

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **MARCH 6, 2007**

From: **JD JAMES DURFEE / MARY DIETRICH**

Subject: **DESIGN-BUILD PROJECT DELIVERY FOR PHASE I OF THE SOUTH
PLACER ADULT DETENTION FACILITY**

ACTION REQUESTED / RECOMMENDATION: Authorize staff to proceed with the Design-Build project delivery method for Phase I of the South Placer Adult Detention Facility planned for the South Placer Justice Center in Roseville.

BACKGROUND: In September 2005, SB 287 and AB 1511 were enacted into law, amending Section 20133 of the Public Contract Code. This legislative action added Placer County to the list of 29 other counties permitted to utilize the Design-Build project delivery method (for projects in excess of \$2.5 million) as an alternative to the traditional Design-Bid-Build method. Historically, the County has used the linear Design-Bid-Build contracting method, where the County first contracts with an architect and/or engineer to design the project. After detailed plans and specifications are completed and bids solicited, the County then contracts with lowest responsible bidder to perform the construction work.

The intent of Section 20133 of the Public Contract Code is to enable listed counties to utilize cost-effective options for building and modernizing public facilities through the Design-Build process. With this process, public agencies contract with a Design-Build entity to both design and build the project. The Design-Build entity consists of an Architect/Contractor team, typically led by the contractor, who is responsible for developing the final design from the initial requirements and specifications provided by the County. The Design Build entity is also responsible for obtaining the required permits and constructing the project. In contrast with the typical public Design-Bid-Build, cost benefits of Design-Build should be achieved by shifting the liability and risk for cost containment and project completion away from the County to the Design-Build entity.

The Public Contract Code provides a comprehensive four step process for the implementation of the Design-Build process. In the first step, the County must prepare a set of documents setting out the scope of the project, including the size, design character and performance specifications. Next, the County must use these documents to prepare a request for proposals (RFP) to solicit competitive proposals from Design-Build entities. This RFP must include, among other elements, the basic scope and needs of the project, cost range, and clearly define the criteria by which the project will be awarded. The third step requires the County to establish a process to pre-qualify Design-Build entities using a standard questionnaire developed by the County. This questionnaire has eleven mandatory elements and consultation with building industry representatives is required. Lastly, the County must establish a detailed process for final selection of the entity that will design and build the project. That selection may be based on either a lump-sum maximum cost approach or a best value process, which must be distinctly defined in the RFP process.

Subject to your Board's approval to utilize this delivery method, the initial step in the process is to proceed with an RFP for a "Master Architect" and Construction Management services. The Master Architect will provide the County with appropriate level of building design and performance specifications, as described above, in order to solicit proposals from Design-Build entities. A contract with a Construction Management firm, experienced in Design-Build project delivery, is a critical augmentation to County staff, for the effective management of the project from the pre-qualification of candidate Design-Build firms through construction.

In order to proceed, staff is requesting that your Board authorize the use of the Design-Build delivery method for Phase I of the South Placer Adult Detention Facility including the preparation of an RFP for the Master Architect and Construction Management Services.

ENVIRONMENTAL IMPACT: In accordance with Section 21083 of the Public Resources Code and Section 15075 of the California Environmental Quality Act Guidelines, a Notice of Determination for a Mitigated Negative Declaration for the project was recorded and posted on February 27, 2004 by the County Clerk of Placer County. On December 11, 2003, the City of Roseville Planning Commission approved Major Project Permits (MPP 03-02 and MPP 03-03) and a Conditional Use Permit (CUP 03-05) for the South Placer Justice Center project.

FISCAL IMPACT: As identified in the 10 Year Capital Project Financing Plan, the total project cost of Phase I of the South Placer Adult Detention Facility is estimated to be \$75 million. \$2 million was appropriated in the FY 2006/2007 Capital Project Fund. Staff will return to your Board at the completion of the initial RFP process with contracts for the Master Architect and Construction Management services.

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Cc:: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES
SHERIFF CORONER MARSHALL

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