc. and Astaldi Construction Corp. Construction on the project, estimated to cost \$1.9 billion overall, began in 2018. Frank's role has included assisting in evaluation of SOQs for the project and reviewing procurement and contract documents for compliance with applicable laws and regulations.

**Orange County Transportation Corridor Agencies (TCAs) – Orange County Public Toll Roads.** Member of the legal team advising these agencies on all aspects of planning, developing and operating their toll road system since 1990. The TCAs were formed by the California Legislature in 1986 to plan, finance, construct and operate Orange County's public managed lanes network. The system was primarily financed with proceeds from toll revenue bonds, reducing the need for taxpayer investment in roadway development. Nossaman advised on all of TCA's contracts, including more than \$2 billion in design-build contracts and operation and maintenance contracts for toll roads, facilities and systems. Frank's assignments have included legal research as well as review of procurement and contract documents for compliance with applicable laws and regulations.

## INSIGHTS

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### SPEAKING ENGAGEMENTS

Speaker, "Technical P3 Document Best Practices," P3C's 2020 P3 Water Summit, 07.08.2020 - 07.10.2020

## HONORS & RECOGNITIONS

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Member, *Law360* Practice Group of the Year, Transportation, 2018-2020

Member, *Law360* Practice Group of the Year, Project Finance, 2018

## PRACTICES

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Infrastructure

Procurement & Contracting

## EDUCATION

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Northwestern University School of Law, J.D., 2014

Cornell University, B.S., 2007

## ADMISSIONS

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California