



San Bernardino County

Legislation Text

File #: 7395, Agenda Item #: 36

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

January 24, 2023

FROM

DON DAY, Director, Project and Facilities Management Department

SUBJECT

Request for Qualifications for County Government Center Parking Structure Design-Build Project

RECOMMENDATION(S)

1. Authorize the Director of the Project and Facilities Management Department to utilize the Design-Build Project delivery method pursuant to Public Contract Code Section 22160 et seq. for the delivery of the County Government Center Parking Structure Design Build 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 County Government Center Parking Structure Design Build Project.
3. Authorize the Director of the Project and Facilities Management Department to release the Design-Build Request for Qualifications Package.

(Presenter: Don Day, Director, 387-5000)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Improve County Government Operations.

Operate in a Fiscally-Responsible and Business-Like Manner.

FINANCIAL IMPACT

Approval of this item will result in the use of additional Discretionary General Funding (Net County Cost). Dependent on the final design and specifications, the total cost of the County Government Center Parking Structure Design Build Project (Project) (WBSE 10.10.1379) is estimated to be between \$70 million and \$78 million. The Board of Supervisors (Board) approved the allocation of \$30 million in Discretionary General Funding towards this project in the 2022-23 Adopted Budget and additional Discretionary General Funding will be included in future recommended budgets, as needed, to fund remaining costs.

BACKGROUND INFORMATION

The Project, located in the City of San Bernardino, will be a multi-level, parking structure comprised of approximately 2,000 parking stalls to be located on County owned lots at the southeast quadrant of the County Government Center (CGC) bordered by North Mountain View Avenue on the west, West 3rd Street on the south, North Sierra Way on the east and West 4th Street on the north. The parking structure will support current and future parking needs for the entire CGC, including County employees and members of the public doing business with the County and the Courts. The parking structure is the first phase of a CGC expansion which includes the addition of approximately 300,000 square feet of office space to the CGC and renovates

49,000 square feet of office space within the CGC. The Project will provide needed parking at the CGC and will minimize disruptions to County business during the construction of the CGC Consolidated Master Plan buildout, meeting the County and Chief Executive Officer goals and objectives of improving County government operations and operating in a fiscally-responsible and business-like manner.

This Project is consistent with County Administrative Office approved Capital Improvement Program (CIP) Request No. 23-047.

PROCUREMENT

The Project and Facilities Management Department (PFMD) will advertise for Request for Qualifications (RFQ) questionnaires for the Project on January 27, 2023. The deadline for submission of questions regarding the RFQ content is February 24, 2023 at 5:00 p.m. The completed RFQ questionnaires are due to PFMD on March 27, 2023 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 PFMD. The evaluation process is intended to identify the top 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, PFMD will return to the Board to seek approval to proceed to the second step of the procurement process. Utilizing 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 December 7, 2022; County Administrative Office, (Chad Nottingham, Deputy Executive Officer, 387-3104) on December 28, 2022; Purchasing (Bruce Cole, Supervising Buyer, 387-2148) on December 27, 2022; Project and Facilities Management (Robert Gilliam, Chief of Project Management, 387-5000) on December 27, 2022; Finance (Yael Verduzco, Principal Administrative Analyst, 387-5285) on December 22, 2022; and County Finance and Administration (Matthew Erickson, County Chief Financial Officer, 387-5423) on December 22, 2022.