

April 25, 2017

TO: Members, Honorable Board of Supervisors
FROM: Laura Schwartz, Deputy Chief Administrative Officer
SUBJECT: April 25, 2017, Public Safety Facility Update

This is to provide you with an update on the progress of the Public Safety Facility through April 15, 2017.

MAJOR MILESTONES

Request for Proposal (RFP) for Construction Management (CM) firms – The County received three RFP's from Construction Management firms and the review team has completed the evaluation process. The award of the CM contract is anticipated to go to the Board on Tuesday, April 25, 2017.

Request for Qualification (RFQ) for the Design Build contract – Initially the RFQ was anticipated to be issued towards the end of February. Unfortunately the USDA review took several weeks longer than anticipated and the RFQ was not issued until March 28, 2017. Responses from the design-build teams are due on April 24, 2017. The County may invite the top five teams for a pre-qualification interview after which three teams will be selected. The RFP for the design build contract will be issued to these three teams around May 23, 2017 with proposals due in August 2017 and an award anticipated in October 2017.

The project was already up against a very tight timeline for a late Fall 2017 start of construction. With the delay in the RFQ, this timeline has been pushed to November. With the possibility of adverse weather presenting a significant risk and the possible additional time needed to negotiate the final contract terms, the project team has agreed to push out the start of construction to Spring 2018. The award of the Design Build contract is projected for October 2017, with design beginning in November 2017. Attachment A includes a brief summary of the new timeline with an estimated final completion date of November 2019, six months past the original estimated completion date of May 2019

Interim Financing – On March 16, 2017 the Chief Administrative Office received notice from the USDA that the interim financing requirement has been waived resulting in approximately \$1M in savings to the County. The USDA will be issuing a revised Letter of Conditions formalizing this information. Once the County has expended the required County match of \$11,000,712, the USDA will provide the financing on a monthly reimbursement basis with interest charged at the 2.375% rate. The principal will be deferred for a period up to 36 months and the principal will be amortized for a period of 37 years.

CRITICAL ISSUES

At this time we are not aware of any issues that will materially impact the completion date. Construction costs are always a variable and will become more certain as the design-build proposals are received and reviewed. If design-build proposals are received that exceed the amount budgeted, the Chief Administrative Office will return to the Board with alternatives.

The next Public Safety update is scheduled to be provided in June 2017.

If you have any questions or need additional information, please let me know.

Attachment A

Issue Design-Build RFQ	March 28, 2017
Deadline for Questions to RFQ	April 11, 2017
Qualification Questionnaires from Design-Build Teams Due	April 24, 2017
May invite top five (5) teams for prequalification interview	May 1, 2017
Prequalify top three (3) teams	May 12, 2017
Issue RFP to Qualified Design Build Teams	May 23, 2017
Proposals Due	August 2017
Award Design Build Agreement	October 2017
Commence Design	November 2017
Commence Phase I, Site Work	Spring 2018
Substantial Completion Date	October 2019
Final Completion Date	November 2019