



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: December 6, 2016
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 Matthew P. Pontes, Director (560-1011)
Contact Info: Skip Grey, Assistant Director (568-3083)
SUBJECT: **Permission to Solicit a Request for Proposals from Design-Build Entities for the New Cuyama Fire Station 41, Project #8751; First Supervisorial 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) 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 for the New Cuyama Fire Station 41 Project #8751;
- c) Delegate to the Director of General Services, or designee, authority to approve the plans and specifications for the New Cuyama Fire Station 41 Project #8751;
- d) Authorize a \$5,000 stipend to the second and third ranked proposals to assist the D-BEs in offsetting the costs for preparing their proposals and find that a stipend for these purposes is considered sufficient to constitute a public purpose; and
- e) Determine that the proposed project was found by your Board to be exempt from the provisions of the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15302(b) on May 10, 2016, and that a Notice of Exemption was filed on that basis, and that the above actions are within the scope of that Notice of Exemption.

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 estimated total cost of the project including the demolition, construction, temporary housing, and all soft costs, is \$5,434,000, 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. At this time, the Bridging Documents are substantially complete; General Services in conjunction with Fire have 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 in spring of 2017, and complete construction by the end of 2018.

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. After completion of a careful Request for Statement of Qualifications (RFSQ) phase, three (3) D-BEs have been shortlisted.

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 utilize the following procurement process:

- 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 September 28, 2016, General Services received 6 Statements of Qualifications (SOQs) from firms wishing to prequalify as DB-Es for the project. The Qualifications Evaluation Committee (QEC) scored the submissions, and ranked Diani Building Corp., Maino Construction Company, Inc., and Rarig

Construction, Inc. as the top 3. 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.

The cost to prepare proposals is estimated to fall within \$10,000 and \$20,000; therefore, in keeping with industry trends, staff is requesting permission to pay a \$5,000 stipend to the second and third ranked firms to assist in offsetting the cost for preparing their proposals, and to encourage the submittal of quality proposals to the County.

With approval of the recommendations, staff expects to return to the Board in March 2017 to award a DB contract. The goal is to complete construction by the end of 2018.

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:

On May 10, 2016 your board determined the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15302(b), 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.

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 | \$ 1,000,000.00 | | \$ 5,434,000.00 |
| Total | \$ 1,000,000.00 | \$ - | \$ 5,434,000.00 |

Narrative:

Projections indicate the total project costs to be in the range of \$5.4M. General Services will return to the Board with the final budget based on the proposals received in Spring 2017. Funds for this project are available in Fund No. 0030, Dept. No. 063, Account No. 8200, Program No. 1930, Project No. 8751.

Staffing Impacts:

Legal Positions:
0

FTEs:
0

Special Instructions:

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

Attachments:

1. CEQA Exemption

Authored by:

Todd Morrison, Project Manager