



**Contra
Costa
County**

To: Board of Supervisors
From: David Twa, County Administrator
Date: February 7, 2017

Subject: Accept Report on New Administration Building, New Emergency Operations Center/Public Safety Building and Confirm Guidance Given at Board Retreat

RECOMMENDATION(S):

ACCEPT report presented at Board of Supervisors retreat on January 31, 2017 covering new Public Safety building and Emergency Operations Center, new Administration building and Capital Facilities Plan policies for next five years.

APPROVE Option 1 as the preferred site for the new Public Safety building and the new Emergency Operations Center as shown and discussed at the Board retreat on January 31, 2017.

APPROVE Site A as the preferred site for the new Administration Building, with Site C as the alternate site, as shown and discussed at the Board retreat on January 31, 2017.

AUTHORIZE the Public Works Director, or designee, to negotiate contracts for additional design services and bridging documents with RossDrulisCusenbery Architecture, Inc. for the Public Safety/EOC project.

AUTHORIZE the Public Works Director, or designee, to negotiate contracts for additional design services and bridging documents with KMD Architects for the new Administration

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **02/07/2017** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Diane Burgis, District III Supervisor
Karen Mitchoff, District IV Supervisor
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: February 7, 2017

David Twa, County Administrator and Clerk of the Board of Supervisors

By: Stephanie Mello, Deputy

Contact: Eric Angstadt
925.335.1009

cc:

building project.

AUTHORIZE the Public Works Director, or designee, to issue a Request for Proposals (RFP)/Request for Qualifications (RFQ) for a construction management firm or firms to assist with management of the two projects.

RECOMMENDATION(S): (CONT'D)

AUTHORIZE the Public Works Director, or designee, to issue a Request for Proposals (RFP)/Request for Qualifications (RFQ) for a design-build contractor for the new Public Safety building and the new Emergency Operations Center.

AUTHORIZE the Public Works Director, or designee, to issue a Request for Proposals (RFP)/Request for Qualifications (RFQ) for a design-build contractor for the new Administration Building.

FISCAL IMPACT:

There is no direct fiscal impact from the actions at this time. The selection of firms and contracts will be brought to the Board for approval and award at future meetings. It is anticipated that all contracts will be paid through the financing mechanism selected for the projects and that debt service on that mechanism will be from the General Fund.

BACKGROUND:

As presented during the Board retreat on January 31, 2017 the County will construct two new buildings to replace older existing structures that are functionally obsolete and not economically feasible to renovate.

The firm of RossDrulisCusenbery Architecture, Inc. was chosen through a competitive request for qualifications process to develop options for a new Public Safety and Emergency Operations Center. The Board considered three options and selected Option 1 as the preferred location for the new project. It is recommended the Board retain RossDrulisCusenbery to complete the next phase of design work and complete the bridging documents necessary to construct the project based on a contract and scope of work to be negotiated by the Public Works Director or her designee.

The firm of KMD Architects was likewise chosen through a competitive request for qualifications process to develop options for a new Administration Building to replace 651 Pine Street. The Board considered three potential sites and selected Site A in downtown Martinez as the preferred location for the new project. The Board did discuss that Site A would require the active and willing participation of the City of Martinez to construct in the proposed time frame. It is recommended the Board retain KMD Architects to complete the next phase of design work and complete the bridging documents necessary to construct the project based on a contract and scope of work to be negotiated by the Public Works Director or her designee.

Finally, in order to bring the projects to completion quickly and take advantage of the positive interest rate environment that currently exists for financing infrastructure, staff was directed to begin the competitive selection process to obtain the other services necessary to complete the buildings. These include a construction management firm to represent the County and assist staff in managing the construction process for the two projects and selecting a design-build contractor for each project.

CONSEQUENCE OF NEGATIVE ACTION:

Not approving these actions could lead to increases in the cost of the projects through continued escalation of construction costs and borrowing costs, especially in the form of rising interest rates.

ATTACHMENTS

Capital Facilities Plan