

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS  
OF SAN BERNARDINO COUNTY  
AND RECORD OF ACTION**

January 11, 2022

**FROM**

**TERRY W. THOMPSON, Director, Real Estate Services Department – Project Management**

**SUBJECT**

Request for Qualifications for Valley Communication Center Design-Build Project

**RECOMMENDATION(S)**

1. Authorize the Director of the Real Estate Services Department to utilize the Design-Build Project delivery method pursuant to Public Contract Code Section 22160 et seq. for the delivery of the Valley Communication Center Project.
2. Approve the Design-Build Request for Qualifications Package to establish a short list of Design-Build Entities who will compete to provide design and construction services for the Valley Communication Center Project.
3. Authorize the Director of the Real Estate Services Department to release the Design-Build Request for Qualifications Package.

(Presenter: Terry W. Thompson, Director, 387-5000)

**COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES**

**Improve County Government Operations.**

**Provide for the Safety, Health and Social Service Needs of County Residents.**

**FINANCIAL IMPACT**

Approval of this item will not result in the use of additional Discretionary General Funding (Net County Cost). The Valley Communication Center Project (Project), previously referred to as Valley Public Safety Operations Center (WBSE 10.10.0181), total budget of \$98.4 million is currently funded from the General Fund. Funding in the amount of \$61.6 million has been allocated to the Project. The remainder of the funds, totaling \$36.8 million, currently reside in the Valley Dispatch Center Reserve. Although funding for the Project has been previously set aside, this Project is eligible for the American Rescue Plan Act (ARPA) Local Fiscal Recovery funding under the interim final-rule guidelines. No budget adjustments are requested at this time but will be included in the First Quarter Budget Report to obligate \$36.8 million of ARPA funds to the Project and release the Valley Dispatch Center Reserve, of which \$35 million will go to the General Fund and \$1.8 million to the Project, as this set-aside is no longer required. Sufficient appropriation and revenue is included in the 2021-22 Capital Improvement Program (CIP) budget and is comprised of the following components:

Pre-Construction and Construction Management Services	\$ 4,067,500
Project Management, Inspection	\$ 1,363,250
Design-Build Construction	\$

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Pre-Construction and Construction Management Services	\$ 4,067,500
	54,570,000
Construction Contingency	\$ 5,457,000
Electronic Systems & Special Equipment	\$ 18,500,000
Furniture, Fixtures and Equipment	\$ 7,040,000
Escalation and Bid Variance	\$ 5,800,150
Special Inspection, Environmental and Soil Testing	\$ 1,637,100
<b>Total Project Budget</b>	<b>\$ 98,435,000</b>

**BACKGROUND INFORMATION**

The Project, located in the City of San Bernardino, will be a new mission-critical facility that must be operational 365/24/7, under extreme conditions, as the primary Emergency Operations Center (EOC) in the San Bernardino Valley. The comprehensive 73,662 square foot building on the 6.85 acre site located at the southeast corner of Rialto Avenue and Lena Road will be occupied by: San Bernardino County Sheriff/Coroner/Public Administrator (SBCSD), Office of Emergency Services (OES), San Bernardino County Fire (SBCFD), Consolidated Fire Agencies (CONFIRE), Inland Counties Emergency Medical Agency (ICEMA), the Innovation and Technology Department's (ITD) radio management facility, and Building Services. EOC Command staff that provide emergency support functions will vary in size depending on the activation level. The facility will be capable of self-support and self-sufficiency over an extended duration of time and act as a stand-alone facility in the event of natural or manmade disasters. The desired operational model requires significant facility enhancements that include utility, base isolation, solar power generation, back-up emergency power systems and redundant chiller and non-potable water services, perimeter fencing, secure and visitor parking areas, and technology redundancies to assure continual operations.

**PROCUREMENT**

The Real Estate Services Department - Project Management (RES-D-PM) will advertise for Request for Qualifications (RFQ) questionnaires for the Project on January 14, 2022. The deadline for submission of questions regarding the RFQ content is February 25, 2022 at 5:00 p.m. The completed RFQ questionnaires are due to RES-D-PM on March 14, 2022 at 4:00 p.m.

The approval of the RFQ package is the first step of a two-step procurement process provided for the selection of a Design-Build entity for the Project. The purpose of the RFQ is to establish a short list of Design-Build Entities who will compete to provide design and construction services for the Project. The information submitted will be evaluated by a committee that includes representatives from RES-D-PM. The evaluation process is intended to identify three Design-Build Entities that, in the opinion of the County, are best qualified to successfully execute the design and construction of the Project based on the criteria identified in the RFQ.

Following selection of the three finalists, RES-D-PM will return to the Board of Supervisors (Board) to seek approval to proceed to the second step of the procurement process. Utilizing

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significantly more detail regarding the Project requirements and expectations, the three design-build entities will submit a “Best and Final Proposal”. The selection of the successful Design-Build Entity will be based on “best value”, as determined by the evaluation committee.

**REVIEW BY OTHERS**

This item has been reviewed by County Counsel (Katherine Hardy, Deputy County Counsel, 387-5455) on November 15, 2021; County Administrative Office, (Chad Nottingham, Deputy Executive Officer, 387-3104) on December 6, 2021; Sheriff/Coroner/Public Administrator (Randy German, Lieutenant, 387-0675) on December 6, 2021; San Bernardino County Fire Protection District (Bertral Washington, Deputy Fire Chief of Administration, 387-5974) on December 13, 2021; Purchasing Department (Bruce Cole, Supervising Buyer, 387-2148) on December 2, 2021; Finance (Wen Mai, Principal Administrative Analyst, 387-4020 and Tom Forster, Administrative Analyst, 387-4635) on December 15, 2021; and County Finance and Administration (Diana Atkeson, Deputy Executive Officer, 387-4376) on December 21, 2021.

(SH: 771-1182)

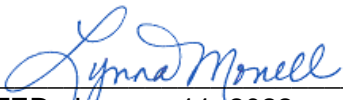
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Record of Action of the Board of Supervisors  
San Bernardino County

**APPROVED (CONSENT CALENDAR)**

Moved: Dawn Rowe    Seconded: Janice Rutherford  
Ayes: Col. Paul Cook (Ret.), Janice Rutherford, Dawn Rowe, Curt Hagman, Joe Baca, Jr.

Lynna Monell, CLERK OF THE BOARD

BY   
DATED: January 11, 2022



cc:     File - Real Estate Services w/attach w/CD  
CCM    01/13/2022