



COUNTY OF EL DORADO

PUBLIC SAFETY FACILITY PROJECT

November 14, 2017



TODAY'S DISCUSSION

- ❖ How we got here.
- ❖ Project Participants
- ❖ Request for proposals
- ❖ Selection Process
- ❖ Facility & Site Layout
- ❖ Award Recommendation

How we Got Here

❖ 2014

- ✓ Board Direction to replace Sheriff facilities
- ✓ Site selection criteria identified
- ✓ Authorization to negotiate.
- ✓ Authorization to sign PSA and enter escrow
- ✓ Facilities Finance Committee Formed

How we Got Here

❖ 2015

- ✓ Environment consultant hired for EIR
- ✓ Scope expanded for USDA financing requirements.
- ✓ Hired Arch Nexus as Design Criteria Consultant

How we Got Here

❖ 2016

- ✓ Certification of the EIR on Industrial site.
- ✓ Authorized purchase of site & close of escrow.
- ✓ Authorized staff to complete USDA Financing Application.
- ✓ Direction to construct full 5 building complex.
 - To move forward with USDA financing on approved project
 - Use Design-Build project delivery method.
- ✓ Authorize Chair to execute USDA Documents:
 - Letter of Intent to meet Conditions
 - Request for Obligation of Funds

How we Got Here

❖ 2017

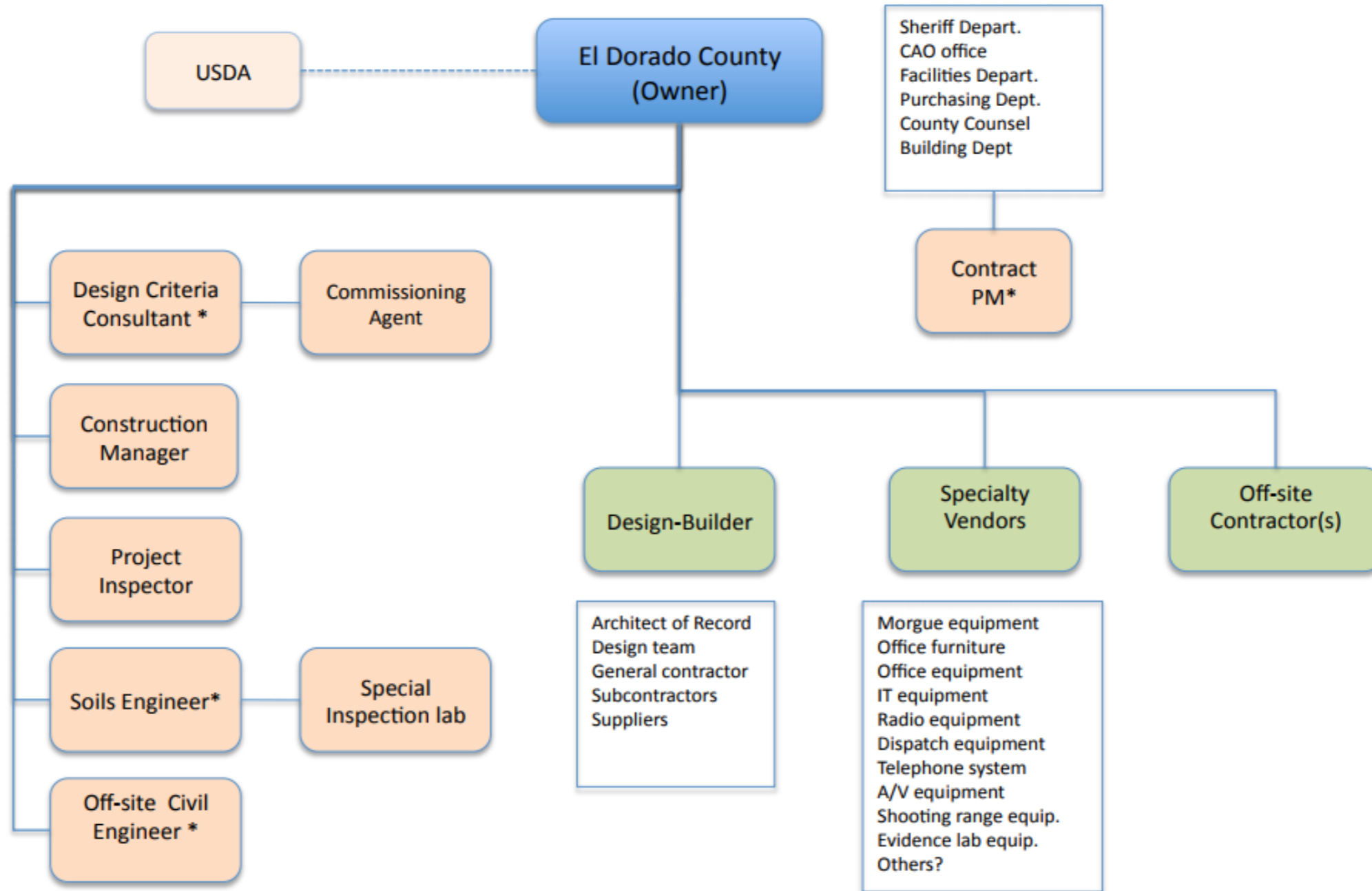
✓ Financing Secured

✓ Build our Team

✓ Find our Design Builder

Public Safety Facility

Public Safety Facility – Participants



10/10/16

* Currently under contract

project org

Request for Qualification for Design Build Services

- ❖ RFQ issued March 28, 2017
- ❖ Qualification questionnaire due April 18th
- ❖ Impacted / Competitive market
- ❖ Three firms expressed interest

Design Build Teams

- ❖ Clark & Sullivan Construction and Broward Builders, Inc. with Arrington Watkins Architects
- ❖ DPR Construction with Nacht & Lewis Architects
- ❖ Roebbelen Contracting, Inc. with Lionakis (Architects)

Request for Proposals

- ❖ RFP issued May 25, 2017
- ❖ Three month process
- ❖ Three firms devoted an enormous amount of time, effort, and resources.
- ❖ All Three firms responded competitively

Confidential Design Sessions

- ❖ Site Visit and Kick Off Meeting
- ❖ Two Design Session Meetings
- ❖ One Special Meeting with Legal Counsel
- ❖ Final Proposals Received August 18th
- ❖ Design Build Team Presentations

Selection Criteria

- ❖ Established Seven Member Selection Committee
- ❖ Design Build Scoring Criteria – Best Value
- ❖ 40% plans – Further development

DB Scoring Criteria

- ❖ Part 1: Design Build Team
- ❖ Part 2: Overall Design
- ❖ Part 3: Overall Value
- ❖ Part 4: Project Execution
- ❖ Part 5: Interview & Presentation
- ❖ Part 6: Exceptions to the Design Build Agreement

Design Build Team Scoring Results

❖ Out of 7000 possible points, listed in order:

➤ Clark Sullivan Construction / Broward Builders

➤ Roebbelen

➤ DPR

Conceptual Layout & Design



Public Safety Building – First Floor

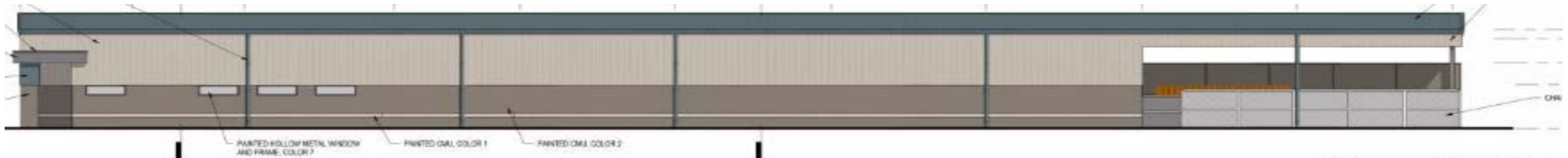


Public Safety Building - Second Floor

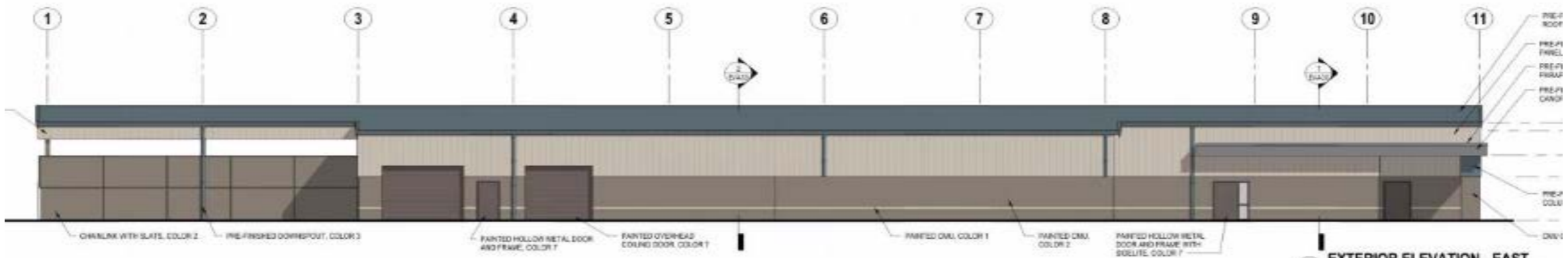


Evidence Building





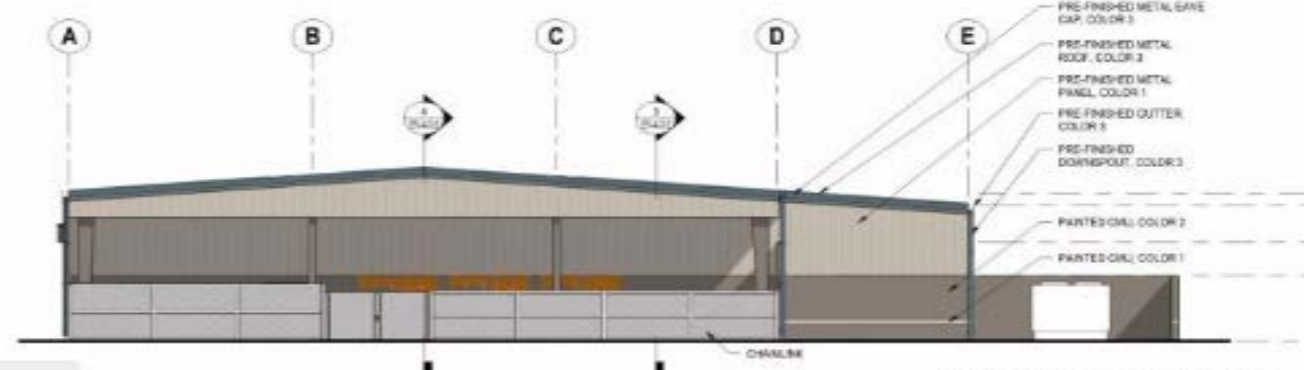
1 EXTERIOR ELEVATION - WEST



2 EXTERIOR ELEVATION - EAST



3 EXTERIOR ELEVATION - NORTH



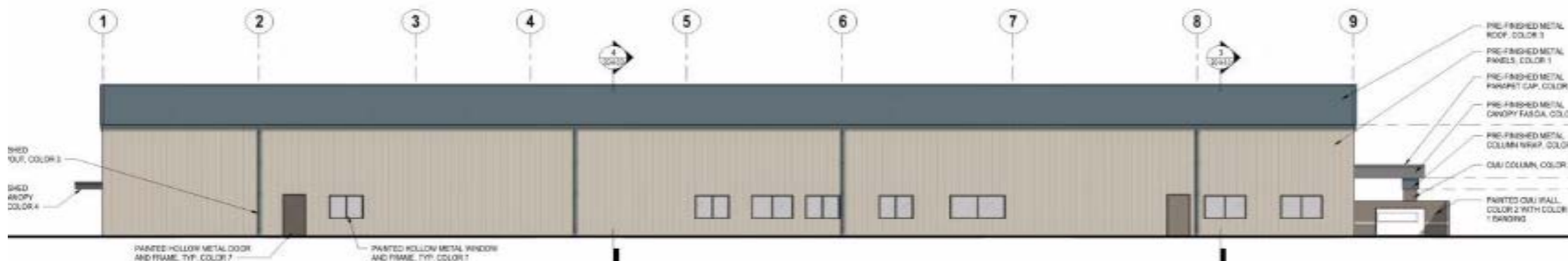
4 EXTERIOR ELEVATION - SOUTH

Special Operations & Training





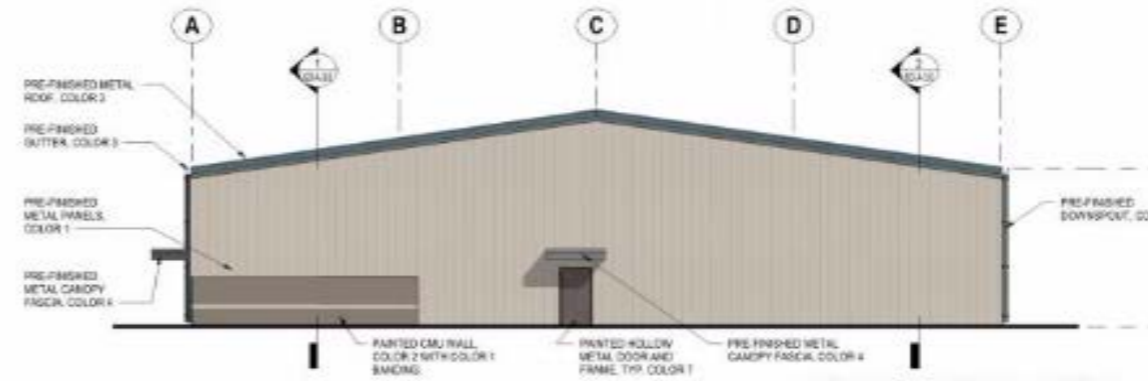
1 EXTERIOR ELEVATION - NORTH



2 EXTERIOR ELEVATION - SOUTH

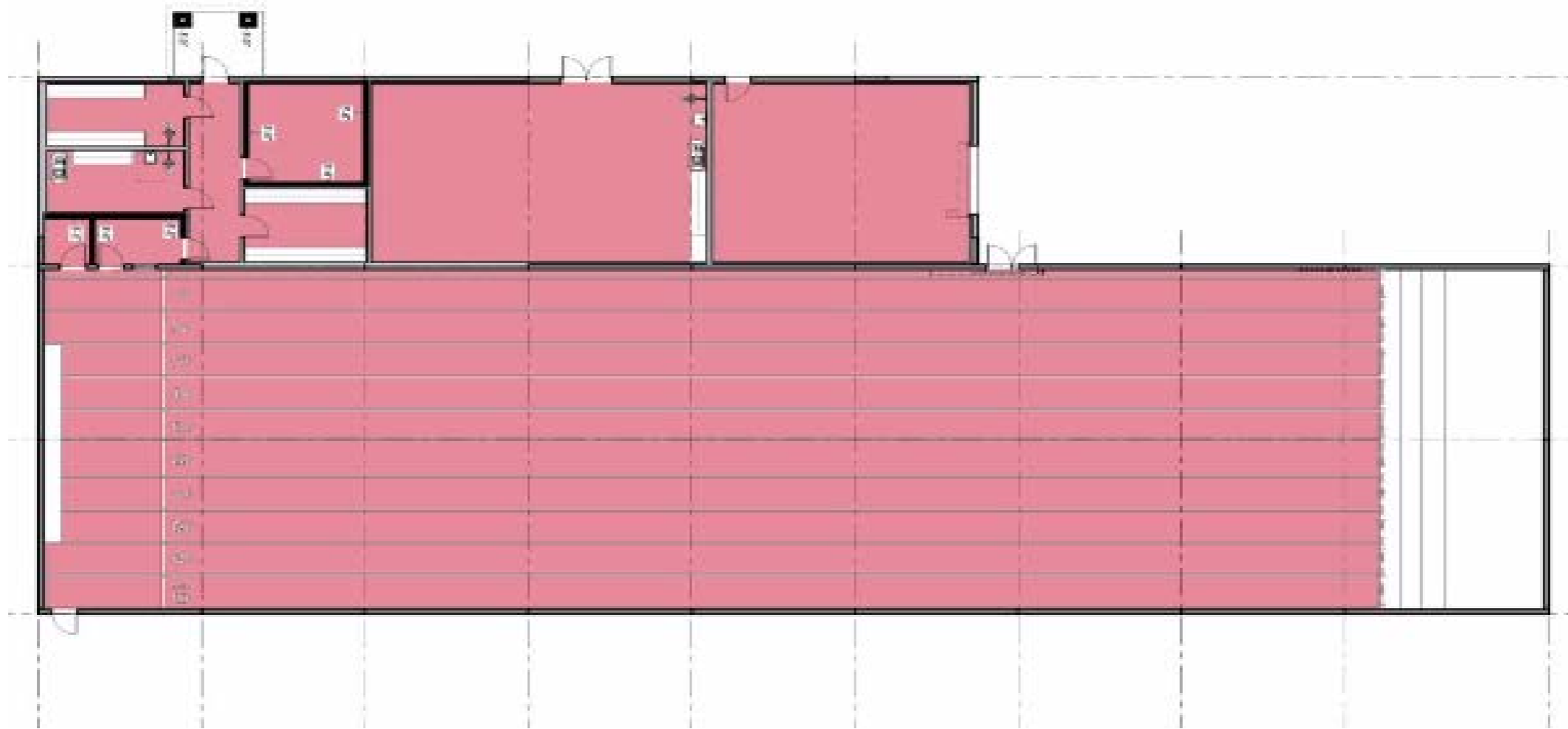


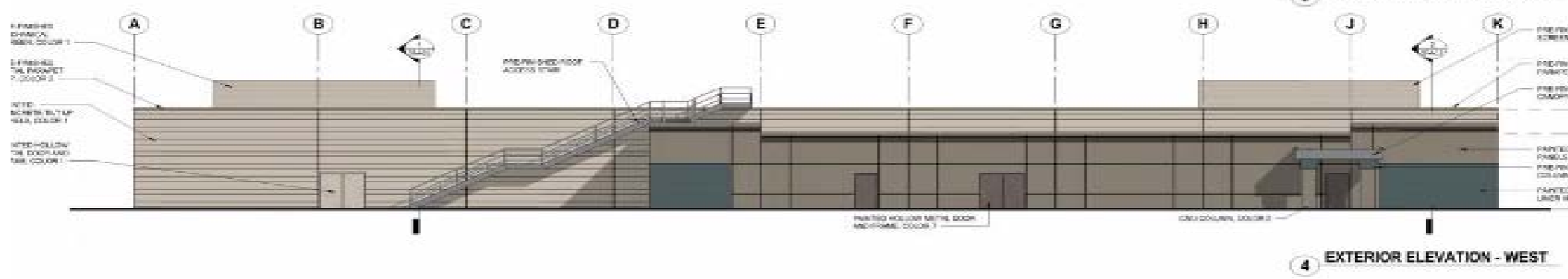
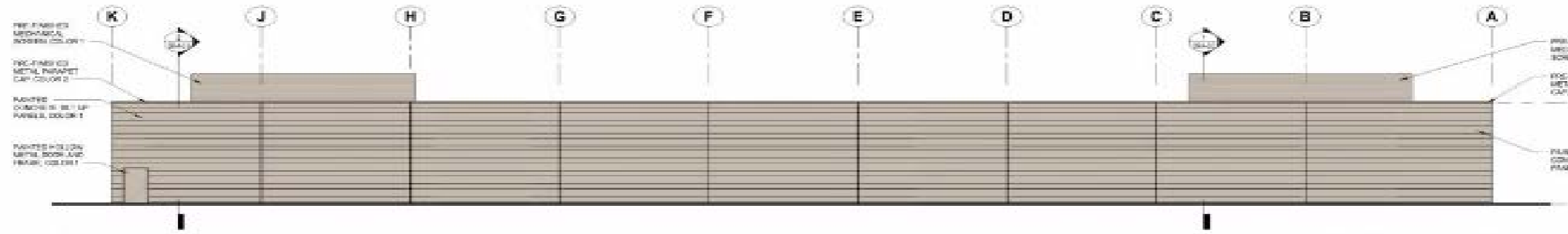
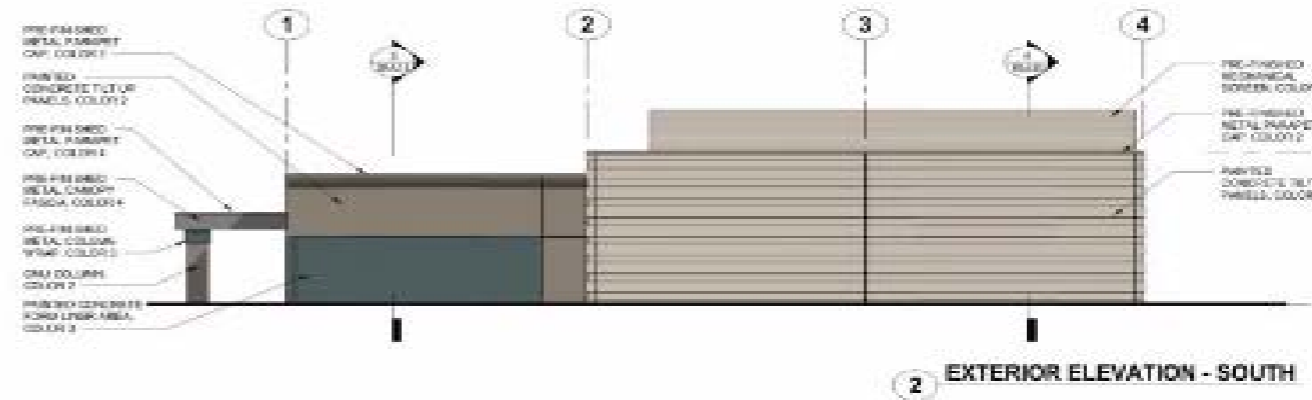
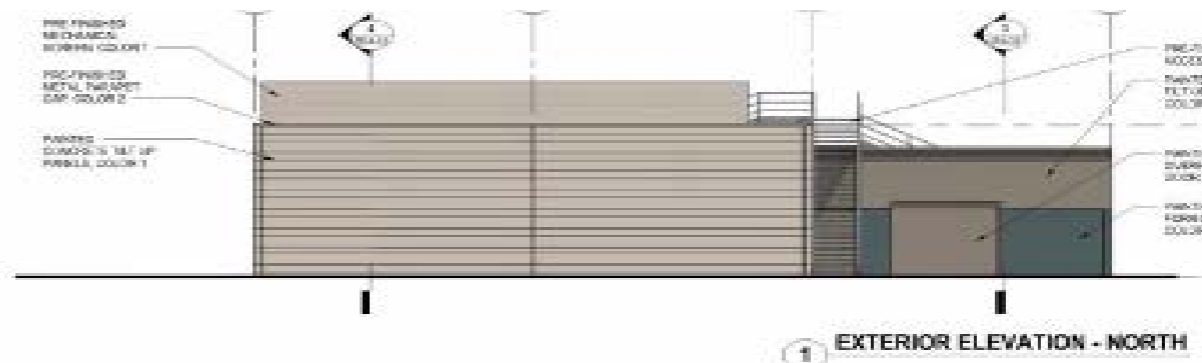
3 EXTERIOR ELEVATION - EAST



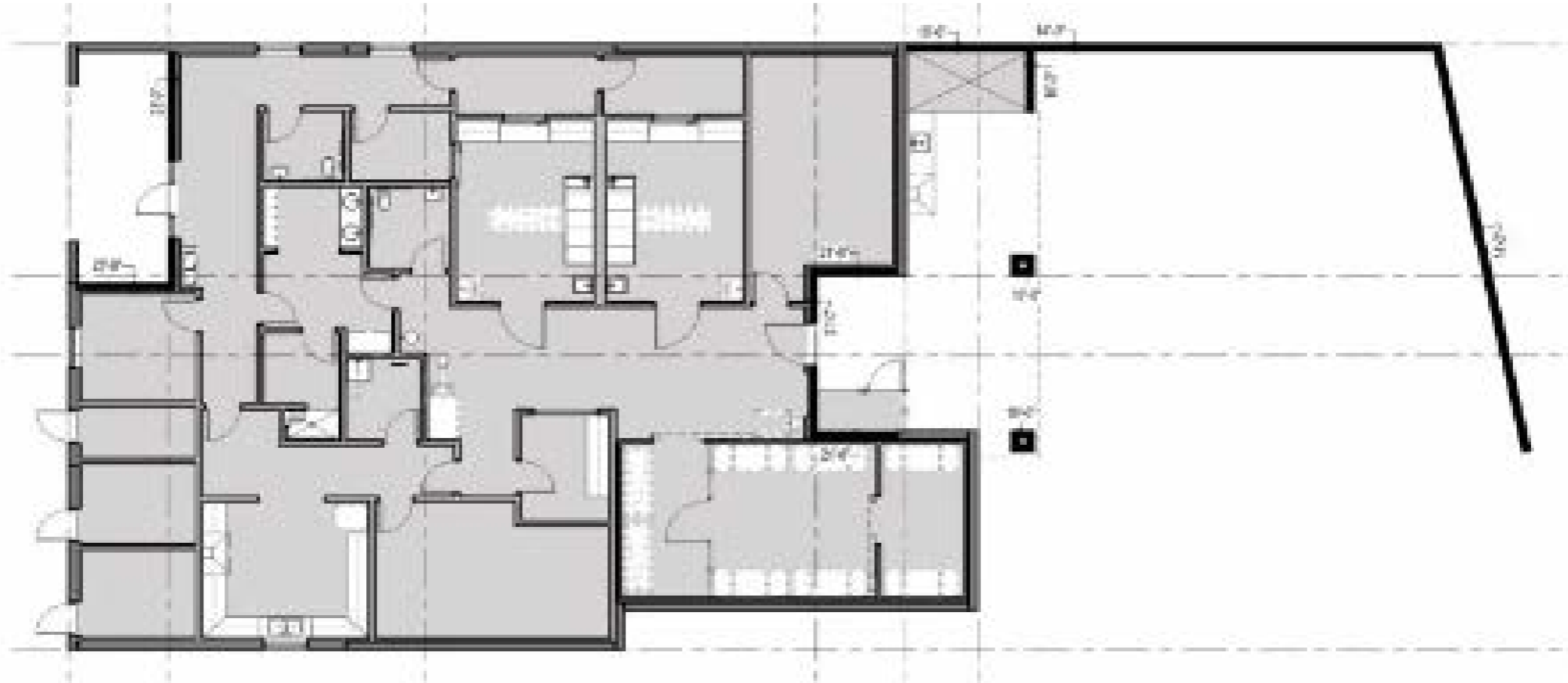
4 EXTERIOR ELEVATION - WEST

Shooting Range





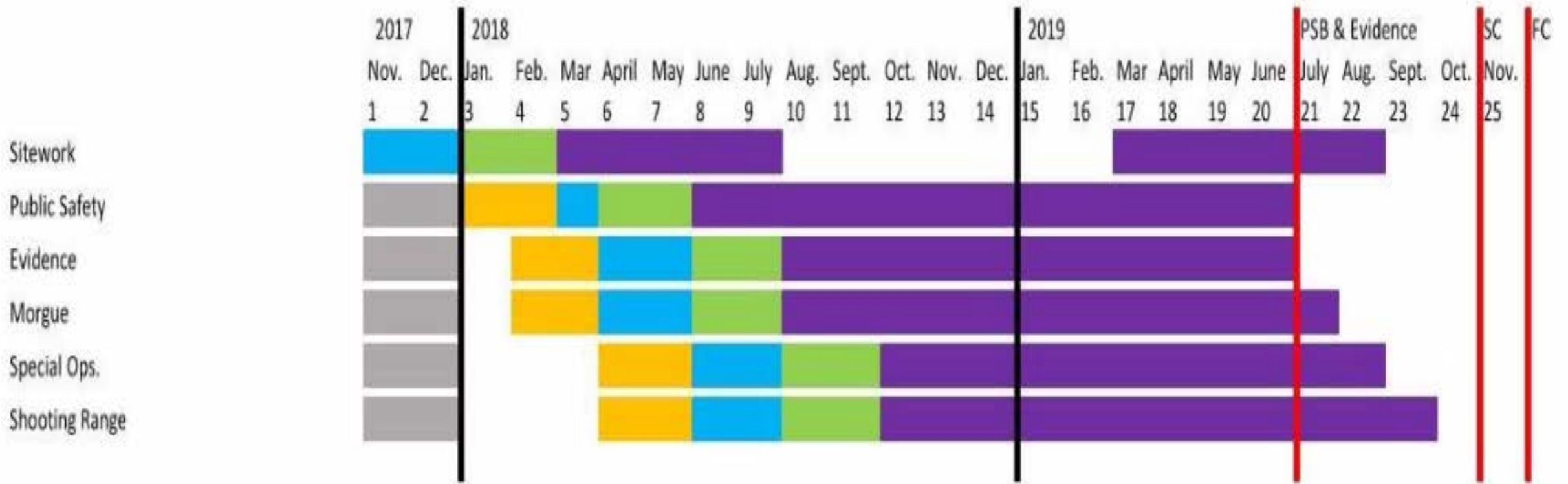
Morgue



Schedule

Schematic Design Design Development Construction Documents
 Permitting Construction

SC = Substantial Completion Oct. 30 Entire Project
 FC = Final Completion Nov. 30 Entire Project
 Public Safety Building and Evidence Substantial Completion = June 30, 2019



Construction Agreement

- ❖ Integrated documents - RFQ, RFP & construction agreement
- ❖ Compliant with and approved by USDA
- ❖ Design-Build project delivery model
- ❖ Contractor compensated on a cost plus a fee basis
- ❖ County's cost exposure limited to the Gross Maximum Price (GMP)
- ❖ Cost savings below GMP accrue to the County
- ❖ County approves design, schedule and cost at selected milestones

Gross Maximum Price (GMP)

Design Services \$ 4,040,884

Direct Construction Costs

General Site Conditions	5,372,458	
Public Safety Building	17,744,953	
Morgue	2,410,289	
Evidence Building	4,040,759	
Shooting Range	3,875,943	
Special Operations Building	3,324,232	
	<hr/>	36,768,634

Indirect Construction Costs

General Conditions	4,417,813	
Design & Construction Contingency	3,008,481	
Lump Sum Fee	734,556	
	<hr/>	8,160,850

\$48,970,368

Staff Recommendations

- ❖ Make Findings that Clark & Sullivan and Broward Builders, Inc. offers the Best Value to the County.
- ❖ Award RFP 17-968-058, Design Build Services Public Safety Facility to Clark & Sullivan and Broward Builders Inc.
- ❖ Approve and Authorize the Board Chair to sign contract #284-C1899 with Clark & Sullivan & Broward Builders, in amount of \$48,970,368.