



**Contra  
Costa  
County**

To: Board of Supervisors  
From: Monica Nino, County Administrator  
Date: December 7, 2021

Subject: Design-Build procurement method for County security video and intercom upgrades in the County detention facilities

**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 upgrades of the security video and intercom systems in the West County and Martinez detention facilities.

**FISCAL IMPACT:**

There is no direct fiscal impact from the actions at this time. It is anticipated based on the scope of the project that it will exceed \$1,000,000 thereby making the project eligible for procurement using design-build methodology. The selection of firms and contracts will be brought to the Board for approval and award at future meetings.

**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 for public works projects in excess of \$1,000,000. Under design-build project procurement methodology local agencies rank bidders according to best value criteria specified in a

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **12/07/2021** ☒ 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: December 7, 2021

Monica Nino, County Administrator and Clerk of the Board of Supervisors

By: Stacey M. Boyd, Deputy

Contact: Eric Angstadt;  
925-655-2042

cc:

Request for Qualifications (RFQ)

## BACKGROUND: (CONT'D)

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 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.

Both the Martinez Detention Facility, construction started in 1977, and the West County Detention Facility, started construction in 1987, need extensive upgrades to their security and surveillance video and intercom systems. There have been extensive changes to the capabilities of electronic systems in the decades since these facilities were first constructed and a comprehensive update of those systems will increase the safety of both inmates and staff. Using the Design-Build procurement methodology will benefit the County by having a single entity be responsible for the design, construction, installation, maintenance and warranty for a system that will operate the same in both facilities.

Staff recommends Board approve the use of Design-Build methodology for the above project 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 project through continued escalation of construction costs during the longer design and bidding phases under the more traditional procurement method.