



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: General Services
Department No.: 063
For Agenda Of: November 5, 2019
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Janette D. Pell, Director (805-560-1011) *Janette D Pell*
Contact Info: Patrick Zuroske, Assistant Director (805-568-3096)
SUBJECT: Authorization to Solicit a Request for Proposals from Design-Build Entities for the New Cuyama Fire Station 41, Project #8751; First District.

County Counsel Concurrence

As to form: Yes

Other Concurrence: County Fire Dept.

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Authorize the Director of General Services to solicit Proposals from the shortlisted Design-Build Entities (D-BEs): Anderson Burton, Diani Building Corp., and Klassen Corporation for the New Cuyama Fire Station 41 Project #8751 on the basis of the Request For Proposals ("RFP") for the project on file with the General Services Department, First Supervisorial District;
- b) Approve the RFP (Attachment 1) for the New Cuyama Fire Station 41 Project #8751; and
- c) Find that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15302, as it consists of replacement of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, and approve and direct staff to file the attached Notice of Exemption on that basis.

Summary Text:

This item is on the agenda to authorize the Director of General Services to continue the procurement process for the New Cuyama Fire Station 41 Project #8751 by issuing to shortlisted Design-Build Entities a Request for Proposals. This project will deliver a new fully inclusive Fire Station #41, which

replaces the Fire Department's existing antiquated fire station and apparatus bay, as well as its modular dormitory. The new Fire Station will meet "Essential Services" standards. The estimated total cost of the project including the demolition, construction, temporary housing, and all soft costs, is \$6,365,700, and is funded by the Fire District Special Revenue Fund.

In May of 2016, the Board approved the use of the design-build (DB) project delivery method and awarded a Professional Services Agreement to proceed with Bridging Documents for the New Cuyama Fire Station 41 Project. General Services in conjunction with Fire has finalized the shortlist, and are prepared to issue an RFP to prequalified D-BEs for the project with the goal of returning to the Board with a recommendation to award a DB contract by April of 2020, and complete construction by January of 2022.

Background:

The proposed project will demolish the existing fire station and apparatus bay, remove an existing modular complex, and will replace it with a new fully inclusive fire station building which will house office space, an apparatus bay, and dormitory. The existing buildings are past their service life and inefficient in their use as a Fire Station facility.

The DB project delivery method enables the County to set forth its performance criteria and solicit proposals from qualified D-BEs. Selection criteria are established which will allow the County to select the team deemed to have presented the best value, not solely based on cost, and to award a single contract for completing the design, securing procedural and regulatory approvals, and constructing the turnkey facility.

DB project delivery is authorized by Public Contract Code Section 22162 for public works projects in excess of one million dollars (\$1,000,000). Public Contract Code Section 22164 requires agencies electing to use the DB project delivery method to utilize the following procurement process when selecting a contractor on a "best value" basis:

- Prepare a set of documents setting forth the scope and estimated price of the project, including elements such as size, type and desired design character (bridging documents).
- Prepare and issue a request for qualifications that includes the elements required by statute in order to prequalify the design-build entities whose proposals shall be evaluated for final selection. This is the Request for Statement of Qualifications (RSOQ) phase.
- Prepare a Request for Proposals (RFP) that includes all elements and selection criteria required by law and invites prequalified entities to submit competitively sealed proposals.
- Evaluate proposals using the criteria and selection procedures specifically identified in the RFP, including at minimum price, technical design and construction expertise, and life-cycle costs over 15 or more years.
- Award of the contract to the responsible D-BE whose proposal the County determines to offer the best value to the public.

On December 6, 2016 your board approved a shortlist and RFP for this project. Subsequently, the project was put on hold and changes were made to the scope. Due to the time lapse and scope changes, the RSOQ had to be revised and reissued, the previous shortlist had to be withdrawn, and the RFP had to be revised. The revised RSOQ was issued July 7, 2019.

On August 9, 2019, General Services received four Statements of Qualifications (SOQs) from firms wishing to prequalify as DB-Es for the project. After completion of a careful Request for Statement of Qualifications (RFSQ) phase, three (3) D-BEs have been shortlisted. The Qualifications Evaluation Committee (QEC) scored the submissions, and ranked Anderson Burton, Diani Building Corp., and

Klassen Corporation as the top three. In order to take the third step in the design-build process, staff is requesting authorization to solicit a RFP from the shortlisted D-BEs.

With approval of the recommendations, staff expects to return to the Board in April 2020 to award a DB contract. The goal is to complete construction by January of 2022.

Key Contract Risks:

Once a recommendation to award a DB contract returns to the Board, the County must be prepared to fully fund and commit to the project execution in a single step in contrast to traditional design-bid-build (DBB) which would allow a project to be reconsidered after the design and prior to construction.

CEQA:

A CEQA categorical exemption is being requested for this project as it consists of replacement of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced in accordance with 15302. The project has no potential to result in significant impacts. Development will occur within an existing developed area within an urbanized area with no adverse effect on native vegetation or agricultural land. Demolition and construction activity will be of relatively short duration, will not adversely impact surrounding land uses, and will be conducted consistent with County rules and regulations.

Impacts:

Budgeted: Yes

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
Special Fire District Funding	\$ 370,369.00		\$ 6,365,700.00
Total	\$ 370,369.00	\$ -	\$ 6,365,700.00

Narrative:

Projections indicate the total project costs to be in the range of \$6.4M. General Services will return to the Board with the final budget based on the proposals received in Winter 2019/2020. Funds for this project are available in Fund No. 0030, Dept. No. 063, Account No. 8200, Program No. 1930, Project No. 8751.

Staffing Impacts:

<u>Legal Positions:</u>	<u>FTEs:</u>
0	0

Special Instructions:

1. Provide one (1) Minute Order copy of Board Actions to Todd Morrison, General Services.

Attachments:

1. RFP
2. CEQA Notice of Exemption

Authored by:

Todd Morrison, Project Manager