



Contra  
Costa  
County

To: Board of Supervisors  
From: Julia R. Bueren, Public Works Director/Chief Engineer  
Date: May 9, 2017

Subject: APPROVE and AUTHORIZE a Contract with Vanir Construction Management, Inc. for Construction Management Services (WH140D/WH140F)

**RECOMMENDATION(S):**

APPROVE a Consulting Services Agreement with Vanir Construction Management, Inc. (Vanir), in an amount not to exceed \$6,000,000, subject to approval by the County Administrator and approval as to form by County Counsel, for construction management services for the New Administration Building and the New Emergency Operations Center/Public Safety Building Projects, and AUTHORIZE the Public Works Director, or designee, to execute the agreement following approval by the County Administrator and approval as to form by County Counsel.

**FISCAL IMPACT:**

100% General Fund.

**BACKGROUND:**

Part of the County's five year plan for capital facility projects is the replacement of the County Administration Building. KMD Architects was selected through a competitive, qualifications-based selection process to provide architectural, engineering and other technical services for a planning study for preliminary work on the replacement of the

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY  
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD  
COMMITTEE

Action of Board On: **05/09/2017** ☒ 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: May 9, 2017

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

Contact: Ramesh Kanzaria,  
(925) 313-2000

By: Rolanda Hartfield, Deputy

existing County Administration Building.  
On

## BACKGROUND: (CONT'D)

February 7, 2017, the Board approved Site Option A, in downtown Martinez, as the preferred site for the new County Administration Building and structured parking as shown and discussed at the Board retreat on January 31, 2017. The new County Administration Building and parking development will be on three separate parcels in downtown Martinez. The first two parcels straddle both sides of Pine Street between Marina Vista Avenue and Escobar Street. By closing off Pine Street, these two combined parcels will accommodate the new building. The new Administration Building is proposed as a four-story modern structure with its front entrance oriented toward Pine Street. Across Escobar Street, on the parcel where the existing 651 Pine Street tower is now located, new parking would be provided east of the existing tower. New parking would extend to the east end of the parcel. Parking for 265 cars will be accommodated in a two level structure; the lower level is submerged below grade. Surrounding sitework will have additional limited surface parking and a new plaza along with civic features or details.

The construction of a new Emergency Operations Center/Public Safety Building is also part of the County's five year plan for capital facility projects. RossDrulisCusenbery Architecture, Inc. was selected through the same competitive, qualifications-based selection process to provide architectural, engineering and other technical services for a planning study for preliminary work on a new Emergency Operations Center/Public Safety Building.

On February 7, 2017, the Board approved 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. Option 1 utilizes part of the existing emergency operations center which will remain in service within the current physical limitations of this building. The EOC/Sheriff's Administration building is a composition of three separate structures comprised of a two story EOC, Essential Services Building that is seismically separated from the adjoining Sheriff's Administration Building and a training/lecture hall that demarcates the public entrance to the building. A new outdoor plaza between the existing Sheriff's Communications building and the new EOC/Sheriff's office will extend East to a pedestrian walk will provide a visual and physical link to existing Sheriff's facilities on the East side of Glacier. Also, as part of Option 1, the Sheriff's Administration building will be moved to this location which will centralize the Sheriff's Operations with existing Field Operations and Coroner Offices directly east of the proposed new facilities.

Also on February 7, 2017, the Board authorized 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.

The Public Works Department received 8 Statement of Qualifications from interested firms and 4 firms were short-listed. A selection committee comprised of County staff conducted interviews and ranked the short-listed firms. Vanir was the top ranking firm. It is recommended that Vanir be awarded the agreement to provide construction management services for the two projects.

### CONSEQUENCE OF NEGATIVE ACTION:

The Public Works Department does not have the staff to provide construction management services for these two projects. If the agreement is not approved, the projects will be delayed and most likely incur increases in the cost of construction. In addition to construction cost escalation, the favorable bond and private funding sources that are currently available to finance this project will most likely not be available in the future.