



Contra  
Costa  
County

To: Board of Supervisors  
From: David Twa, County Administrator  
Date: September 10, 2019

Subject: \_\_\_\_\_

**RECOMMENDATION(S):**

AUTHORIZE the Public Works Director, or designee, to issue a Request for Qualifications and a Request for Proposals for the selection of a design-build contractor for the new West County Reentry and Treatment Facility.

AUTHORIZE the Public Works Director, or designee, to issue a Request for Qualifications and a Request for Proposals for the selection of a design-build contractor for the mental health treatment facilities and related improvements in Module M of the existing Martinez Detention facility.

**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 each project which will be detailed as each contract award is presented to the Board.

**BACKGROUND:**

Typically, public projects are competitively awarded to the lowest bidder through a

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **09/10/2019** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

**VOTE OF SUPERVISORS**

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

ABSENT: John Gioia, District I  
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: September 10, 2019

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

By: Jami Napier, Deputy

Contact: Eric Angstadt,  
925-335-1009

design-bid-build solicitation and award process. In 2015, the state legislature adopted legislation allowing local agencies to use a design-build project procurement method. Under design-build project procurement methodology local agencies rank bidders according to best value criteria specified in a Request for Qualifications (RFQ) and Request for Proposals (RFP). The public contract code authorizing design-build project procurement requires the local agency's governing board to approve use of the design- build method.

## BACKGROUND: (CONT'D)

Contra Costa County has successfully used Design-Build procurement on several projects, most recently the new Administration Building and the new Emergency Operations Center. The two main advantages of Design-Build are allowing for a faster project completion and improved design through the ability to more easily modify final design during the construction process.

Staff will solicit responses to RFQs for the two projects and create short lists of qualified design build entities. Staff will then solicit responses to RFPs from the short listed design-build entities and rank those respondents according to criteria in the RFPs. After staff conducts the RFQ and RFP process for the two projects it will return to the board with a recommendation for selection of design-build contractors for the projects.

### West County Reentry and Treatment Facility

The West County Reentry and Treatment Facility is the construction of a 96 bed mental health treatment center, reentry and other treatment areas and replacement general population beds at the existing West County Detention facility.

### Module M of the existing Martinez Detention facility

The project to remodel Module M of the existing Martinez Detention facility is the conversion of approximately 25% of the existing M module into 5 mental health treatment rooms with associated medical treatment rooms and nursing station and the remodel of the rest of M module into a facility capable of handling return to competency programs and/or other mental health programming for incarcerated persons.

Staff recommends Board approve the use of Design-Build methodology for the above projects and authorize staff to begin the process by issuing Requests for Qualifications to begin to identify and qualify interested teams 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 during the longer design and bidding phases under the more traditional procurement method.