



Contra  
Costa  
County

To: Board of Supervisors  
From: David Twa, County Administrator  
Date: November 10, 2020

Subject: Design-Build procurement method for the County project to demolish 651 Pine Street and Old Jail Annex

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### **RECOMMENDATION(S):**

AUTHORIZE the Public Works Director, or designee, to issue a Request for Qualifications to prequalify design-build entities for requests for proposals for the demolition of 651 Pine Street and the Old Jail Annex and construction of a replacement facility at 651 Pine Street.

### **FISCAL IMPACT:**

There is no direct fiscal impact from the actions at this time. The request for qualifications process is the first step in soliciting and selecting a design-build entity.

### **BACKGROUND:**

Typically, public projects are competitively awarded to the lowest bidder through a 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. Contra Costa County has successfully used Design-Build procurement on several projects, most recently

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

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Action of Board On: **11/10/2020** ☒ 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: November 10, 2020

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

By: June McHuen, Deputy

Contact: Eric Angstadt  
925.655.2075

cc:

the new Administration Building and the new Emergency Operations Center.

## BACKGROUND: (CONT'D)

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 a RFQ for the project and create a short list of qualified design build entities. The project is the demolition of the 651 Pine Street tower and north annex. Demolition of some or all of the Old Jail Annex will be part of the overall project as well with the exact scope of that demolition depending on the outcome of ongoing negotiations with the City of Martinez. The exact scope and amount of the various options will be determined by the Board of Supervisors during contract award based on the pricing of each option. Design-build procurement is especially appropriate for this project because the ability to re-use some or all of the subterranean portions of the 651 Pine complex may yield overall project savings in the later construction of building foundations and underground water retention features. Having a single design-build entity involved will ensure the maximum re-use and recycling of materials during demolition. Staff recommends Board approve the use of Design-Build methodology for the above project and authorize staff to begin the process by issuing a Request for Qualifications to begin to identify and qualify interested teams for the project.

## CONSEQUENCE OF NEGATIVE ACTION:

Not approving these actions could lead to increases in the cost of the project through continued escalation of construction costs during the longer design and bidding phases under the more traditional procurement method and potentially greater costs and waste generation by not maximizing re-use and recycling during a separate demolition phase.